



**Il-Ministru għall-Edukazzjoni, l-Isport, iż-Žgħażaġħ, ir-Riċerka u l-Innovazzjoni jipproponi:**

Sabiex l-ispazji riservati għall-isport fil-komunità jkomplu jikbru u sabiex dejjem ikompli jinholqu spazji rikreattivi godda għat-tfal u iż-žgħażaġħ.

Din il-Kamra tirriżolvi li permezz ta' Sport Malta, tiġi trasferita lis-segwenți għaqda sportiva – Birzebbuga Aquatic and Sports Club – art skont l-abbozz tal-att pubbliku u pjanti annessi, skont u bis-saħħa tal-Att dwar l-Isport (KAP 455) u permezz ta' titolu ta' ċens.

Din il-Kamra tirriżolvi l-appoġġ sħiħ tagħha għal dan it-trasferiment.

Ministru għall-Edukazzjoni, l-Isport, iż-Žgħażaġħ, ir-Riċerka u l-Innovazzjoni



<p style="text-align: center;">Illum,</p> <p>Quddiemi Nutar Dottor Joe Cilia, duttur tal-ligi, qegħdin jidhru personalment, wara li vverifikajt l-identità tagħhom permezz tad-dokumenti uffiċjali hawn taħt indikati:-</p> <p>Mill-ewwel parti:-</p> <p>Dottor Andrew Decelis, mizzeweg, iben Alfred Decelis u Hilda Decelis nee Vassallo, imwieled il-Hamrun fil-15/09/1968 u residenti Sliema, karta tal-identita numru 360368(M) li qed jidher fuq dan l-Att fil-kwalità tiegħu ta' Chairperson, għan-nom u in rappreżentanza ta' <b>SportMalta</b> (bħala s-successur fit-titolu tal-Kunsill Malti għall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat, aktar 'l isfel imsejjaħ "<b>SportMalta</b>".</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>Mit-tieni parti:-</p> <p>James Bonnici McIntyre, mizzewweg, iben Anthony Bonnici u Wilhelmina Bonnici nee' McIntyre, imwieled il-Pieta' fit-13/10/1973 u residenti 'L-Ghabex', fi Triq Mikiel Abela, Birzebbugia, detentur tal-Karta ta' l-Identita' numru 493973M ; Joseph Esposito, mizzewweg, iben il-mejjet Joseph Esposito u Olympia Esposito nee' Grech Hardie, imwieled il-Pieta' fil-11/10/1966 u residenti numru wiehed u sebghin (71), fi Triq Santa Katerina, Birzebbugia, detentur tal-Karta ta' l-Identita' numru 457766M ; u Dottor Jeremy Buttigieg, guvni, iben Joseph Buttigieg u Mary Buttigieg nee' Muscat, imwieled il-Pieta' fid-09/11/1990 u residenti 'The Peak Exclusive Residence', Blokk numru sitta (6), appartement numru wiehed (1), fi Triq il-Kappella, Attard, detentur tal-Karta ta' l-Identita' numru 538190M, li qegħdin jidhru fil-kariga tagħhom ta' President, Segretarju u Konsulent Legali rispettivament fuq dan l-att għan-nom u in rappreżentanza ta' <b>Birzebbuga Aquatic &amp; Sports Club</b>, bin-numru tar-Registrazzjoni ma' SportMalta ittri 'SM' sbarra 'C' numru zero zero erbgha (SM/C/004) kif debitament awtorizzati permezz ta' riżoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R", aktar 'l isfel flimkien u solidament bejniethom imsejħin "<b>il-Klabb</b>".</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 <b>t'enfitewsi temporanja għal perjodu ta'</b></p>	<p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol. I :</p> <p>LRA :</p> <p>LRC :</p>
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**ħamsa u erbghin (45) sena** b'effett mil-lum, lil fuq imsemmi Klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista **porzjoni t'art tal-kejl superfiċjali ta' circa mija u tmienja u tmenin metru kwadru (188mk), accessibbli minn Triq il-Bajja s-Sabiha gewwa Birzebbugia**, konfinanti mit-Tramuntana mal-imsemmi Triq, mill-Punent ma' proprjeta' tal-Gvern ta' Malta jew is-suċċessuri fit-titolu, u mill-irjieħ l-oħra ma' proprjeta' ta'terzi jew irjieħ verjuri kif indikat aħjar bil-kulur aħmar u bl-ittra kapitali 'A' fuq il-pjanta tal-Property Drawing numru tnejn u ghoxrin sottosink elfejn sottosink ittra kapital 'B' (P.D. 22\_2000\_B) li tinsab annessa m'att tan-Nutar Dottor Marija Cachia tas-sebgha ta' Diċembru tas-sena elfejn u wieħed u ghoxrin (07/12/2021) u li kopja tagħha qed tigi hawn annessa u mmarkata Dokument 'X'. L-imsemmi porzjoni t'art tinsab indikata fuq il-kopja tas-siteplan li tinsab hawn annessa u mmarkata bħala Dokument 'Y'.

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

(1) Versu ċ-ċens annwu u temporanju komplessiv ta' **elfejn u mitt ewro (€2,100)** għal ħamsa u erbghin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'percentwal ta' ħamsa u disgħin fil-mija (95%) minn SportMalta bħala sussidju mogħti minn SportMalta, b'dana għalhekk li l-ammont ta' ċens dovut mill-klabb kull sena u li għandu jitħallas kull sena bil-quddiem huwa l-ammont ta' **mija u ħames ewro (€105)** u dan ab bazi tal-istima hawn annessa tal-Perit Johann Farrugia mmarkata Dokument 'S'. F'għeluq kull perjodu ta' ħames (5) snin mil-llum, dan l-ammont ta' ċens għandu jiġi rivedut b'żieda ta' għaxra fil-mija (10%) taċ-ċens eżistenti meta ssir ir-reviżjoni, biex b'hekk, iċ-ċens li jitħallas għal kull ħames (5) snin wara kull revizjoni, ikun iċ-ċens hekk rivedut.

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

(3) Il-ħlas taċ-ċens jitħallas 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 proprjeta' jerga' jirritorna lura lill- 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-konċessjoni.

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 proprjeta'.

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

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

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

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

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

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

(14) Il-klabb għandu l-jedd li jiġbor miżati xierqa u raġonevoli għall-użu temporanju tal-facilitajiet li jinstabu fis-sit enfitewtiku.

SportMalta għandu l-jedd li jara li din il-miżata hi waħda xierqa u raġonevoli.

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

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

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

Bħala garanzija tal-ħlas tal-imsemmi ċens annwali u temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li joħorġu minn dan l-att, il-klabb **qiegħed jipoteka favur ta' SportMalta, aċċettanti, l-beni kollha tiegħu in ġenerali** preżenti u futuri oltre **Ipoteka 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' elfejn u mitt ewro (€2,100) 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) qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta giet mgħoddija lil SportMalta permezz tal-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-**Nutar Dottor Marija Cachia tas-sebġha ta' Diċembru, tas-sena elfejn u wieħed u għoxrin (07/12/2021)**, skond l-Artikolu numru hamsa (5) tal-Government Lands Act Att numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda ħlas ta' taxxa tal-bolla mhi dovuta fuq dan l-Att minħabba illi dan it-trasferiment tal-lum ġie debitament eżentat u dan skont l-artikolu numru erbgha u tletin (34) tal-Att dwar l-Isport, Kapitulu numru erba' mija hamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta.

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-ħlas ta' taxxa fuq il-qliegħ u dan skont l-artikolu numru erbgha u tletin (34) tal-Att dwar l-Isport, Kapitulu numru erba' mija hamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta.

Għall-fini tal-Kapitlu numru mitejn u sitta u 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 jikkwalifika biex jakkwista il-proprjetà li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' permiss ta' l-akkwist ta' proprjetà immobbli minn persuni mhux residenti peress illi l-istess akkwirenti nomine qed jiddikjaraw li huma residenti ċittadini ta' l-Unjoni Ewropea u li l-klabb kien stabbilit f'Malta u l-akkwirenti nomine għexu f'Malta għal perijodu

kontinwu matul ħajjithom, ta' ħames (5) snin. Din id-dikjarazzjoni qiegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza tagħha skont il-liġi.

Id-drittijiet u l-ispejjeż ta' dan il-kuntratt għandhom jiġihallu mill-Klabb.

Jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att taqa' f'zona ta' registrazzjoni kif tidher mill-kopja tal-Form E u s-siteplan annessa u mmarkata b'ħala Dokument 'LR' u tiffirma parti mic-certifikati fit-titolu bin-numri wiehed hamsa zero zero zero sitta zero sitta (15000606) u wiehed hamsa zero zero zero hamsa hamsa disgha (15000559) ai termini ta' l-Att ta' Registrazzjoni ta' l-Artijiet.

Dan il-kuntratt mhu bl-ebda mod jaħfer u/jew jippregudika 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 tas-sebgha ta' Dicembru, tas-sena elfejn u wieħed u għoxrin (07/12/2021) ippubblikat min-Nutar Dottor Marija Cachia 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-Liġijiet ta' Malta u cioe' b'titolu ta' enfitewsi temporanju li ma jaċċedix il-perjodu ta' ħamsa u sittin (65) sena. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Liġijiet 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 l-Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru ħames mija u tlieta u sebghin (KAP. 573).

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







### **Birzebbuġa Aquatic & Sports Club**

Affiliated to the Aquatic Sports Association-Malta  
 Registered with the Kunsill Malti Għall-Ispport  
 Voluntary Registration Number VO/0937  
 The Pitch – Pretty Bay – Birzebbuġa - Malta  
 Tel: 79882731 – 79402188  
 Email – birzebbuġaaquaticsportsclub@gmail.com  
 Web site... www.birzebbuġaasc.com

Data: 19 ta' Jannar 2022

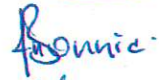
SportMalta  
 Cottonera Sports Complex  
 Vjal il-Kottoner  
 Bormla BML 9020


Waqt il-laqgħa tal-kumitat ta' Birzebbuġa Aquatic & Sports Club datata 18 ta' Jannar 2022, l-istess kumitat ta' Birzebbuġa Aquatic & Sports Club ħa d-deċiżjoni li formalment jagħmel talba lill-awtoritajiet kompetenti sabiex l-istess club jingħata titolu fuq l-art li tinsab fi "Triq Il-Bajja s-Sabiha Birzebbuġa" preżentament amministrata mill-istess club.

Tislijiet,

  
**Birzebbuġa Aquatic & Sports Club**

James Bonnici McIntyre – President 


Jason Bonnici – Vici President 

Joseph Esposito – Segretarju 

Joseph Esposito – Assistent Segretarju 

Manolito Buhagiar – Kaxxier 

Laurence Borg – PRO 

Jeremy Buttigieg – Legal Advisor 

Mark Farrugia – Membru 

Alfio Tabone – Membru 

Adrian Farrugia – Membru 

Wayne Bonnici - Membru 





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Email – birzebbugaaquaticsportsclub@gmail.com  
Web site... www.birzebbugaasc.com

Data: 19 ta' Jannar 2022

SportMalta  
Cottonera Sports Complex  
Vjal il-Kottoner  
Bormla BML 9020

Fi 18 ta Jannar 2022 kien gie rżolt li ssir talba għat-trasferiment tal-art fi Triq Il-Bajja Is-Sabiha, Birzebbuga. Galadarba l-kumitat huwa nformat li l-art għaddiet lil SportMalta u se tkun qed tiġi mgħoddija lil Birzebbuga Aquatic & Sports Club, l-istess kumitat qed jirrisolvi li s-sussewenti għandhom ikunu il-firmatarji fuq il-kuntratt tat-trasferiment:

	Isem	Pozizzjoni fil-kumitat	I.D. No.
1	James Bonnici McIntyre	President	493973M
2	Joseph Esposito	Segretarju	457766M
3	Dr Jeremy Buttigieg	Konsulent Legali	538190M

Tislijiet,



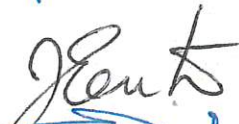







Joseph Esposito  
Segretarju  
**Birzebbuga Aquatic & Sports Club**



Nursery Youth Sponsor



Senior Team Sponsor

- JAMES BONNICI MCINTYRE - PRESIDENT 
- JASON BONNICI - VICE-PRESIDENT 
- JOSEPH ESPOSITO - SECRETARJU - 
- JOE ESPOSITO - VICE-SECRETARJU 
- MANOLITO BUHAGIAR - KAXXIER 
- LAURENCE BORG - PRO 
- JEREMY BUTTIGIEG - KONSULENT LEWALI 
- MARK FARRUGIA - MEMBRU 
- ALFIO TABONE - MEMBRU 
- ADRIAN FARRUGIA - MEMBRU 
- WAYNE BONNICI - MEMBRU U. Bonnici



***Birzebbuġa Aquatic & Sports Club***

Affiliated to the Aquatic Sports Association-Malta  
Registered with the Kunsill Malti Għall-Isport  
Voluntary Organisation Number: VO/0937  
'The Waterpolo Pitch' – Pretty Bay – Birzebbuġa - Malta  
Tel: 79882731 – 79402188  
Email – birzebbuġaaquaticsportsclub@gmail.com  
Web site... [www.birzebbuġaasc.com](http://www.birzebbuġaasc.com)

Data: 19 ta' Jannar 2022

Birzebbuġa Aquatic & Sports Club

Detalji tal-firmatarji :

1 Isem:

**James Bonnici McIntyre**

Pozizzjoni fil-kumitat:

**President**

Numru Tal-Karta tal-Identita:

**493973M**

Indirizz tar-residenza:

**L-Ghabex, Mikiel Abela Street,  
Birzebbuġa**

Post u data tat-twelid:

**Pieta – 13/10/73**

Imjeg:

**Client Relations Manager**

Isem u kunjom il-missier:

**Anthony Bonnici**

Isem u kunjom ta' xebba tal-omm :

**Wilhelmina McIntyre**

2 Isem

**Joseph Esposito**

Pozizzjoni fil-kumitat:

**Segretarju**

Numru Tal-Karta tal-Identita:  
**457766M**

Indirizz tar-residenza:  
**71, Triq Santa Katarina  
Birzebbuga**

Post u data tat-twelid:  
**Pieta – 11/10/66**

Imjieg:  
**Senior Officer - CBM**

Isem u kunjom il-missier:  
**Joseph Esposito (late)**

Isem u kunjom ta'xebba tal-omm :  
**Olympia Grech Hardie**

3 Isem:  
**Dr Jeremy Buttigieg**

Pozizzjoni fil-kumitat:  
**Legal Advisor**

Numru Tal-Karta tal-Identita:  
**538190M**

Indirizz tar-residenza:  
**The Peak Exclusive Residence,  
Blk6, Flat1, Triq il-Kappella  
Attard**

Post u data tat-twelid:  
**Pieta - 09/11/90**

Imjieg:  
**Senior Legal Officer – CBM**

Isem u kunjom il-missier:  
**Joseph Buttigieg**

Isem u kunjom ta'xebba tal-omm :  
**Mary Muscat**

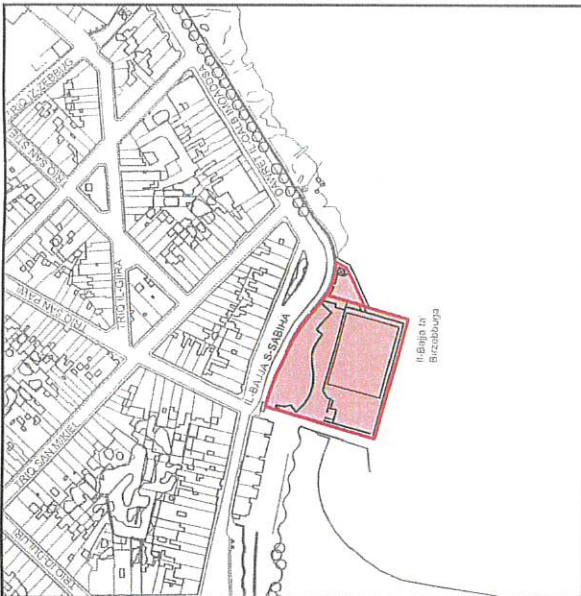
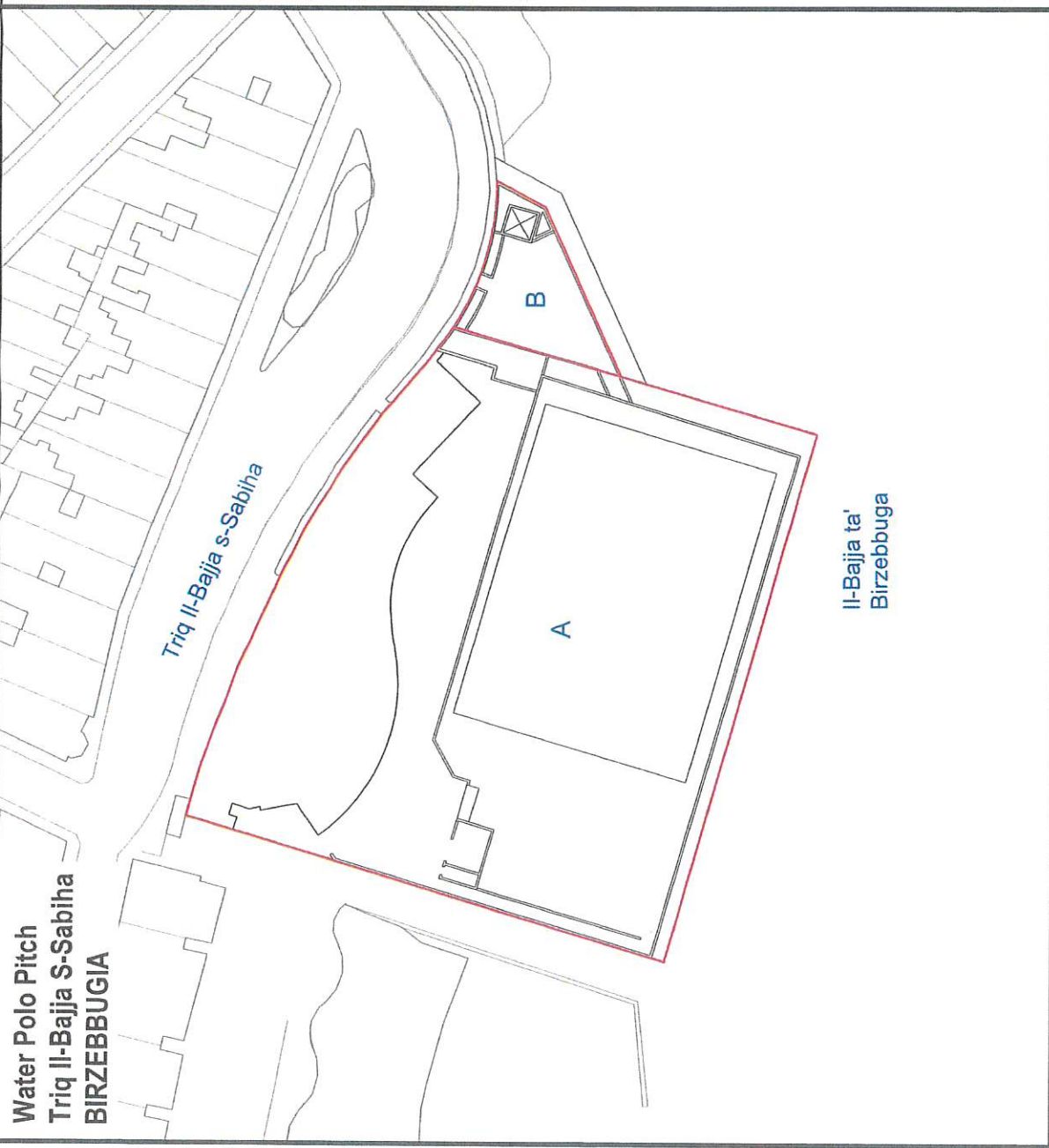


Nursery Youth Sponsor



Senior Team S

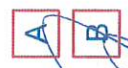




Site Plan  
S.S. 5664

Scale 1:2500  
Map Ref.: 57678  
64897

Property No: 078778  
File No: L 384/1963  
Area: 3,103m<sup>2</sup>  
Property No: E270358  
File No: L 384/1963  
Area: 188m<sup>2</sup>



*Handwritten signature in blue ink.*



Auberge de Baviere  
St. Sebastian Str, Valletta  
Phone (00356) 2295 3238/39/40/42  
Website landsauthority.org.mt

Estate Management & Business Development

Locality:	Birzebbuga	
P.D. No.:	22_2000_B	Scale: 1 : 500
File No.:	L 384/1963	Drawn by: grims051

A&CE sgd (J.Schembri)

Date: 7th October, 2021

Extent interpreted from LD 22/2000 and drawings submitted by applicant.

*Handwritten initials 'AS' in blue ink.*





000010

Today, the seventh (7th) day of December of the year two thousand and twenty-one (2021).

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

On the one part:

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

The file bears the letter 'L' and number three hundred eighty-four stroke one thousand nine hundred sixty-three (L. 384/1963).

On the other part:

Doctor of Laws Luciano Busuttill, lawyer, son of Benjamin Busuttill and Anna nee` Falzon, born in Pieta`, Malta on the third (3rd) July of the year one thousand nine hundred and seventy-four (1974) and residing in Marsaxlokk, Malta, holder of identity card number 373574(M), who is appearing hereon in the name and in representation of **SportMalta**, as Chairman of SportMalta as duly authorized by virtue of law, hereinafter referred to as "**the Assignee**".

The parties hereby declare and premise that:

Whereas the Government is the owner of a site measuring circa one hundred eighty-eight square metres (188sqm), accessible from Triq il-Bajja s-Sabiha, in Birzebbugia, Malta, and as better shown bordered in red on the plan indicated as Property Drawing number twenty-two underscore two

Deed Number:

42/2021

**Transfer of  
Rights and  
Obligations**

Enrolled:

21/12 /2021

Number:

036987/2021



A handwritten signature in blue ink, consisting of a large, stylized 'L' shape with a long tail.

thousand underscore capital letter 'B' (P.D. No. 22\_2000\_B) and which is plan is being attached to this deed and marked as document letter 'X'.

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

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

Now therefore by virtue of this deed and Article five (5) of the Government Lands Act, Act number seventeen (XVII) of two thousand and seventeen (2017), the Government hereby assigns in favour of SportMalta in whose name appearer Doctor of Laws Luciano Busuttil accepts, the rights and obligations over the site measuring circa one hundred eighty-eight square metres (188sqm), accessible from Triq il-Bajja s-Sabiha in Birzebbugia, Malta and bounded to the north by the aforementioned street, to the west by Government property or its successors in title, marked in red with the capital letter 'A' on the aforementioned plan, and to the east and south-east by the foreshore, or more correct boundaries, as better shown bordered in red and marked with capital letter 'B' on the plan indicated as Property Drawing number twenty-two underscore two thousand underscore capital letter 'B' (P.D. No. 22\_2000\_B) and which is plan is being attached to this deed and marked as document letter 'X'.

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

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

#### **Statutory Declarations**

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

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


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

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

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

Signed:- Doctor Luciano Busuttil nomine  
Doctor Marisa Grech nomine

Notary Doctor Marija Cachia  
Notary Public at the Lands Authority.

  
**NOTAR DR. MARIJA CACHIA**  
NOTAR PUBBLIKU MALTI  
MAL-AWTORITA' TAL-ARTIJET

*certified true copy of  
original  
today 4/1/2022*

REVISTA DE LA ASOCIACION  
DE INGENIEROS ELECTRICOS  
DE MEXICO  
MAYO DE 1964

000039

**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**

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20<sup>th</sup> January 2022

**To whom it may concern**

### **INTRODUCTION**

I the undersigned architect and civil engineer declare to have reviewed the premises at Triq il-Bajja s-Sabiha Birzebbuga.

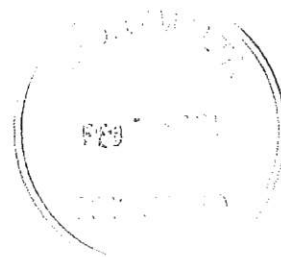
### **SITUATION**

The property in question is accessed through the above captioned road and is situated opposite to the development zone of Birzebbuga.

The property in question is surrounded by the shoreline.

The superficial area of the property is around one hundred and eighty eight square metres.

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**

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20<sup>th</sup> December 2021

**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 rental value when subsidised by 95% as per normal procedure to be that of:

**One hundred and five euro.**

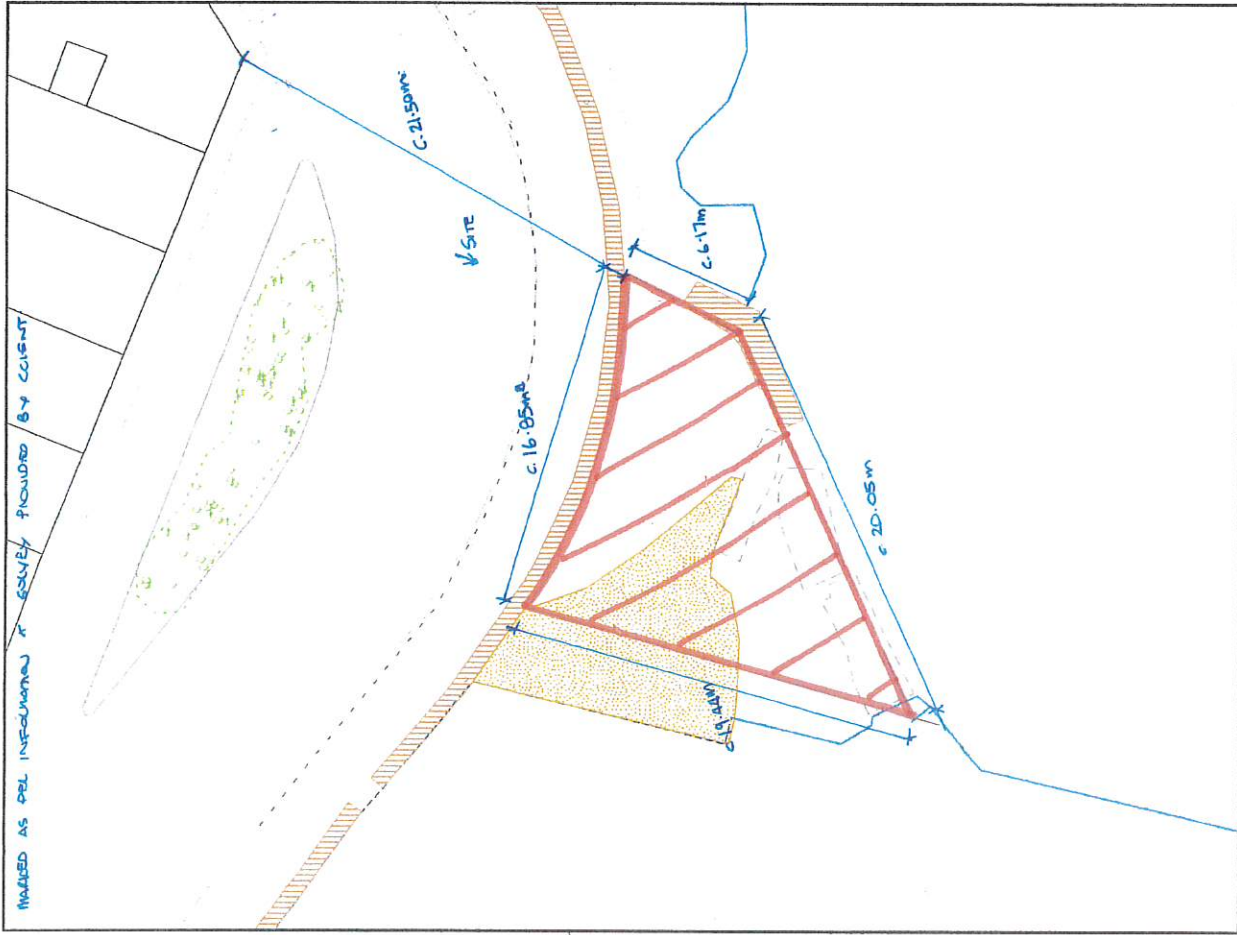
This evaluation takes into consideration the current market prices of similar properties in similar areas and that of similar properties in the same area. Moreover, due consideration has been given to the current labour prices in vigour on the island.

Best Regards



---

Johann Farrugia  
Architect & Civil Engineer



Scale 1:250



Pjanta tas-Sit 1:2500 Site Plan



**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

<b>Nru tal-Mappa:</b> 249508 E	<b>Parti min S.S.:</b> 5664	<b>Q.L. 997:</b> 1977
<b>Map Number:</b>	<b>Extracted from S.S.:</b>	<b>Date:</b> 08/02/2022
<b>Perit:</b>	<b>Qies (metri kwadri):</b> AREA C. 1684m <sup>2</sup>	<b>Date:</b>
<b>Architect:</b> DANIEL FORABELLI A+OE	<b>Firma ta' l-Applicant:</b>	
<b>Timbru tal-Perit:</b>	<b>Applicant's Signature:</b>	
<b>Architect's Stamp:</b>	<b>Area (square metres):</b>	
 DANIEL FORABELLI A+OE ARCHITECT & CIVIL ENGINEER Warrant Number: 616		

LR 262528 Drit imballas Fee Paid

Scale 1:250



