



**Il-Ministru għall-Edukazzjoni, l-Ispport, iż-Żgħażaġħ, ir-Riċerka u l-Innovazzjoni jipproponi:**

Billi hija l-politika tal-Gvern li jhegġeġ l-isport kif ukoll is-sehem fil-qasam soċjali ta' għaqdiet volontarji, il-Gvern tar-Repubblika ta' Malta beħsiebu jagħti proprjetà lill-Malta Rugby Football Union 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 fil-Marsa, kif deskritta aħjar fl-abbozz tal-ftehim anness bħala DOK A, tiġi mogħtija b' titolu ta' enfitewsi temporanju lill-Malta Rugby Football Union għaż-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozz.

**Onor. Clifton Grima**

**Ministru għall-Edukazzjoni, Sport, Żgħażaġħ, Riċerka u Innovazzjoni**

	<p style="text-align: center;"><b>Illum,</b></p> <p>Quddiemi Nutar Dottor Joe Cilia, duttur tal-liġi, qegħdin jidhru personalment, wara li vverifikajt l-identità tagħhom permezz tad-dokumenti uffiċjali hawn taħt indikati:-</p> <p>Mill-ewwel parti:-</p> <p>li qed jidher fuq dan l-Att fil-kwalità tiegħu ta' Chairperson, għannom u in rappreżentanza ta' <b>SportMalta</b> (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 imsejjaħ "<b>SportMalta</b>".</p> <p>Mit-tieni parti:-</p> <p>ghan-nom u in rappresentanza ta' <b>Malta Rugby Football Union</b> ta' Marsa Sports Complex, Triq Aldo Moro, Marsa, kif debitament awtorizzati permezz ta' riżoluzzjoni tal-kumitat tal-istess ghaqda hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidalment 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 t'enfitewsi temporanja għal perjodu ta' ħamsa u erbghin (45) sena b'effett mill-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista is-sit tal-kejl ta' circa disgha u tletin elf hames mija u hamsa u ghoxrin metri kwadri (39,525m.k.) formanti parti mill-Kumplex Sportiv tal-Marsa, fi Triq Aldo Moro, fil-limiti tal-Marsa, u liema sit tikkonfina mit-Tramuntana ma' triq pubblika minghajr isem li tghaddi minn naha tal-Kumplex għall-ohra (minn fejn huwa accessibbli ukoll, minn-Nofsinhar mal-korsa</p>	<p><b>Att Numru:</b></p> <p><b>Enfitewsi Temporanja</b></p> <p><b>Ins:</b></p> <p><b>Vol.I.:</b></p>
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tal-golf, u mill-Lvant ma' *warm-up track* tal-atletika, jew irjeh verjuri, kif delineata bl-ahmar indikata bl-ittra A, fil-kopja tal-pjanta li tinsab hawn annessa u mmarkata Dokument 'P'

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 ta' **tmenin elf u mitt ewro (€80,100)** 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%), ekwivalenti għal **sitta u sebghin elf u hamsa u disgħin ewro (€76,095)** mill-SportMalta bħala sussidju mogħti minn SportMalta, b'dana għalhekk li l-ammont ta' ċens dovut mill-klabb kull sena u li għandu jithallas kull sena bil-quddiem huwa l-ammont t'erbat elef u hames **ewro (€4,005)**, f'għeluq kull perjodu ta' ħames (5) snin mill-llum, 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, iċ-ċens li jithallas għal kull ħames (5) snin wara kull reviżjoni, ikun iċ-ċens hekk rivedut. Dan l-ammont ta' hlas ta' cens huwa skond il-valutazzjoni tal-Perit David Grima, li qed tiġi hawn annessa u mmarkata Dokument 'S' u kif stipulat fir-*Request for calculation of valuation subsidy* ta' SportMalta li kopja tagħha qed tiġi hawn annessa u mmarkata Dokument 'S1'.

(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 wiehed u tletin (31) tal-Kapitolu hames mija u tlieta u sebghin (KAP 573) tal-Liġijiet ta' Malta.

(3) Il-ħlas taċ-ċens jithallas 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-karigu tal-klabb mingħajr l-ebda dritt ta' kumpens.

(6) Il-klabb għandu l-obbligu li jzomm il-proprjetà fi stat tajjeb u jagħmel dawk ix-xogħlijiet u tiswijiet ordinarji u straordinarji kollha neċessarji tul il-perjodu kollu ta' din il-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 lis-Segretarju Parlamentari responsabbli mill-iSport. Għal dan il-għan kull persuna inkarigata minn SportMalta, għandha titħalla tidhol 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-perjodu ta' mitejn (200) siegħa b'koliox 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 gibdiet 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 jidhol 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 tnax (12) ta' dan l-att.

(14) Il-klabb għandu l-jedd li jiġbor miżati xierqa u raġonevoli għall-użu temporanju tal-facilitajiet li jinstabu fis-sit 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 joħroġu minn dan l-att, il-klabb qiegħed jipoteka favur ta' SportMalta, aċċettanti, l-beni kollha tiegħu in generalis preżenti u futuri oltre l-poteka Speċjali u Privileġġ Speċjali skont il-liġi, fuq il-proprjetà b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffissata s-somma ta' ta' **tmenin elf u mitt ewro (€80,100)**, 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) u għall-finijiet tal-Att dwar it-Taxxa fuq id-Dokumenti u Trasferimenti tal-elf disa' mija tlieta u disgħin (1993), qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta giet mgħoddija lil SportMalta permezz ta' l-Att tal-Isport [Kapitolu numru erbgħa mija u hamsa u hamsin (Kap 455) tal-Liġijiet ta' Malta 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 għoxrin (A.L. 110/2024).

Għall-fini tat-Taxxa fuq id-Dħul [Kapitolu 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 hamsa u hamsin (Kap 455) tal-Liġijiet ta' Malta.

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

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

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

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 jigi dikjarat illi dan it-trasferiment gie approvat skond 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 Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573).

Stante illi n-numru ta' dokumenti annessi ma dana l-att huwa ta' hamsa (5) jew aktar, qed jigi hawn anness elenku tad-dokumenti annessi ma' dana l-att li qed jigi immarkat Dokument 'E' għal kull fini u effett tal-ligi.

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

**ELENKU TAD-DOKUMENTI – DOK E**

Dok LR: Kopja tal-Form E tar-Registru tal-Artijiet

Dok P: Pjanta (Kopja)

Dok R: Risoluzzjoni

Dok S: Stima tal-Perit

Dok S1: Request for Calculation of Subsidy ta' SportMalta

Dok E: Elenku tad-dokumenti annessi mal-att (prezenti)



## Council Resolution

**Date:** 28th August 2024  
**Subject:** Request for Allocation of Site at Marsa Sports Grounds, Triq Aldo Moro, Marsa  
**Reference:** Letter dated 13th June 2024

### Resolution:

The Malta Rugby Football Union Council convened on this day, 28th August 2024, to discuss the site requested by the Malta Rugby Football Union (MRFU) at the Marsa Sports Grounds, located at Triq Aldo Moro, Marsa. After thorough deliberation and review of the letter dated 13th June 2024, the Council hereby resolves the following:

- Acknowledgement of Request:** The MRFU Council formally acknowledges the request made on 20th January 2023 for the allocation of a specific site at the Marsa Sports Grounds to be utilized for the development and enhancement of rugby facilities under the purview of the Malta Rugby Football Union.
- Justification for Site Allocation:** The MRFU Council reaffirms the need for the requested site as an essential step in the strategic development of rugby in Malta. This site is crucial for the growth of the sport, providing necessary facilities for training, competitions, and other sport-related activities.
- Commitment to Development:** The MRFU Council is committed to the responsible development of the requested site, ensuring that it is used exclusively for sport purposes and in compliance with all relevant regulations and standards set forth by the appropriate authorities.
- Request for Approval:** The MRFU Council formally requests that the relevant authorities approve the allocation of the requested site at the Marsa Sports Grounds to the Malta Rugby Football Union, in accordance with the original request dated 13th June 2024.

This resolution was passed unanimously by the members of the MRFU Council present at the meeting and is being submitted as an official document to the relevant authorities for further action regarding the allocation of the requested site. The below are being authorised to appear as signatories on the eventual deed of emphyteusis. Details of these signatories are being provided overleaf.

Signed:

Robert Portelli  
President

Audrey Vella  
Secretary

Rhona Xerri  
Vice-President

Andrew Camilleri  
Business Development  
Director

MRFU Clubhouse  
Marsa Sports Complex  
Aldo Moro Street,  
Marsa - MRS 9064

Affiliations World Rugby  
Rugby Europe  
Sport Malta  
Malta Olympic Committee







The below are being authorised to appear as signatories on the deed of emphyteusis on behalf of the MRFU.

**Robert Portelli**

President, Malta Rugby Football Union

ID Card: 41678M

Date of Birth: 01/11/1977

Place of Birth: Attard

Address: 50, St. Mary Street, Haż-Żebbuġ

Father's Name: Louis (Deceased)

Mother's Name and Maiden Surname: Joan Antida Xuereb (Deceased)

Marital Status: Married

**Audrey Vella**

Secretary, Malta Rugby Football Union

ID Card: 105083M

Place of Birth: Pietà

Address: Il-Farm, Triq ta' L-Imdawra, Naxxar NXR 6337

Father's Name: Vincent (Alive)

Mother's Name and Maiden Surname: Grace Gauci (Alive)

Marital Status: Separated

**Rhona Xerri**

Vice-President, Malta Rugby Football Union

ID Card: 28480M

Date of Birth: 25/11/1979

Place of Birth: Pietà, Malta

Address: Apt 1, 182/183, Tower Road, Sliema

Father's Name: Anthony (Alive)

Mother's Name and Maiden Surname: Mary Victoria Cassar (Alive)

Marital Status: Single

**Andrew Camilleri**

Business Development Director, Malta Rugby Football Union

ID Card: 43983M

Date of Birth: 30/12/1982

Place of Birth: Pietà

Address: Moorea Mansions, 38 Flat 8, St. Paul's Street, Sliema

Father's Name: Anthony (Alive)

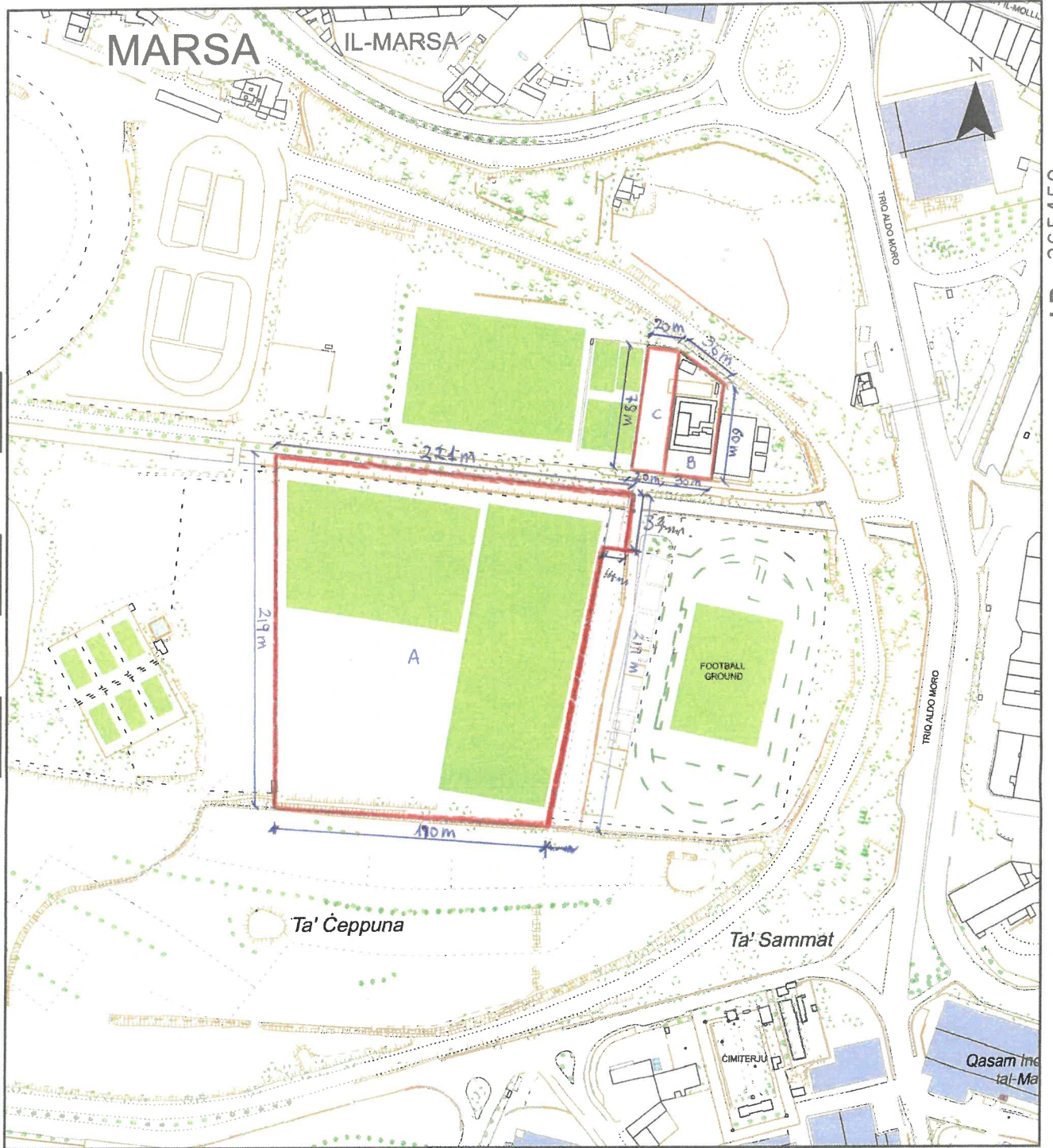
Mother's Name and Maiden Surname: Maria née Camilleri (Alive)

Marital Status: Married

 MRFU Clubhouse  
Marsa Sports Complex  
Aldo Moro Street,  
Marsa - MRS 9064

Affiliations    World Rugby  
Rugby Europe  
Sport Malta  
Malta Olympic Committee





LR 365452

Scale 1:2500



**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

Nru tal-Mappa: Map Number:	<b>355770 E</b>	Pożizzjoni Ċentrali: Centre Coordinates:	x = 54228 y = 70510	Parti min S.S.: Extracted from S.S.:	5470	Data: Date:	<b>04/07/2024</b>
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Perit: Architect:	<b>PERIT GIORGIO SCHEMBRI B.E. &amp; A. (Mons)</b> Warrant No. 535 Address: 6, Xorrod, Street, Birkirkara BKR 1632 Mobile: 79047285 Tel: 21448956 Email: giorgios@maltafnet.net	Qies (metri kwadri): Area (square metres):	AREA A: 39,525 m <sup>2</sup> (circa) AREA B: 2,100 m <sup>2</sup> (circa) AREA C: 1,310 m <sup>2</sup> (circa)	Firma ta' l-Applikant: Applicant's Signature:	
Timbru tal-Perit: Architect's Stamp:		LAND REGISTRATION AGENCY RECEIVED 30 AUG 2024			016932
					Dritt imħallas Fee Paid

Dok. 5



18/07/2024

Re: Valuation Certificate 2585x – Sports Grounds, Marsa Sports Complex, Ta Ceppuna Access Road, 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:

<b>Valuation Reference</b>	2585x
Property Address	Sports Grounds, Marsa Sports Complex, Ta Ceppuna Access Road, Marsa
Customer	Sport Malta
Date of Inspection	12/07/2024
Purpose of Valuation	Valuation of immovable property for collateral purposes.
Basis of Valuation	This report leads to the valuation of the "Market Value" of the property, as defined in The European Valuation Standards 2016 Article EVS 1 that is <i>"The estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion."</i>
Property Title	Freehold: Remaining term - NA - years Ground Rent Payable: € Nil Other Encumbrances: Not applicable
Sources of Information	The above information has been provided by the client.
<b>Description</b>	
Property Classification	Commercial: Sports Facilities
General Description	The property in reference is located in Ta Ceppuna Access Road in Marsa Sports Complex and comprises 39,525sqm. The area is made up of four football grounds; each of which is an 11-a-side football ground and can also be rented out as sixteen 5-a-side football grounds.
Level (if applicable)	Not Applicable
Availability of Views	No Views
Availability of Lift	No

<b>Construction Type</b>	The construction of the low wall surrounding the parameter of the site consists of masonry stone blocks and fencing, as well as light fixtures.
<b>Current State of Finish</b>	Finished
<b>New Building</b>	No
<b>Schedule of Accommodation</b>	Refer to appendix B for schedule of accommodation.
<b>External Accommodation</b>	Refer to appendix B for schedule of external accommodation.
<b>Areas</b>	
<b>Site Footprint</b>	39,525 m <sup>2</sup>
<b>Other Comments</b>	
<b>Energy Related Features (Existing)</b>	Not Applicable.
<b>Year of Construction</b>	N/A
<b>Location Type</b>	Other:
<b>Planning Issues</b>	
<b>Planning Permit</b>	Refer to Appendix D
<b>Variations Noted</b>	N/A
<b>Further Comments</b>	Nil
<b>Defects Observed</b>	No structural tests for said building have been commissioned. Comments below are based on visual observations undertaken during the valuer's site visit.
<b>Valuation Methodology</b>	<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 investment method.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p>
<b>Special Conditions</b>	<ul style="list-style-type: none"> <li>• This valuation does not consider furniture, fittings, movable equipment and customer's personal goodwill which is not considered part of the immovable security.</li> <li>• Valuation for proposed development is based on the finishing specifications indicated by customers during site inspection.</li> <li>• 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.</li> <li>• 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.</li> <li>• The valuer hereby declares that he/she holds no known no conflict of interest in this assignment and may thus considered as independent appraiser.</li> <li>• Unless otherwise states it is assumed that the property is held on a free and</li> </ul>

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 € 80,100 (Euro eighty thousand one hundred).

**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**

18/07/2024

## Appendix A: Definitions

- **Site Footprint** represents the largest area occupied by the property being valued (internal + external areas), at any particular floor. This area should exclude common spaces or other adjoining 3rd party properties.
- **Floor** is the floor number that the property is situated on. This field should only be filled in for apartments, penthouses and maisonettes. Ground floor and semi-basements should be flagged as 0. Higher levels should be flagged accordingly e.g. 1st Floor = 1 etc.
- **Gross Internal Area** is the total area of the whole unit including all rooms and internal spaces, this includes wall thickness (owned party wall to be included) but excluding yards, backyards and shafts. In addition, a garage which is not an integral part of the dwelling but situated in the vicinity of property being sold/bought in the same contract of sale should be included in the size of the property. This area should exclude common spaces.
- **Size of Property** should be calculated on the footprint of the plot on which the property is built per floor, including yards, shafts, front garden etc. (i.e. GIA + External Areas). In addition, a garage which is not an integral part of the dwelling but situated in the vicinity of property being sold/bought in the same contract of sale should be included in the size of the property. This area should exclude common spaces.
- **Year built** is the year that the property was built or when not available the year in which the permit was issued.
- **Lift:** the availability of lift should be flagged if the lift is installed and/or the space of a lift is present. This field should only be filled in for apartments and penthouses.
- **Views:** the presence of views should be flagged only if the view is seen from inside the property and/or from the balcony. Views seen from the roof top should not be included.

## Appendix B: Development Profile and Calculations

### Discounted Cash Flow

#### Annual Rent from existing facilities

5 a side	Rent of Football pitch (16 pitches)	560
	Hours Available	10
	Occupancy	15.00%
	Daily Rent	840
	Annual Rent	306600

11 a side	Rent of Football pitch (4 pitches)	480
	Hours Available	10
	Occupancy	5.00%
	Daily Rent	240
	Annual Rent	87600

Total Annual Rent                      394,200.00

**Table B1 – Annual Rent Income from the available sports facilities**

Start of Year	Current ERV (Estimated Rental Value)	A (Future Value) of 1 Euro @		0.00%	Projected Income	Outgoings	Forecast Income	PV @	8.00%	Present Value	YP perp @ %	
		t						t				
1	394,200.00	0	0	1.000	394,200.00	(39,420.00)	354,780.00	0	1.000	354,780.00	16.000	
2	394,200.00	1	0	1.000	394,200.00	(39,420.00)	354,780.00	1	0.926	328,500.00	16.000	
3	394,200.00	2	0	1.000	394,200.00	(39,420.00)	354,780.00	2	0.857	304,166.67	16.000	
4	394,200.00	3	0	1.000	394,200.00	(39,420.00)	354,780.00	3	0.794	281,635.80	16.000	
5	394,200.00	4	0	1.000	394,200.00	(39,420.00)	354,780.00	4	0.735	260,773.89	16.000	
6	394,200.00	5	5	1.000	394,200.00	(39,420.00)	354,780.00	5	0.681	241,457.31	16.000	
7	394,200.00	6	5	1.000	394,200.00	(39,420.00)	354,780.00	6	0.630	223,571.58	16.000	
8	394,200.00	7	5	1.000	394,200.00	(39,420.00)	354,780.00	7	0.583	207,010.72	16.000	
9	394,200.00	8	5	1.000	394,200.00	(39,420.00)	354,780.00	8	0.540	191,676.59	16.000	
10	394,200.00	9	5	1.000	394,200.00	(39,420.00)	354,780.00	9	0.500	177,478.33	16.000	
					511,000.00	(51,100.00)	459,900.00			333,284.38		
11	394,200.00	20	20	1.000	394,200.00	(39,420.00)	354,780.00	20	0.215	76,117.41	2,647,168.31	16.000

<b>Sale of Property @ Year 10</b>	
Projected Rent	394,200.00
Outgoings	(39,420.00)
Forecast Income	354,780.00
YP perp @ %	16.000
PV @ % def'd 20 years	0.215

1,217,878.61

Valuation	1,217,878.61
Agency Fees	0.00
Value of Complete Property	1,217,878.61

Rounded: 1,218,000.00

**Table B2 – Existing Market Value of the sport facilities**



	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
Football Grounds	1218000	6.25%	76125	5.00	80131.58
				<b>Total</b>	<b>80131.58</b>

**Table B3 – Calculation for annual rent**

**Valuation Conclusion**

After having taken into consideration the above-mentioned assumptions and assessed the development in view of Planning Authority policies, local plan issues and the fact that the site is freehold and taking into account the potential use of the said property, I consider the following:

**Total Annual Ground Rent = € 80,100**

## Appendix C: Data Summary

Property Address	Sports Grounds, Marsa Sports Complex, Ta Ceppuna Access Road, Marsa
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial: Sports Facilities
Current State	Finished
New Building	No
Site Footprint	39,525 m <sup>2</sup>
Availability of Garden	No
Availability of Pool	No
No. of Bedrooms	Not Applicable
Availability of Lift	No
Floor Level	Not Applicable
EPC Value	Not Available
Availability of Views	No Views
Valuation Methodology	DCF on cashflows (Net Income)
Annual Ground Rent	€ 80,100
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	18/07/2024

## **Appendix D: Planning History and Constraints**

At the time of writing of this report no Planning Authority applications were traced on the PA website.

### **Location & Planning Policy Considerations**

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

- Site of Specific Importance – GE01

As shown in the Marsa Inset Map, the area in question is indicated as "Site of Scientific Importance". In addition with reference to the Grand Harbour Local Plan General Policy Document, policy GE01 states that:

#### **GE01 - Valleys, Areas Of Ecological / Geological Importance And Sites Of Scientific Importance**

Valleys, Areas of Ecological / Geological Importance and Sites of Scientific Importance are defined and indicated on the appropriate Inset Maps. The major areas are near Ricasoli/Kalkara. In these areas, development of any description which could prejudice the unique natural characteristics of the areas or adversely affect individual sites will not be permitted.

Reference is made to the Structure Plan and its Explanatory memorandum. In policy RCO1, Areas of Ecological Importance and Sites of Scientific Importance are Rural Conservation Areas. Hence, references in the Structure Plan to Rural Conservation Areas are also applicable to these areas. Structure Plan policies RCO 28 and RCO 29 also give special protection to valleys.

# Appendix E: Site Plan

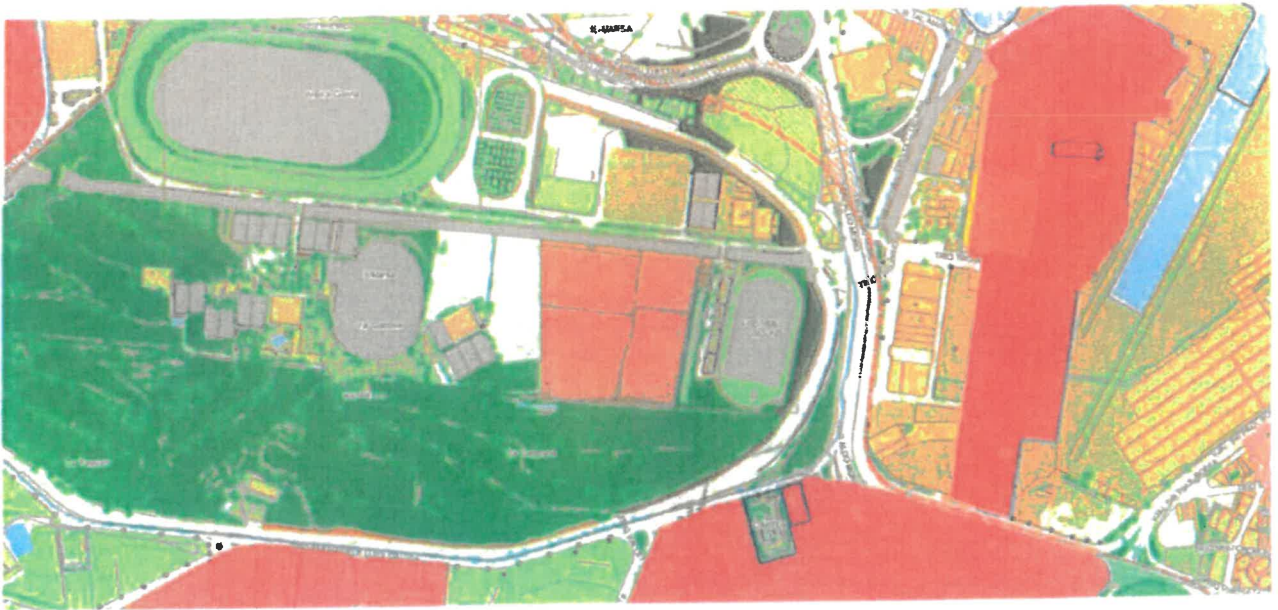




Orthophoto 2018

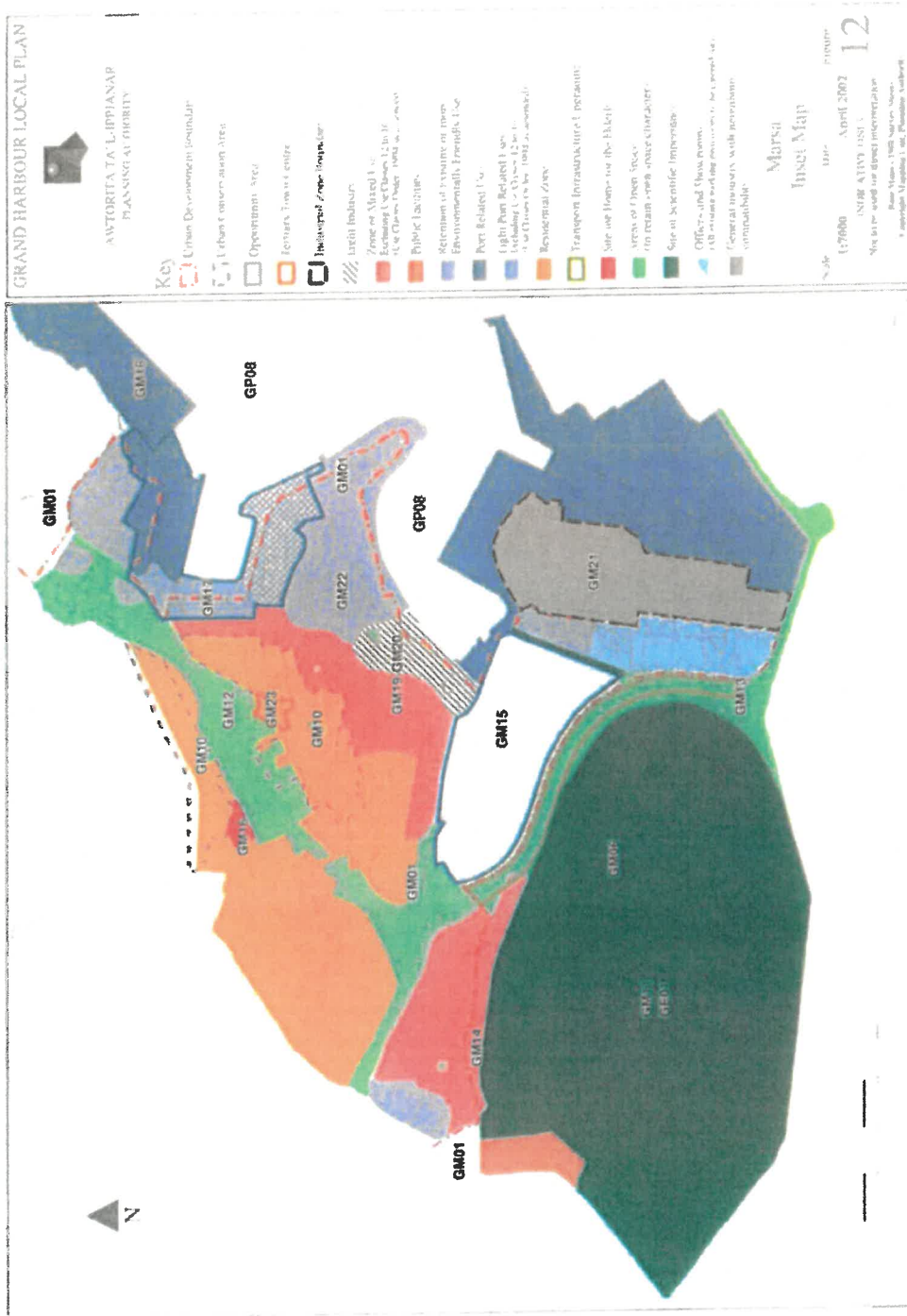


Planning Authority Basemap



Planning Authority Basemap, incl. constraints

# Appendix F: Marsa Insert Map



CG



Date: 18<sup>th</sup> July 2024Request for calculation of valuation subsidy

As per Lands Department SoP procedures kindly provide the department with the following values for the valuation performed on a pocket of land located in Ta Cappuna Access Road Marsa. (attached with this document as annex 1): (2585m<sup>2</sup>)

- 1) Original Rental Value of property in question as indicated in Valuation:  
€ 80,100
  
- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:  
€ 76,095
  
- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:  
€ 4,005



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](http://www.sportmalta.org.mt)  
E-mail: [info@sportmalta.org.mt](mailto:info@sportmalta.org.mt)

## LAND REGISTRATION AGENCY

10<sup>th</sup> September, 2024

REPLY FORM E (ATTACHED) NUMBER: 16932

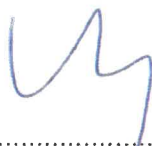
REGARDING PROPERTY: Portion A only, Marsa

REQUESTED BY: Dr Joe Cilia

LIST OF ATTACHED DOCUMENTS: certificate 34000042, plan, Doc A

**REPLY COVERS PERIOD TO: 6th September 2024**

1. This reply is limited to Portion marked "A" on LR plan.
2. The part marked in green on attached Doc A is not in a registration area and not registered.
3. The part marked in red forms part of title 34000042, registered on behalf of the Government of Malta. Attached certificate and plan refer.
4. 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



**KURT BORG**  
Property Registration Manager  
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 2560 9700



enquirieslandregistry@gov.mt



landregistry.gov.mt



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

016932

Marsa Rugby – Portion A only, *Marsa*  
*[Signature]*

FORM E :

91871

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:



DESCRIPTION OF PROPERTY: Portion A only, Marsa  
*[Signature]*

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?

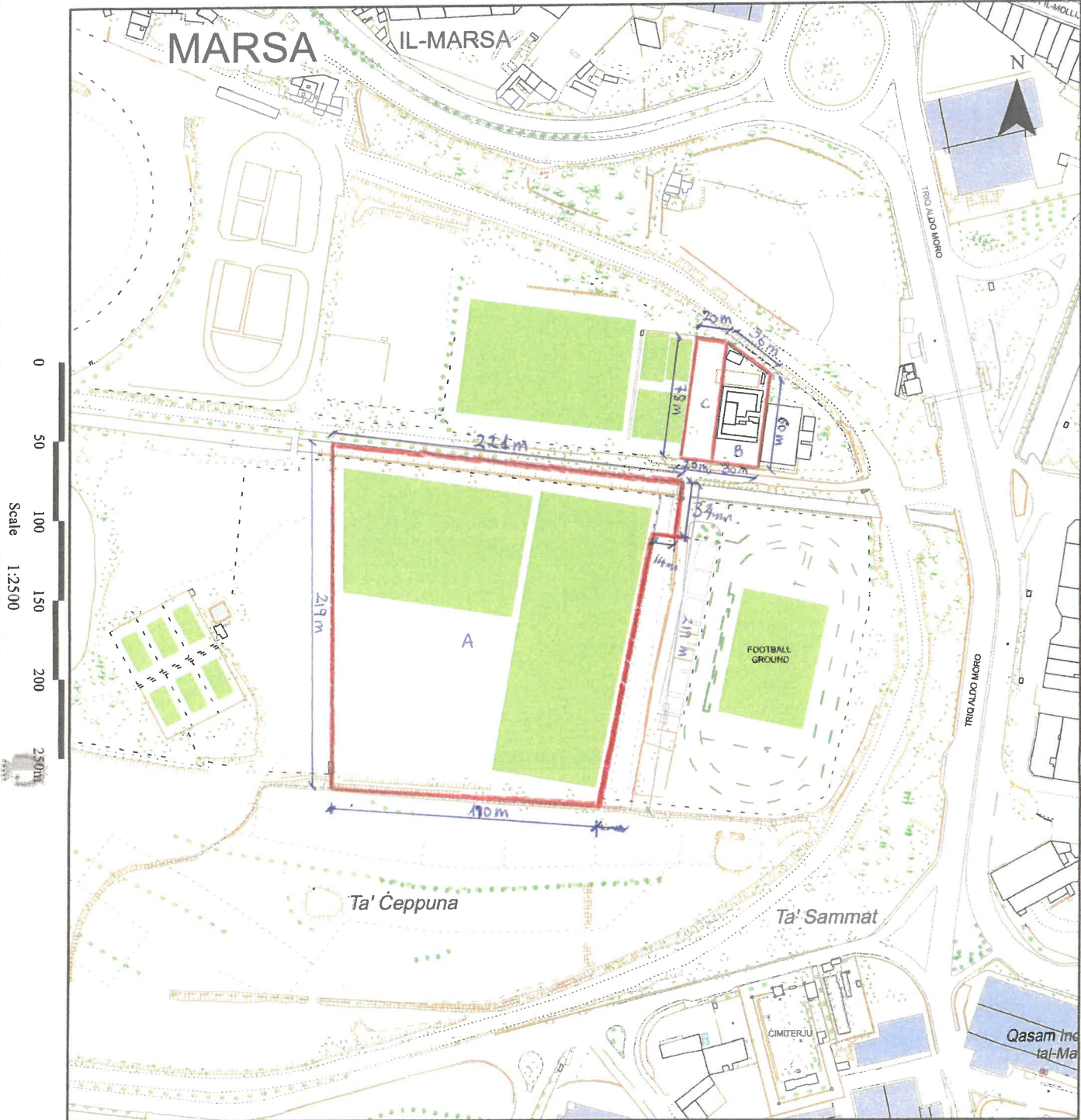
REPLY TO BE FORWARDED TO: Dr. Joe Cilia, 107, Triq il-Knisja, Paola PLA1074

*[Signature]*  
Notary Dr. Joe Cilia LL.D

RISPOSTA ANNESSA  
VIDE ATTACHED REPLY

*[Signature]* 10/9/24  
KURT BORG  
Property Registration Manager  
Land Registration Agency

LR 365452



Scale 1:2500



**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

Nru tal-Mappa:

**355770 E**

Pozizzjoni Ċentrali:

**x = 54228**

Parti min S.S.:

**5470**

Data:

**04/07/2024**

Map Number:

Centre Coordinates:

**y = 70510**

Extracted from S.S.:

Date:

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:

**PERIT GIORGIO SCHEMBRI B.E. & A. (Mons)**  
 Warrant No. 535  
 Address: 6, Xorrod, Street, Birkirkara BKA 1632  
 Mobile: 7904 7285 Tel: 21448956  
 Email: giorgio@maltanet.net



Qies (metri kwadri):

AREA A: 39,525 m<sup>2</sup> (circa)

Area (square metres):

AREA B: 2,100 m<sup>2</sup> (circa)

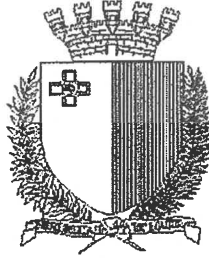
Firma ta' l-Applikant:

AREA C: 1,310 m<sup>2</sup> (circa)

Applicant's Signature:

016932

Dritt imhallas  
Fee Paid



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

Proprjeta' Numru: 34000042

Attiva

Garantit

Numru ta' ZSBP:

Tip ta' Proprjeta'	Art
Indirizz	
	MARSA
Kunsill Lokali	MARSA
Kejl dikjarat (m.k.)	5823.68

**Kummenti**

Parcel Nru.1980 kif sottomess ma' applikazzjoni mid-Dipartiment ta' l-Artijiet. Tiffirma parti minn applikazzjoni akbar:

Dan ic-certifikat jinkludi dettalji dwar 1 applikazzjonijiet



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

---

Applikazzjoni Numru:	200514300M	Propjeta' Numru:	34000042
Applikanti	I	Ref:	LRA3270/05
L-Ewwel Registrazzjoni maħduma fil-07/12/2005		Approvata fil- 14/12/2005	

---

Numru ta' Identita'	Isem U Kunjom
CB0006	O Gvern ta' Malta **
Sehem Shih	

---

**Bazi***Permezz ta' dikjarazzjoni presentata fil - 06/12/2005 b'titolu Liberu u Frank***Kummenti ohra:**

**Kummenti ohra fuq applikazzjoni numru 200514300M**  
*Kif ukoll LRA3274/2005.*

---

Mahruġ skond l-Att  
Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.  
sid fid-data tal-hruġ.  
Soġġett għall-interessi li jipprevalu jekk  
mhux espressament esklużi. Saret Area  
ta' registrazzjoni fil- 06-12-2005

---

Registratur tal-Artijiet

1/3



S.S. 5270

Map Ref. 52999  
70500

QORMI, MARSA

LOCALITY: QORMI, MARSA

S.P. No: SM5270 1

SCALE 1:6000

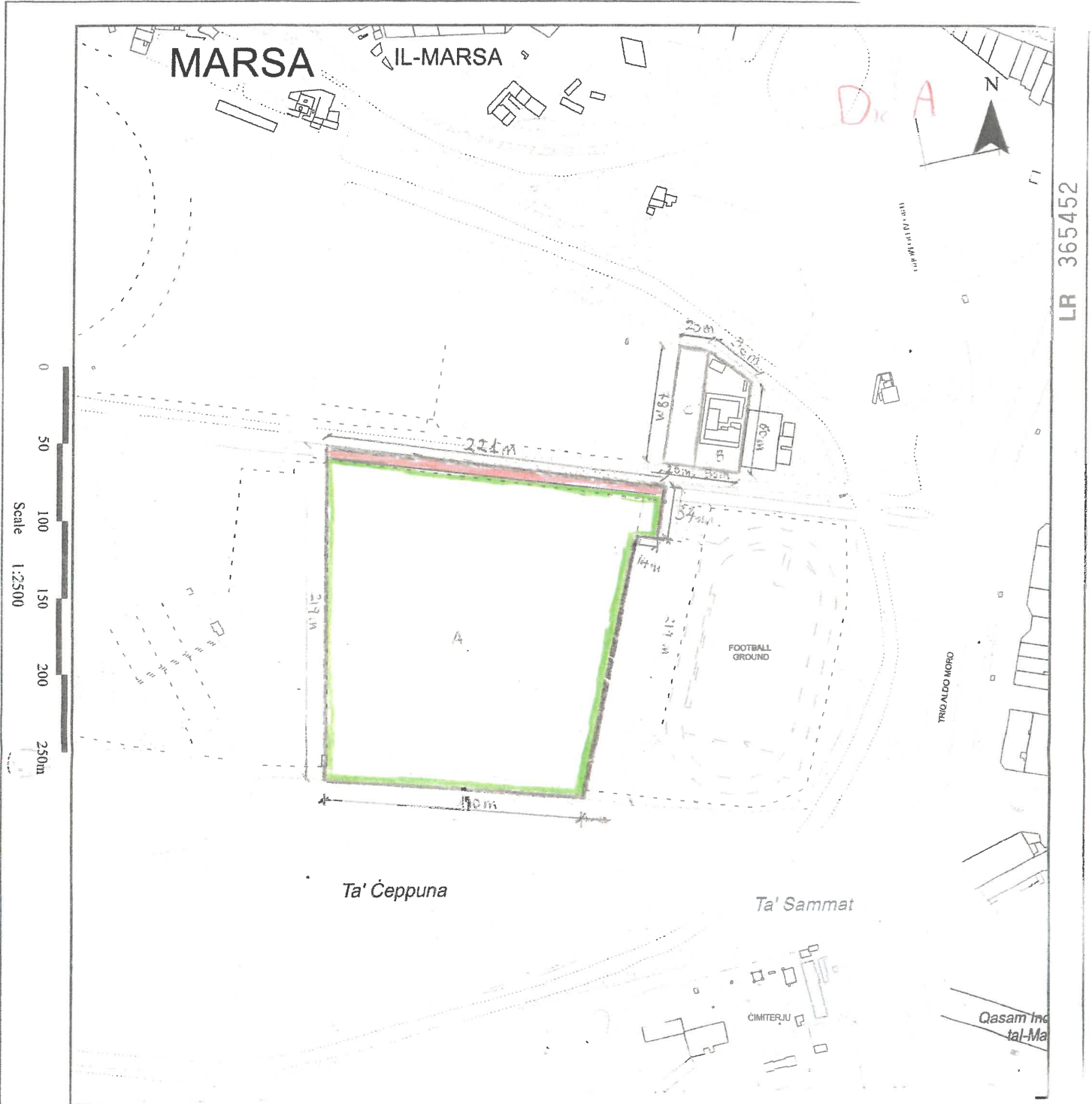
FILE:

DRAWN BY:  
H. VIKEDDHI


CHECKED BY:

**ESSENT CANTANA**  
(Hons.) Pub. Acq.  
ESTATE MANAGEMENT

**Perit Stefan Scotto**  
*Estates Management*



LR 365452

 pls title 34000042

 not registered

36910