

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

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

B' zieda mal-Mozzjoni Parlamentari rigward trasferiment ta' art lill-Marsa Football Club, b'titolu ta' enfitewsi temporanju, illi kienet ġiet diskussa u approvata fil-Kumitat Permanenti dwar il-Kontijiet tal-Uffiċċju Nazzjonali tal-Verifika nhar il-11 ta' Ġunju 2024, u li sussegwentement ġiet ukoll approvata fil-Plenarja fis-Seduta 248 tat-18 ta' Ġunju 2024, qed issir tali Mozzjoni sabiex il-Kamra tad-Deputati tkun infurmata li l-Awtorità tal-Artijiet mhux ser tkun waħda mill-firmatarji fuq il-kuntratt bejn Sport Malta u Marsa Football Club.

Għaldaqstant u għal fini ta' korrettezza, qiegħed jiġi meħmuż bħala DOK A l-abbozz tal-ftehim dwar il-proprjetà fil-Marsa sabiex tali proprjetà tiġi mogħtija b' titolu ta' enfitewsi temporanju lill-Marsa Football Club għaž-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozz.

Onor. Clifton Grima

Ministru għall-Edukazzjoni, Sport, Žgħażaġħ, Riċerka u 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>li qed jidher fuq dan l-Att fil-kwalità tiegħu ta' Chairperson, għan-nom u in rappreżentanza ta' SportMalta (bħala s-suċċessur fit-titolu tal-Kunsill Malti għall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat;</p> <p>- aktar 'l isfel imsejjañ "SportMalta".</p> <p>Mit-tieni parti:-</p> <p>li qegħdin jidhru fil-kariga tagħhom ta' President, Tezorier u Segretarju rispettivament u li qegħdin jidhru fuq dan l-att għan-nom u in rappreżentanza ta' Marsa Football Club [b'numru tar-reġistrazzjoni ma' SportMalta ittri SMC sbarra hamsa u erbghin (SM C/045)), kif debitament awtorizzati permezz ta' riżoluzzjoni tal-kumitat li kopja tagħha tinasab hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidalment 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 jagħti b'titolu t'enfitewsi temporanja għal hamsa u erbghin (45) sena b'effett millum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista il-porzjoni diviza t'art li jinsab fil-parametri tal-<i>Marsa Sports Complex</i>, liema porzjoni t'art għandha l-kejl ta' circa tlett elef u għaxar metri kwadri (3,010mk) u li tmiss minn-Nofsinhar mat-triq principali li tghaddi mill-kumplex sportiv tal-Marsa bla</p>	<p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol. I :</p>
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isem, u mill-irjihat l-oħra ma' proprjeta' tal-Gvern jew l-aventi kawza tagħha, u kif deskritta ahjar fil-valutazzjoni tal-Perit David Grima li tinsab hawn annessa u mmarkata Dokument 'S' u kif murija fil-pjanta tal-Land Registry li tinsab mehmuza mal-Form E indikata aktar 'l isfel fuq dana l-att.

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

(1) Versu c-cens annwu u temporanju ta' tmintax il-elf tlett mija u hamsa u sebghin ewro (€18,375), għal hamsa u erbghin (45) sena, dekorribbli minn dana l-att liema ammont ta' ċens qed jiġi mnaqqas b'percentwal ta' hamsa u disgħin fil-mija (95%) ekwivalenti għal sbghatax il-elf erbgha mija u sitta u hamsin ewro u hamsa u ghoxin centezmu (€17,456.25) mill-Gvern 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 fl-ammont ta' disgħa mija u tmitnax il-ewro u hamsa u sebghin centezmu (€918.75). F'għeluq kull perijodu ta' hames (5) snin, dan l-ammont ta' ċens għandu jiġi rivedut b'zieda ta' għaxra fil-mija (10%) taċ-ċens eżistenti meta ssir ir-reviżjoni, biex b'hekk, ic-ċens li jitħallas għal kull hames (5) snin wara kull revizjoni, ikun iċ-ċens hekk rivedut. Il-valutazzjoni relattiva saret mill-Perit David Grima u kif ivverifikat fit-talba għall-kalkolu tas-sussidju li jinsabu hawn annessi u mmarkati Dokumenti 'S' u 'S1'.

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

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

(4) SportMalta għandha d-dmir li tara 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 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-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-Gvern u l-klabb m'għandu fl-ebda żmien, dritt ta' kwalunkwe kumpens għal kwalunkwe benefikati jew miljoramenti li jista' jkun għamel fl-imsemmija proprjetà.

(8) Il-proprjetà tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-ħinijiet tal-iskola, bi ftehim, il-proprjetà 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 lis-Segretarju Parlamentari responsabbli mill-iSport. Għal dan il-għan kull persuna inkarigata minn SportMalta, għandha tithalla tidħol biex tagħmel, f'każ ta' bżonn, spezzjoni tal-facilitajiet sportivi ossia l-proprjetà trasferita.

(10) Il-Gvern permezz ta' 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, m'għandux ikun hemm diskriminazzjoni minħabba kulur, razza, reliġjon, politika, sess jew ġibdiet sesswali.

(12) Il-proprjetà għandha tintuża esklussivament għall-attività sportiva, li tista' tinkludi ufficċini amministrattivi għall-attività sportiva, *gymnasiums*, *sport clinics*, u 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 ħlief, 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-Avviż Legali numru tlieta u sittin tas-sena elfejn u tmienja (A.L. 63/2008) 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 joħorġu minn dan l-att, il-klabb qiegħed jipoteka favur il-Gvern ta' Malta, aċċettanti, l-beni kollha tiegħu in generalis 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' **tmintax il-elf tlett mija u hamsa u sebghin ewro (€18,375)** bejn il-komporenti partijiet.

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-proprjetà fuq deskritta qed tiġi akkwistata mill-klabb, minghand SportMalta li dapparti giet akkwistata minnha permezz tal-Att ta' l-Ispport (Kapitolu numru erbgħa mija u hamsa u hamsin [KAP 455]) u l-ebda ħlas ta' taxxa tal-boll mhux dovut mill-klabb fuq dan l-att stante illi dan it-trasferiment huwa debitament eżentat permezz tal-Avviz 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-qiegħ u dan skont l-artikolu numru erbgħa u tletin (34) tal-Att dwar l-Ispport, Kapitlu 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' 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' 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 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 iffirmat, niddikkjara li l-propjeta immobbli ttrasferita fuq dana l-att, in parti tiffirma parti mic-certifikat fit-titolu numru tlieta erbgħa zero zero zero tnejn sitta sebgha (34000267), u in parti ma taqax f'zona ta' Registrazzjoni Obbligatorja ai termini ta' l-Att ta' Registrazzjoni ta' l-Arijiet u dan kif jirrizulta mill-kopja tal-Form E li qed tiġi hawn annessa u mmarkata

Dokument 'LR'.

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

Qiegħed jiġi dikjarat illi dan it-trasferiment qiegħed isir minn SportMalta li għandu d-dritt li jittrasferixxi l-imsemmija proprjeta' lil entitajiet sportivi irregsitrati ma' SportMalta taht l-Att tal-ISport (KAP 455) tal-Ligijiet ta' Malta u cioe' b'titolu t'enfitewsi temporanju u tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta, Artiklu numru wieħed u tletin (31) u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' rizzoluzzjoni speċjali tal-Kamra tad-Deputati skond Artikolu wieħed u tletin (Art 31) tal-istess Kapitlu numru hames mija u tlieta u sebghin (KAP. 573).

Qiegħed jiġi dikjarat ukoll li dan it-trasferiment qiegħed isir bil-kunsens u l-approvazzjoni tal-Awtorità tal-Artijiet.

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

MARSA FOOTBALL CLUB A.D. 1920
 54, BALBI STREET MARSA. MRS1814
 MARSAFC@MFA.COM.MT



Date: 14/08/2023

Marsa Football Club official signatories that will appear on final contract

President : Joseph Xuereb
 ID Card: 12/05/1988
 Date of birth: 228688M
 Place of Birth: Pieta
 Address: 103, Addolorata, Marsa Road, Marsa
 Father name: Ignatius Xuereb
 Mothers name +Maiden Name: Maria Assunta Xuereb nee Dalli
 Parents Alive or deceased: Both Alive
 Marital Status: Single

Secretary : Ayrton Bonnici
 ID Card: 270095M
 Date of birth: 22/06/1995
 Place of Birth: Pieta
 Address: Casa Bonnici, Bajjada Street, Marsa
 Father name: Raymond Bonnici
 Mothers name +Maiden Name: Rita Bonnici nee Agius
 Parents Alive or deceased: Both Alive
 Marital Status: Single

Treasurer : Joseph Agius
 ID Card: 265264M
 Date of birth: 09/05/1964
 Place of Birth: Pieta
 Address: 46, DK , Triq Pietru Xuereb, Pieta
 Father name: Lawrence Agius
 Mothers name +Maiden Name: Mary Agius nee Formosa
 Parents Alive or deceased: Father Deceased Mother Alive
 Marital Status: Married

Regards,



Marsa Football Club
 54, Balbi Street Marsa MRS 2031
 Email: marsafc@mfa.com mt

Ayrton Bonnici
 Secretary
 Marsa Football Club

MARSA FOOTBALL CLUB A.D. 1920
54, BALBI STREET MARSA, MRS 1814
MARS AFC@MFA.COM.MT



Date: 11/08/2023

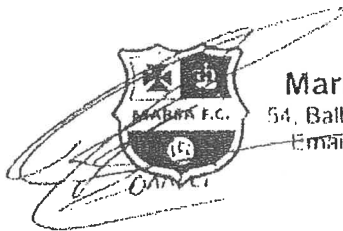
To whom it may concern,

I am writing on behalf of Marsa Football Club, situated at 54 Balbi Street Marsa.

It is hereby being acknowledged that Mr. Joseph Xuereb 228688M (President), Mr. Joseph Agius 265264M (Treasurer) and Mr. Ayrton Bonnici 270095m (Secretary) are the official signatories of the club.

For any further information please contact us on marsafc@mfa.com.mt

Regards,



Marsa Football Club
54, Balbi Street Marsa MRS 2031
Email: marsafc@mfa.com.mt

Ayrton Bonnici
Secretary
Marsa Football Club

MARSA FOOTBALL CLUB A.D.1920
54, BALBI STREET MARSA, MRS1814
MARSAFC@MFA.COM.MT



Date: 09/10/2023

To whom it may concern,

On the 7th of August 2018, Marsa Football Club has been given 7430sqm of land at Marsa Sports Club to be developed into a football pitch. After evaluations it was concluded that the amount of 7430sqm was only going to cover the area of the pitch only. There was no room for amenities such as dressing rooms so it was decided that the club would request an extension of land to be able to build the surrounding facilities.

On the 21st of April 2021, Marsa Football Club has been given an extra 3800sqm of land to be able to build basic facilities that will only be used by the club during training sessions.

Today after an administration change and with guidance of professional expertise, we request to be given an extra 3010sqm of land, to be able to build a fully operational stadium that would host both domestic and international high level football matches. The stadium would also be equipped with street level parking and top-level amenities to accommodate all sport entities in the surrounding areas.

Should you need any more information, we are always at your disposal.

Regards,

A handwritten signature in blue ink, appearing to read 'Ayrton Bonnici', is written over a light blue circular stamp.

Ayrton Bonnici
Secretary
Marsa Football Club



LAND REGISTRATION AGENCY

DATE: 11th December 2023

REPLY FORM E (ATTACHED) NUMBER: 21223

REGARDING PROPERTY: Marsa FC

REQUESTED BY: Notary Dr. Joe Cilia LL.D.

LIST OF ATTACHED DOCUMENTS: Certificate no.34000267 and plan

REPLY COVERS PERIOD TO: 01st December 2023

1. Property as marked on LR Plan 325059 E – LR 327658:
 - Part marked in red is not in registration area.
 - Part marked in blue forms part of title 34000267.
2. Vide Plan Doc'A'
3. If plan is used for future registration it will be considered to be valid if it is in accordance with subsidiary legislation 296.08 END

MARK CARUANA
Property Registration Manager
Land Registration Agency

 12/12/23

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 2560 9700
 enquirieslandregistry@gov.mt
 landregistry.gov.mt

 116, Casa Bollino
 Triq il-Punent
 Il-Belt Valletta
 VLT 1535

021223

777 55

MARSA FC

FORME:

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:



DESCRIPTION OF PROPERTY: MARSA FC

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?

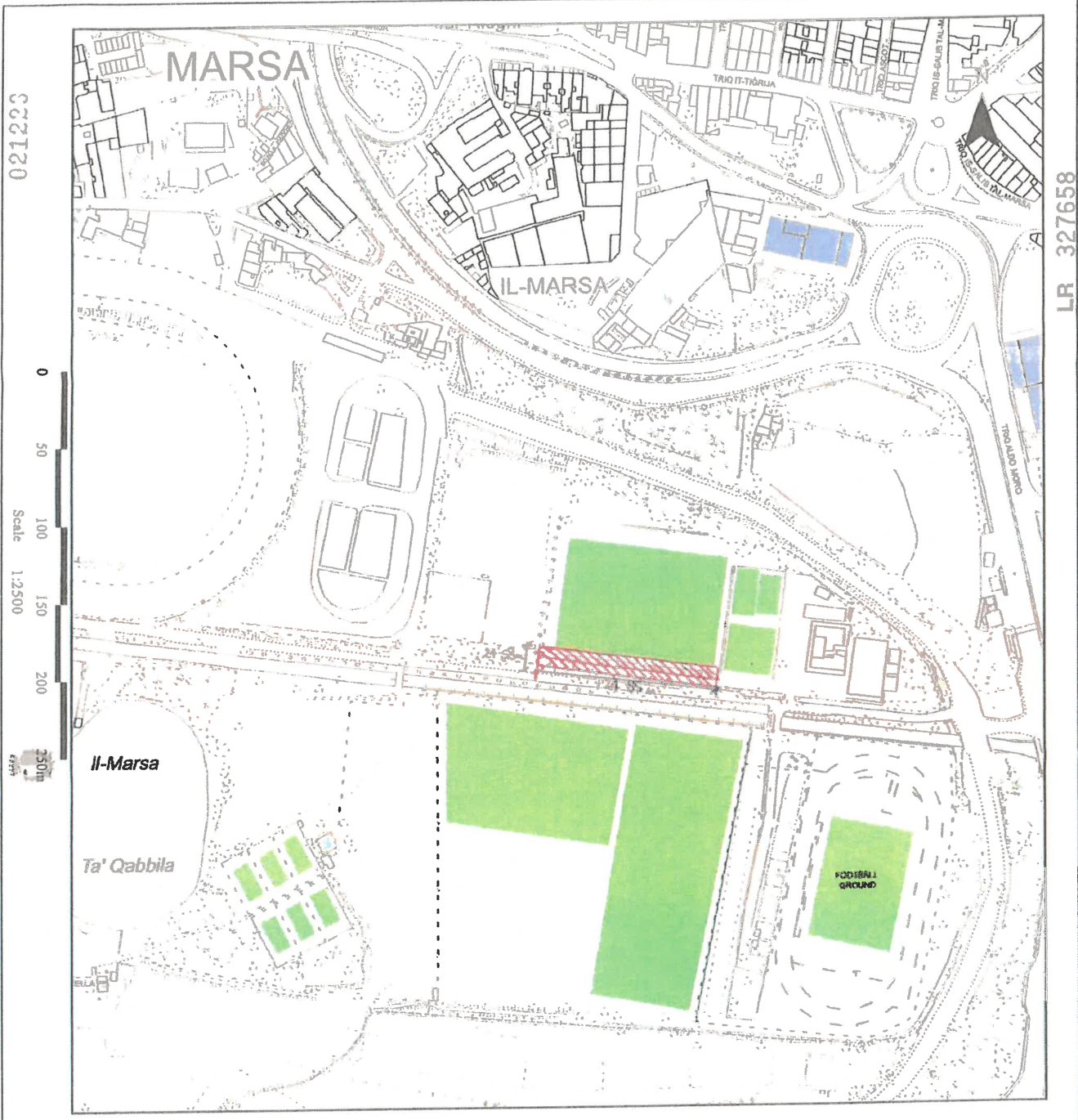
REPLY TO BE FORWARDED TO: Dr. Joe Cilia, 107. Triq il-Knisja. Paola PLA1074


Notary Dr. Joe Cilia LL.D

MARK CARUANA
Property Registration Manager
Land Registration Agency


12/12/23

RISPOSTA ANNESSA
REPLY ATTACHED



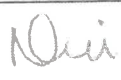

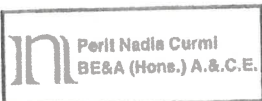
Aġenzija għar-Registrazzjoni tal-Artijiet

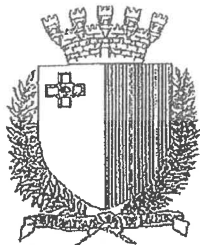
116, Casa Bolino, Triq il-Pument, Il-Belt Valletta



Land Registration Agency

116, Casa Bolino, Triq il-Pument, Il-Belt Valletta

Nru tal-Mappa: Map Number:	325059 E	Pozizzjoni Ċentrali: Centre Coordinates:	x = 54155 y = 70658	Parti min S.S.: Extracted from S.S.:	5470	Data: Date:	25/10/2023
Perit: Architect:				Qies (metri kwadri): Area (square metres):	3010 m ²		
Timbru tal-Perit: Architect's Stamp:				Firma ta' l-Applikant: Applicant's Signature:			



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

Proprjeta' Numru: 34000267

Attiva

Garantit

Numru ta' ZSBP: 20003246M

Tip ta' Proprjeta'	Art
Indirizz	Wied il-Gonna MARSA
Kunsill Lokali	MARSA
Kejl dikjarat (m.k.)	144000

Dan ic-certifikat jinkludi dettalji dwar 1 applikazzjonijiet

Mahrug skond l-Att
Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-hrug.
Soġġett għall-interessi li jipprevalu jekk
mhux espressament esklużi. Saret Area
ta' registrazzjoni fil-

Land Registration Agency
116, "Casa Bolino"
Triq il-Punent,
Valletta VLT 2000.

Registratur tal-Artijiet



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

Applikazzjoni Numru:	202016885M	Proprjeta' Numru:	34000267
Applikanti	1	Ref:	LRA3246/20
L-Ewwel Registrazzjoni maħduma fil-09/09/2020		Approvata fil-14/09/2020	

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

Bazi*Permezz ta' dikjarazzjoni presentata fil - 04/09/2020 b'titolu Liberu u Frank***Kummenti ohra:**

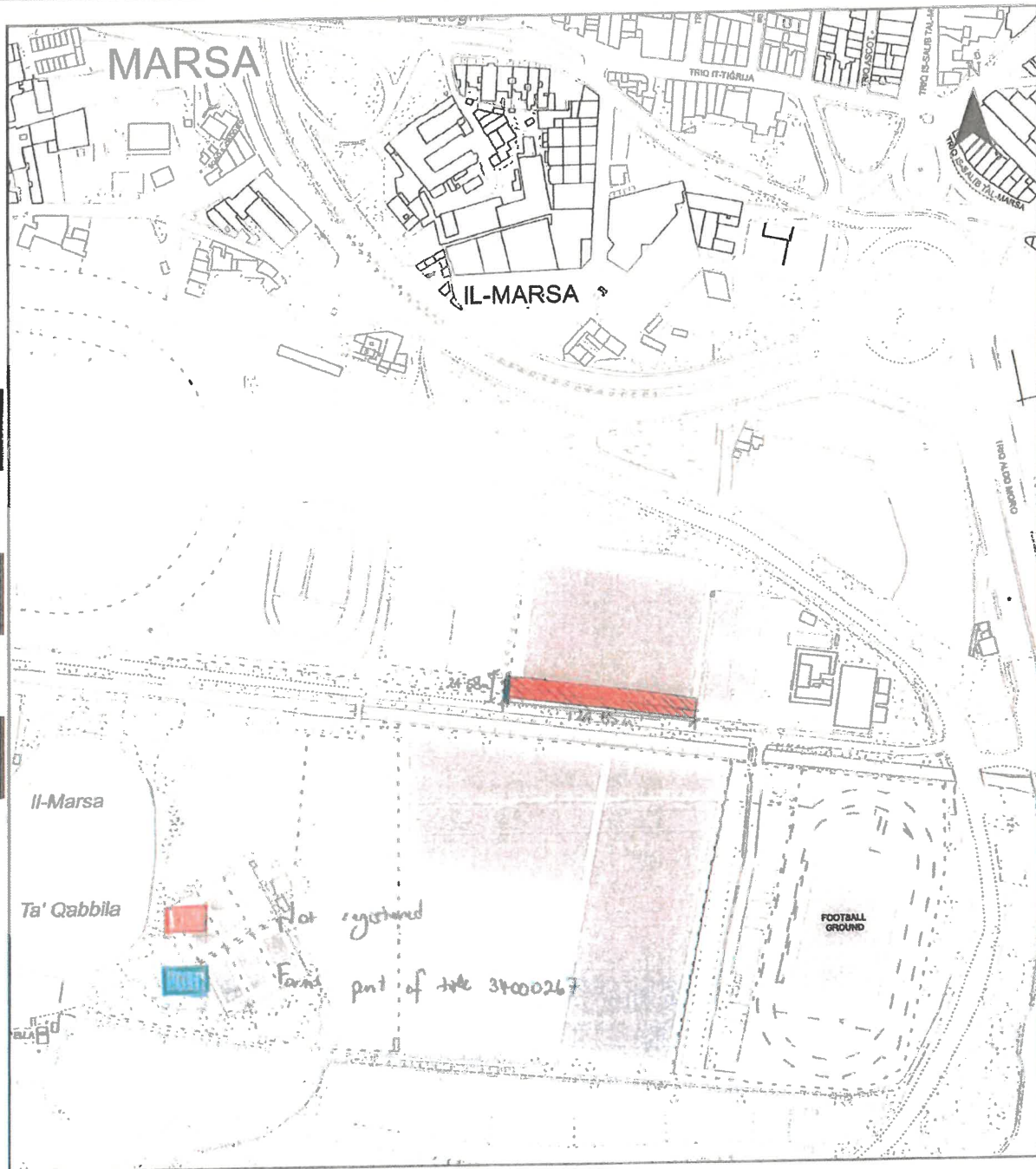
Kummenti ohra fuq applikazzjoni numru 202016885M

Muħruġ skond l-Arti
Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-hruġ.
Sogġetti għall-interessi li jipprevalu jekk
mhux espressament esklużi. Saret Area
ta' registrazzjoni fil-

Registratur tal-Artijiet

021223

LR 327658



Scale 1:2500



Aġenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bollno, Triq il-Punent, Il-Belt Valletta



Land Registration Agency

116, Casa Bollno, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: Map Number.	325059 E	Pozizzjoni Ċentrali: Centre Coordinates:	x = 54155 y = 70658	Parti min S.S.: Extracted from S.S.:	5470	Data: Date:	25/10/2023
Perit: Architect:	Nici		Qies (metri kwadri): Area (square metres):	3010 m ²			Dritt imħallas Fee Paid
Nru tal-Perit: Stamp:			Firma ta' l-Applikant: Applicant's Signature:				



21/11/2023

Re: Valuation Certificate 2585m – Tract of Land in Marsa Sports Complex, Marsa

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	2585m
Property Address	Tract of Land, Marsa Sports Complex, Ta Ceppuna Access Road, Marsa
Customer	Sport Malta
Date of Inspection	21/11/2023
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: Agricultural Land
General Description	- The property in reference is a tract of land in Marsa, which is part of the Marsa Sports Complex in Marsa. The property in question consists of an existing barren stretch of land that has an agricultural value.

Structural//Architectural//Solutions

1B, Ilu-Bis Centre, Mosta Road, Lija, LJA 9012

m: (+356) 9987 8005

t: (+356) 2792 1706

e: info@sasimalta.com

w: www.sasimalta.com

Level (if applicable)	Not Applicable
Availability of Views	No Views
Availability of Lift	No
Construction Type	N/A
Current State of Finish	Undeveloped
New Building	N/A
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	3,010 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 comparable valuation approach is considered the most suitable methodology in determining the current market value. In principle this model is based on the comparable market prices of the same property types in the area.</p> <p>The annual ground rent is extrapolated from the market value.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p>

Special Conditions

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

Annual Rent

Given the above considerations, the property has in my opinion as an annual ground rent of € 18,375 (Euro eighteen thousand, three hundred and seventy-five).

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.

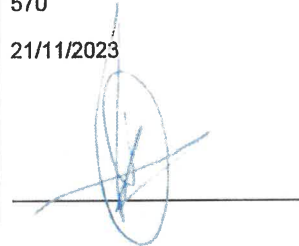
Warrant No.

570

Date

21/11/2023

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

Comparison Method

ASU Ref.	Location	Type of Property	Property State	Size of Property	Gross Internal Area	Contract Value	Market Value	Rate per Square Meters
				m ²	m ²	€		€/m ²
	Luqa	Agricultural Land	Land having rooms & reservoir	9600.00	9600.00	€ 2,000,000.00	€ 1,900,000.00	197.92
	Handaq	Agricultural Land	Land having rooms, well & trees	9280.00	9280.00	€ 1,500,000.00	€ 1,425,000.00	153.56
	Handaq	Agricultural Land	Undeveloped Land	2790.00	2790.00	€ 869,000.00	€ 825,550.00	295.90
	Handaq	Agricultural Land	Land having 2 rooms	2895.00	2895.00	€ 1,000,000.00	€ 950,000.00	328.15

Average rate per square meters	243.88
Average with country views	
Average without country views	
Maxima	328.15
Minima	153.56

Table B1 – Comparable Method for the Agricultural Land

Unit Name/Number	Floor	Type	Area Considered	Gross Area	Rate per sqm	Market Value	Total Market Value
				m ²	€/m ²	€	€
Undeveloped Land			Site Footprint	3,010.00	243.88	734,079.36	734,079.36
Subtotal							734,079.36
Rounded							735,000.00

Table B2 – Market Value of the Agricultural Land

Property	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
Agricultural Land	735,000	2.50%	18,375	0.00	18,375.00
Total					18,375.00

Table B3 – Calculation for annual rent

Valuation Conclusion

The valuation does not include the existing non asphalted parking lot due to the fact that the area is not considered a parking area. This is because it was approved as a football ground and it is illegal that it is being used as a car park without a permit. 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 = € 18,375

Appendix C: Data Summary

Property Address	Tract of Land, Marsa Sports Complex, Marsa
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial:
Current State	N/A
New Building	N/A
Site Footprint	3010 m ²
Availability of Garden	No
Availability of Pool	No
Availability of Lift	No
Floor Level	Not Applicable
EPC Value	Not Available
Availability of Views	No Views
Year Built	N/A
Valuation Methodology	Comparison Method
Annual Ground rent	€ 18,375
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	21/11/2023

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
DN/00117/12	Maintenance works to Area 5- Marsa Sports Complex	Approved
DN/01278/16	Upgrading and maintenance of existing football ground to natural turf and inclusion of floodlights and changing of fence	Approved
DN/01387/18	Upgrading and maintenance of existing football ground to natural turf and upgrading of fence (as already approved in DN 1278/16)	Approved

Location & Planning Policy Considerations

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

- Site of Specific Importance
- GM06 Ta Ceppuna Access Road

As shown in the Marsa Inset Map, the area in question is indicated as "Site of Scientific Importance". In addition with reference to the same Inset Map, policy Ta' Ceppuna Access Road GM06 states;

"Traffic control measures will be introduced to give priority to pedestrians and to discourage the use of Ta' Ceppuna Access Road as a short cut for traffic between Triq Aldo Moro and Qormi.
The Ta' Ceppuna Access Road is the entry point to a variety of sports and social facilities located at Ta' Ceppuna, and is also a popular tree-lined lane for horse riders, joggers and others.
The Local Plan supports the retention of these facilities in this location and moreover envisages the road as an important link in a long distance footpath extending to Wied il-Kbir and beyond. However, the road is sometimes used by drivers as a short cut, often causing a potentially dangerous situation. This policy is intended to eliminate traffic problems and to emphasise that the use of this route by pedestrians will be given priority."

Appendix E: Photos



Photo 1: Photo showing the tract of land in the Marsa Sports Complex when coming from the Aldo Moro Street side



Photo 2: Photo showing the tract of land in the Marsa Sports Complex from Ta Ceppuna Access Road side

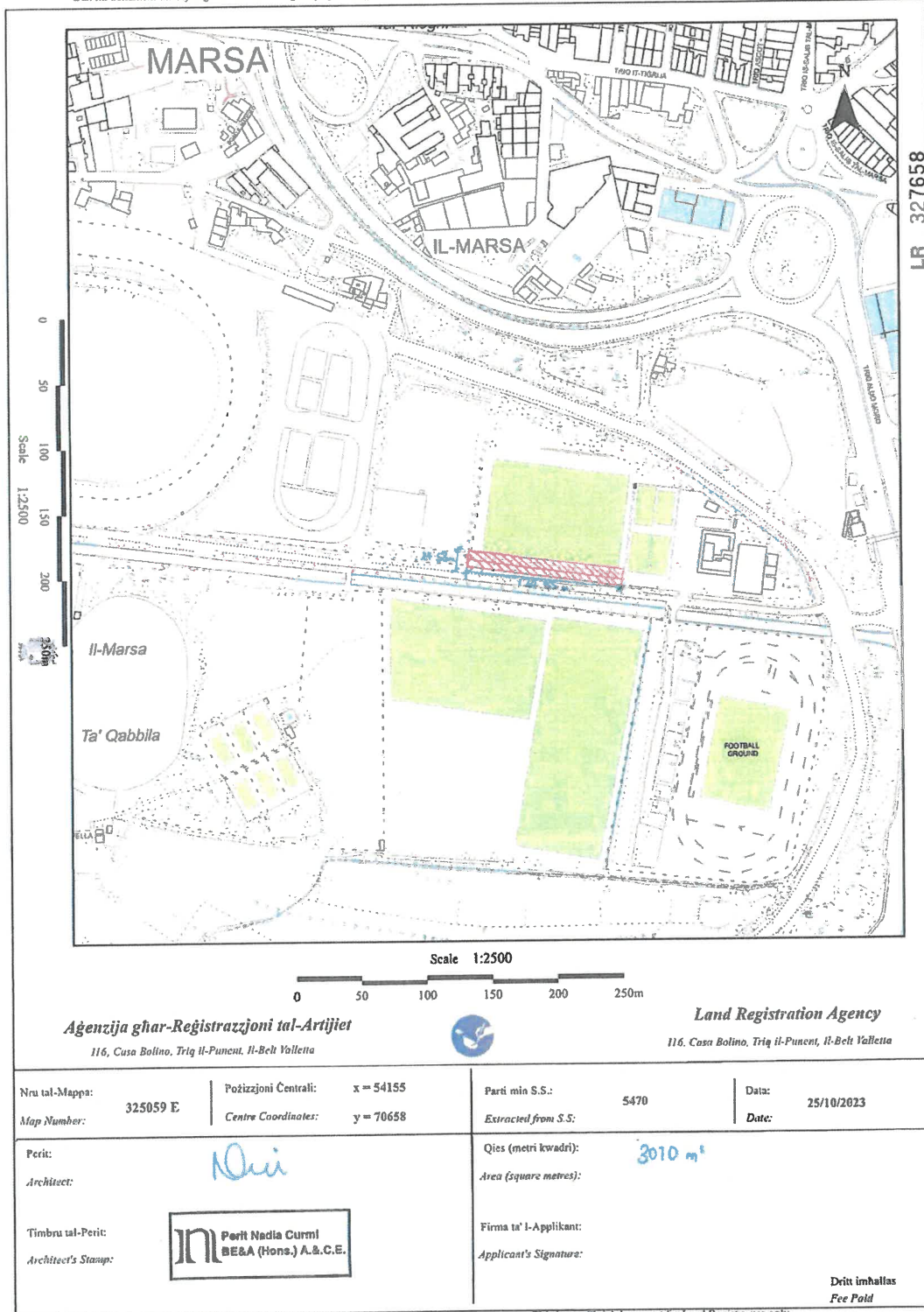


Photo 3: Photo showing the tract of land in the Marsa Sports Complex when coming from the Marsa Park & Ride side

Appendix F: Site Plan

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

This is an official document for Land Registration Agency use only



Dan hu dokument uffiċjali għall-użu biss fir-Reġistru ta' l-Artijiet

This is an official document for Land Registry use only



Orthophoto 2018

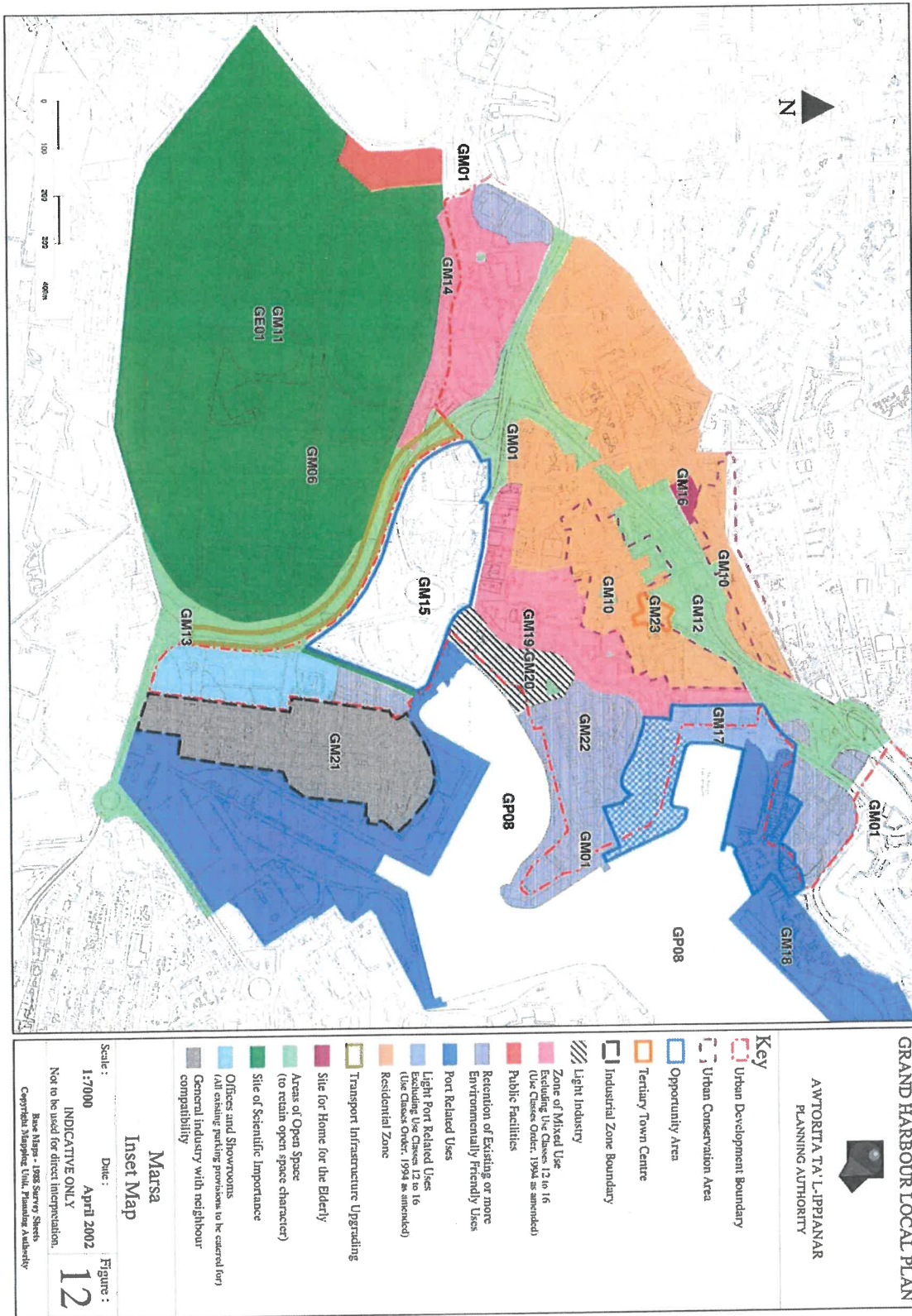


Planning Authority Basemap



Planning Authority Basemap, incl. constraints

Appendix G: Marsa Policy Map





Date: 23/11/2023

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 Tract of Land, Marsa Sports Complex, Ta Ceppuna Access Road, Marsa (attached with this document as annex 47):

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 18,375

- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 17,456.25

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 918.75

Rebecca Sare'

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 6000
Website: www.sportmalta.org.mt
E-mail: info@sportmalta.org.mt