GVERN TA' MALTA
MINISTRU GĦALL-EDUKAZZJONI, L-ISPORT,
IŻ-ŻGĦAŻAGĦ, IR-RIĊERKA U L-INNOVAZZJONI

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

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

U billi huwa maħsub fil-paragrafu (ċ) tal-artikolu 31 tal-Att dwar Artijiet tal-Gvern (Kapitolu 573), li art li tkun proprjetà tal-Gvern jew amministrata minnu tista' tiġi trasferita skont riżoluzzjoni speċjali tal-Kamra tad-Deputati li tkun fis-seħħ 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 fir-Rabat Għawdex, kif deskritta aħjar fl-abbozz tal-ftehim anness bħala DOK A, tiġi mogħtija b' titolu ta' enfitewsi temporanju lill-Victoria Hotspurs Football Club għaż-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozz.

Onor. Clifton Grima

Ministru għall-Edukazzjoni, Sport, Żgħażagħ, Riċerka u Innovazzjoni

23. 05. 2024

Triq l-Assedju l-Kbir, Floriana, Malta
T +356 2598 2860 **M** +356 9947 7961 **E** clifton.grima@gov.mt
www. education.gov.mt

DOK A

	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, imwieled San Giljan fis-7/10/1977 u residenti Swieqi (Karta ta' l-identita' numru 487077M), li qed jidher fuq dan l-Att fil-kwalità tiegħu ta' Chairperson, għan-nom u in rappreżentanza ta' **SportMalta** (bħala s-suċċessur fit-titolu tal-Kunsill Malti għall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-	**Vol.I.:**
	- aktar 'l isfel imsejjaħ "**SportMalta**".	
	Mit-tieni parti:-	
	Anton Tabone, mizzewweg, bin Anton Tabone u Marguerite Tabone nee Stivala, imwieled H'Attard fit-12/9/1967 u joqghod f'numru erbghatax (14), Pjazza San Frangisk, Rabat, Ghawdex (Karta ta' l-identita' numru 369167M), Louise Cremona Debono, mizzewga, bint Emanuel Joseph Debono u Mary Anne Debono nee Calleja, imwielda H'Attard, Malta fit-18/4/1974 u residenti f'numru sebgha u erbghin ittra B (47B), Triq il-Kunsill Civiku, Victoria, Ghawdex (Karta ta' l-identita' numru 212574M) u Karl Zammit, mizzewweg, bin Mariano Zammit u Georgina Zammit nee Grech, imwieled ir-Rabat, Ghawdex fil-25/5/1987 u resienti f'numru sittax (16), Flat numru wiehed (1), Triq il-Mithna, Rabat, Ghawdex (Karta ta' l-identita' numru 21287G) li qegħdin jidhru fil-kariga tagħhom ta' President, Segretarja u *chief executive officer* rispettivament u li lkoll qegħdin jidhru fuq dan l-att ghan-nom u in rappresentanza ta' **Victoria Hotspurs Football Club** [b'numru tar-Registrazzjoni ma' SportMalta ittri 'SM' sbarra ittra 'C' sbarra zero tmienja tlieta (SM/C/083), kif debitament awtoriżżati permezz ta' riżoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";	
	- aktar 'l isfel flimkien u solidalment bejniethom imsejħin "**il-klabb**".	
	Minni Nutar identifikati permezz tad-dokumenti uffiċjali fuq indikati.	
	Għaldaqstant bis-saħħa ta' dan l-att SportMalta qiegħed jikkonċedi b'titolu t'enfitewsi temporanja għal perjodu ta' ħamsa u erbgħin (45) sena b'effett mil-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista il-fond li fil-prezent jgib l-isem Victoria Hotspurs Club House, bla numru ufficjali, fi Triq Enrico	

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Mizzi, r-Rabat (Victoria), Għawdex, konfinanti mill-Punent ma' Triq Enrico Mizzi, u mill-irjihat l-oħrajn kollha ma' proprjeta' ta' terzi persuni mhux magħrufin, jew irjieħ verjuri, kif jidher aħjar fuq il-pjanta tal-Property Drawing numru erbgħa u sittin sottosink elfejnu tnejn sottosink A (P.D. 64_2002_A) li tinsab annessa m'att tan-Nutar Dottor Roderick Gatt tas-sebgħa t'Ottubru, tas-sena elfejn u tnejn u għoxrin (07/10/2022) u li kopja tagħha qed tiġi hawn annessa u mmarkata Dokument 'X' ;

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

(1) Versu ċ-ċens annwu u temporanju komplessiv ta' **tnax il-elf u ħames mitt ewro (€12,500)** għal ħamsa u erbgħin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'perċentwal ta' ħamsa u disgħin fil-mija (95%) mill-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' **sitt mija u ħamsa u għoxrin ewro (€625)**. F'għeluq kull perjodu ta' ħames (5) snin mill-lum, 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 reviżjoni, 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 sebgħin (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 proprjetà jerġa' jirritorna lura lill- SportMalta.

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

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

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

(7) Dawn l-istess xogħolijiet jew kwalunkwe benefikati jew miljoramenti magħmulin isiru *ipso facto* tal-SportMalta u l-klabb

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m'għandu fl-ebda żmien, dritt ta' kwalunkwe kumpens għal kwalunkwe benefikati jew miljoramenti li jista' jkun għamel fl-imsemmija proprjetà.

(8) Il-proprjetà tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-ħinijiet tal-iskola, bi ftehim, il-proprjetà 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 jirrappreżenta lill-Ministru jew lis-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-faċilitajiet sportivi ossia l-proprjetà trasferita.

(10) SportMalta, għandu jkollu d-dritt li jagħmel użu b'xejn mill-faċilitajiet 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-faċilità sportiva.

(11) Fl-użu tal-faċilitajiet sportivi tal-klabb, mgħandux ikun hemm diskriminazzjoni minħabba kulur, razza, reliġjon, 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 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-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 ħlief, u limitatament, 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-faċilitajiet li jinstabu fis-sit enfitewtiku. SportMalta għandu l-jedd li jara li din il-miżata hi waħda xierqa u raġonevoli.

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

(16) Il-klabb għandu jagħmel polza tas-sigurtà dwar riskji għal terzi

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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 ffissata s-somma ta' **tnax il-elf u hames mitt ewro (€12,500)** bejn il-komparenti partijiet.

Għall-fini ta' l-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) u għall-finijiet tal-Att dwar it-Taxxa fuq id-Dokumenti u Trasferimenti tal-elf disa' mija tlieta u disgħin (1993), qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta ġiet mgħoddija lil SportMalta permezz tal-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Roderick Gatt tas-sebgħa t'Ottubru, tas-sena elfejn u tnejn u għoxrin (07/10/2022) skond l-Artikolu numru hamsa (5) tal-*Government Lands Act Att* numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda hlas ta' taxxa tal-boll mhu dovut fuq dan l-att stante illi dan it-trasferiment huwa debitament ezentat permezz tal-Avviz Legali numru mija u ghaxra tas-sena elfejn u erbgha u ghoxrin (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-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 ħamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta.

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

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

Ai termini ta' l-Att ta' Registrazzjoni ta' l-Artijiet, jiena Nutar, hawn taht iffirmat, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att taqa' f'area ta' registrazzjoni obbligatorja u tifforma parti mic-Certifikat fit-Titolu bin-numru wiehed wiehed zero zero zero

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sitta sebgha erbgha (11000674) skond il-kopja tal-Form E li qed tigi hawn annessa u mmarkata Dokument 'LR'

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

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

Qiegħed jiġi dikjarat illi dan it-trasferiment ġie approvat skond l-att tas-sebgħa t'Ottubru, tas-sena elfejn u tnejn u għoxrin (07/10/2022) ippubblikat min-Nutar Dottor Roderick Gatt li permezz tiegħu Sport Malta għandu d-dritt li jittrasferixxi l-imsemmija propjeta' lil persuni sportivi irreġistrati ma' Sports Malta taħt l-att tal-ISports (KAP 455) tal-Ligijiet ta' Malta u ċioe' 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 hames mija u tlieta u sebghin (KAP. 573).

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

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DOK R

VICTORIA HOTSPURS FOOTBALL CLUB

Enrico Mizzi Street, Victoria, Gozo.

30th January 2024,

We, the undersigned, in our official capacity of members of Victoria Hotspurs F.C committee, do hereby resolve that the signatories that will appear on deed regarding the premises of Victoria Hotspurs F.C clubhouse, will be the following:

1. **Club President** - *Dr. Anton Tabone*,
2. **Club Secretary** - *Mrs Louise Cremona*, and
3. **Club CEO** - *Ing. Karl Zammit*

ANTON TABONE
CLUB PRESIDENT
369167M

TONY ELLIS
VICE-PRESIDENT
8865(G)

LOUISE CREMONA
SECRETARY
212574M

JAMES BORG
VICE-SECRETARY + PUBLIC RELATIONS OFFICER
37789 G

ANTHONY BRIFFA
TREASURER
0126996 M

GEORGE CAMILLERI
VICE-TREASURER
37291(G)

VICTORIA HOTSPURS FOOTBALL CLUB
Enrico Mizzi Street, Victoria, Gozo, Malta, VCT 2041
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www.victoriahotspursfc.com

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HOTSPURS

STEFAN SAID
SPORTS INTEGRITY OFFICER
3576 (G)

KARL ZAMMIT
CLUB CEO
21287 (G)

ALFRED XERRI
MEMBER COMMITTEE
228261 (M)

GEORGE MERCIECA
COMMITTEE MEMBER
8169 (G)

JESMOND XERRI
COMMITTEE MEMBER
26585 (G)

LUKE FARRUGIA
COMMITTEE MEMBER
334697M

VICTORIA HOTSPURS FOOTBALL CLUB
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DOK X

Today, the seventh (7th) day of October of the year two thousand and twenty-two (2022).

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

On the one part:

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

The file bears the letter 'L' and number two hundred and ninety-four stroke two thousand and one (L 294/2001).

On the other part:

Andrew Decelis, married to Charisse Decelis, son of Alfred Decelis and Maria-Hilda nee` Vassallo, born in Hamrun, Malta on the fifteenth (15th) day of September of the year one thousand nine hundred and sixty-eight and residing in Sliema, holder of Maltese identity card number 0360368M, 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 premises presently known by the name Victoria Hotspurs Club House, in Triq Enrico Mizzi, Rabat, Gozo bounded on the West with Triq Enrico Mizzi and on all other boundaries with property of third parties or more correct boundaries, as better shown bordered in red on the plan indicated as Property Drawing

Deed Number:
/2022
Transfer of Rights and Obligations
Enrolled:
/2022
Number:
/2022

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number sixty-four underscore two thousand and two underscore letter 'A' (P.D. No. 64_2002_A) and which plan is being attached to this deed and marked as document letter 'X'.

Whereas SportMalta has requested the Government and is desirous to be assigned in its favour the rights and obligations over the same above-described premises in Triq Enrico Mizzi, Rabat, Gozo 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 Andrew Decelis accepts, the rights and obligations over the premises presently known by the name Victoria Hotspurs Club House in Triq Enrico Mizzi, Rabat, Gozo bounded on the West with Triq Enrico Mizzi and on all other boundaries with property of third parties or more correct boundaries and as better shown bordered in red on the plan indicated as Property Drawing number sixty-four underscore two thousand and two underscore letter 'A' (P.D. No. 64_2002_A), which 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.

R-C

CG

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.

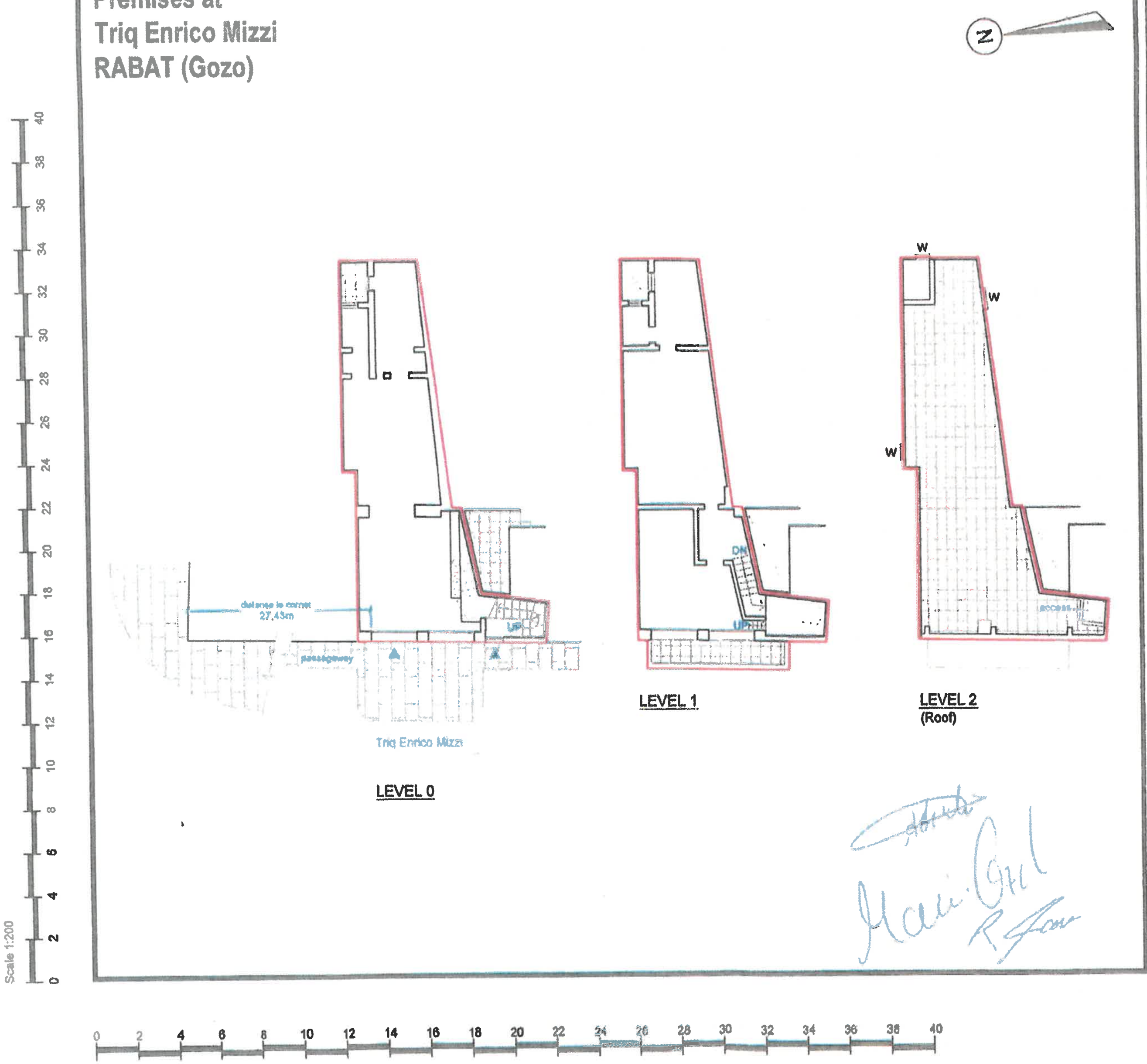
This deed has been done, read and published by me the undersigned Notary after I explained the contents hereof to the parties hereto according to the law in Malta, Valletta, in Saint Sebastian Street, at the Office of the Lands Authority, without number.

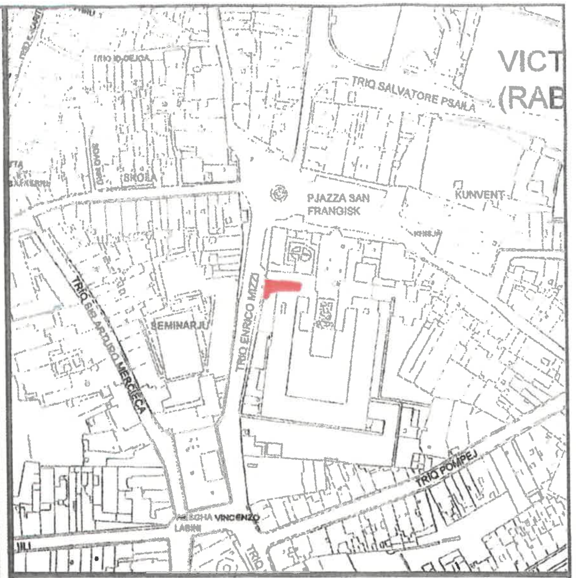
Notary Dr. Roderick Gatt

Notary Public with the Lands Authority Malta

CG

Premises at Triq Enrico Mizzi RABAT (Gozo)





Site Plan
S.S. 3089 3088

Scale 1:2500
Map Ref.: 31635 89063

Property No : Z60792
Level 0: 92m²
Level 1: 100m²
Level 2 (Roof): 92m²

W - windows at Level 2 overlooking premises

LANDS Authority

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

Estate Management & Business Development

Locality:	RABAT (Gozo)		
P.D. No.:	64_2002_A	Scale :	1 : 200
File No.:	L/0294/2001	Drawn by :	bugem151
A&CE	sgd (J. Schembri)		
Date :	10th May, 2022		

Scale 1:200

Extent checked and measured on-site in May 2022.

DOK LR

LAND REGISTRATION AGENCY

DATE: 15th November 2022

REPLY FORM E (ATTACHED) NUMBER: 1530/2022

REGARDING PROPERTY: Victoria Hotspurs Football Club, Triq Enrico Mizzi, Victoria, Gozo.

REQUESTED BY: Not. Dr. Joe Cilia

LIST OF ATTACHED DOCUMENTS: Certificate 11000674

REPLY COVERS PERIOD TO: 11th November 2022

1. The property as marked on LR plan 179402G, forms part of property number 11000674. (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

Andrew Vella
Unit Co-Ordinator
Land Registration Agency

LAND REGISTRY OFFICIAL - SIGNATURE
f/LAND REGISTRAR

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 2515 6370
enquirieslandregistrygozo@gov.mt
landregistry.gov.mt

Triq ta' Wara S-Sur
Ir-Rabat Għawdex
VCT 2909

CG

019994

Victoria Hotspurs Football Club, Triq Enrico Mizzi, Rabat, Gozo

FORM E :

56936

RECEIVED
11 NOV 2022
Reġistru ta' l-Artijiet
Għawdex

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

RECEIVED
- 4 NOV 2022
LAND REGISTRATION AGENCY

Number: 1530/2022

Payment: €30.00

Receiver:

DESCRIPTION OF PROPERTY: Victoria Hotspurs Football Club, Triq Enrico Mizzi, Rabat, Gozo

INFORMATION REQUESTED:

Whether the site is in a registration area?

Whether it is registered?

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

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

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

Notary Dr. Joe Cilia LL.D

Vide attached document

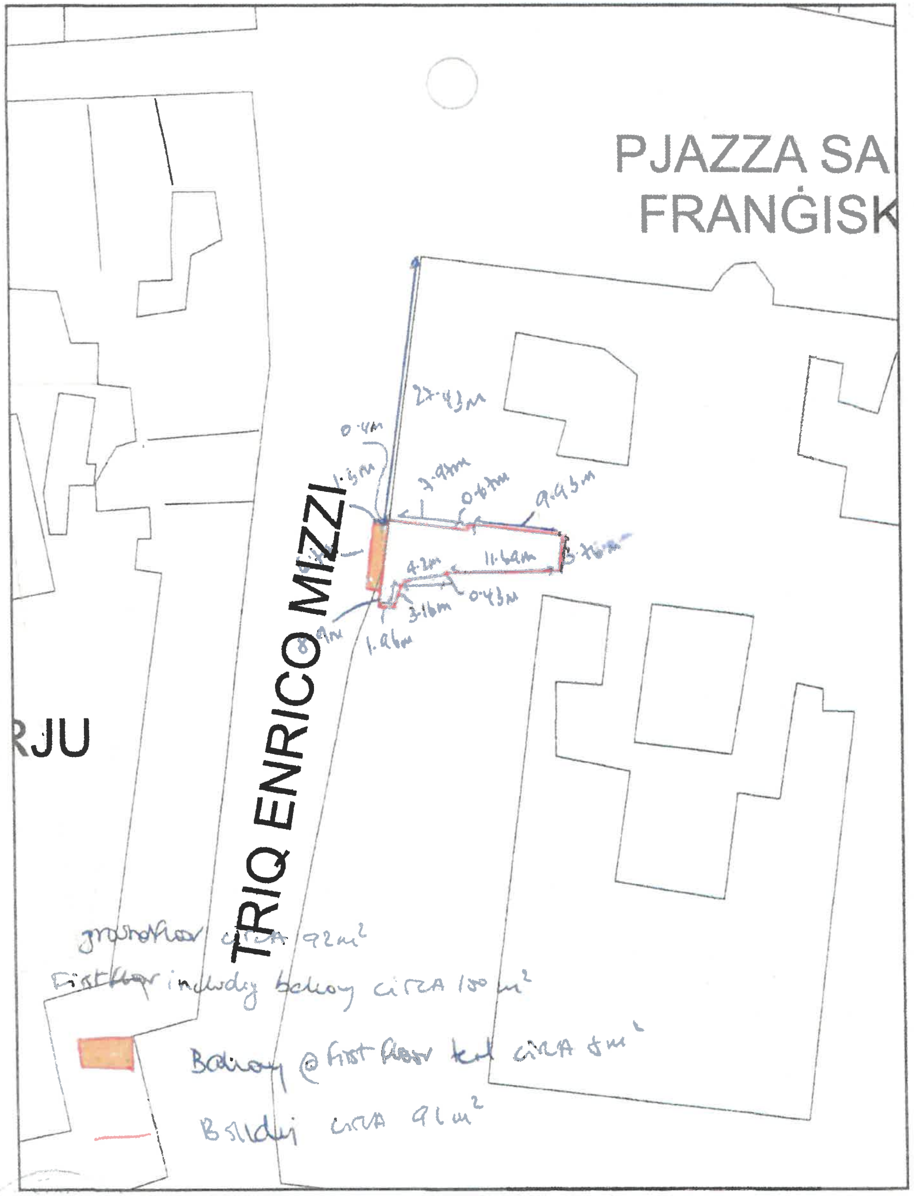
Andrew Vella
Unit Co-Ordinator
Land Registration Agency

15/11/2022

CG

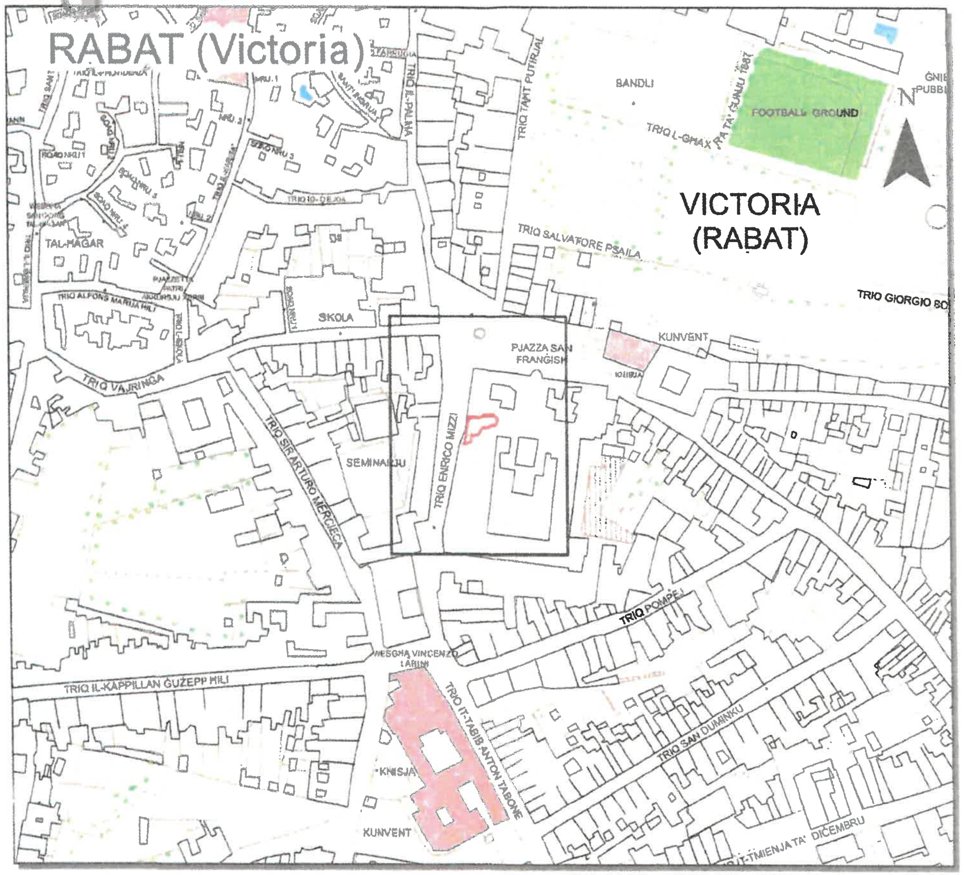
Dan hu dokument uffiċċjali għall-użu biss fl-Aġenzija għar-Reġistrazzjoni tal-Artijiet

This is an official document for Land Registration Agency use only



Scale 1:500

0 10 20 30 40 50m



Pjanta tas-Sit 1:2500 *Site Plan*

Aġenzija għar-Reġistrazzjoni tal-Artijiet
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

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

Nru tal-Mappa: *Map Number:* 287381 G	Pożizzjoni Ċentrali: x = 31635 *Centre Coordinates:* y = 89063	Parti min S.S.: *Extracted from S.S.:* 3089	Data: *Date:* 19/12/2022

Perit: *Architect:*

Timbru tal-Perit: *Architect's Stamp:* PERIT ALEX BIGENI 74-2 BORG OLIVIER STREET VICTORIA, GOZO

Qies (metri kwadri): *Area (square metres):* Building circa 91m²

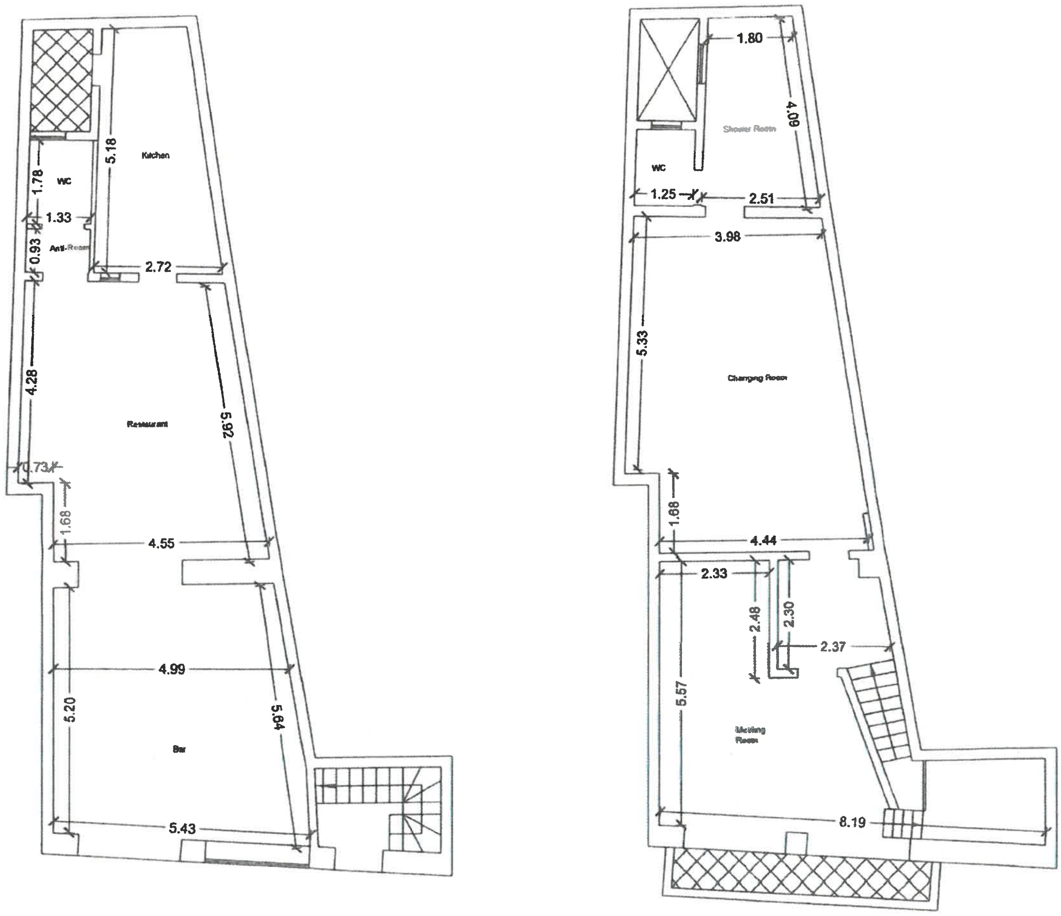
Firma ta' l-Applikant: *Applicant's Signature:* Balcony @ first floor level circa 8m²

ground floor circa 92m²

First floor incl balcony 100m²

LR 25117 Dritt imħallas Fee Paid

CG



PERIT ALEX BIGENI
74-2
BORG OLIVIER STREET
VICTORIA GOZO

1 0 1 2 5 10 15 20m

SCALE 1:100

Lorna Gauci
Land Surveyor

DRAWING DETAILS					
Project Description					
Commission	Internal Survey				
Drawing title	Ground floor and first floor				
Location	[illegible]				
Drawn By	LG	Checked By		Date	11-10-23
Scale	1:100 (A3)	Drawing No.	01	Rev. No.	

Rev	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		

REVISIONS

Notes
* All windows to habitable rooms add up to 1 sqm each or more

CG

Reġistru tal-Artijiet

Ċertifikat ta' Titolu

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

Proprjeta' Numru: *11000674*

Attiva

Numru ta' ZSBP: *02G000158*

Tip ta' Proprjeta'	*Fond*
Indirizz	*Porzjon nru.335*
	RABAT (Victoria)
Kunsill Lokali	*RABAT (GHAWDEX)*
Kejl dikjarat (m.k.)	*7821.42*

Kummenti

Porzjon numru 335 skond pjanta sottomessa mid-Dipartiment ta' l-Artijiet.
Kif korrett permezz ta' LRA1150/21.
L-appartament nru 2 bl-isem 'Corfu' li jinsab fil-first floor bl-arja tieghu indikat bl-ittra 'B' fuq il-pjanta qed jigi eskluz minn dan it-titolu. Eksluza wkoll minn dan it-titolu l-parti komuni li tinsab fil-ground floor u first floor indikata bl-ittra A fuq il-pjanta.

Dan ic-certifikat jinkludi dettalji dwar 1 applikazzjonijiet

Maħrug b'risposta għar-Riċerki

Uffiċċjali Nr. 1530/2023
M'hemm xejn aktar pendenti/Ara
Informazzjoni dwar applikazzjonijiet
pendenti. Ir-riċerki u l-informazzjoni
tkopri sal- 11/11/2023.

Maħruġ skond l-Att
Dwar ir-Reġistrazzjoni ta' Artijiet. Kap 296.
sid fid-data tal-ħruġ.
Soġġett għall-interessi li jipprevalu jekk
mhux espressament esklużi. Saret Area
ta' reġistrazzjoni fil-

Reġistratur tal-Artijiet

CG

Reġistru tal-Artijiet

Ċertifikat ta' Titolu

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

Applikazzjoni Numru: *200814668G*
Applikanti *1*
L-Ewwel Registrazzjoni mahduma fil-12/12/2008

Proprjeta' Numru: *11000674*
Ref: *LRA158/02*
Approvata fil- 17/12/2008

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

Bazi

Permezz ta' dikjarazzjoni presentata fil - 25/03/2002 b'titolu Liberu u Frank

Kummenti ohra:

Kummenti ohra fuq applikazzjoni numru **200814668G**

LRA1150/21 - Korrezzjoni u sostituzzjoni ta' pjanta.

Maħruġ skond l-Att
Dwar ir-Reġistrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-ħruġ.
Soġġett għall-interessi li jipprevalu jekk
mhux espressament esklużi. Saret Area
ta' reġistrazzjoni fil-

Reġistratur tal-Artijiet

CG

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 October 2022

To whom it may concern

INTRODUCTION

I the undersigned architect and civil engineer declare to have reviewed the premises at Victoria Hotspurs Triq Enrico Mizzi Rabat Gozo.

SITUATION

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

The property is built over three levels.

The area of the ground floor is circa ninety-two square metres

The area of the first floor is circa one hundred square metres.

The area of the second floor is circa ninety-two square metres

Therefore, the total area of the property is two hundred and eighty-four square metres.

The main use of the property is for sporting activity.

I have been informed that the property is freehold.

CG

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 October 2022

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:

Six hundred and twenty-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.

If the subsidy was not included the actual rental value would have been that of twelve thousand five hundred euro.

Best Regards

Johann Farrugia
Architect & Civil Engineer

CG