



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

Billi hija l-politika tal-Gvern li jhegġegħ l-isport kif ukoll is-sehem fil-qasam soċjali ta' għaqdiet volontarji, il-Gvern tar-Repubblika ta' Malta beħsiebu jagħti proprjetà lil Burmarrad 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 f' Burmarrad, kif deskritta aħjar fl-abbozz tal-ftehim anness bhala DOK BFC, tiġi mogħtija b' titolu ta' enfitewsi temporanju lil Burmarrad Football Club għaż-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozz.

Onor. Clifton Grima

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



Lista ta' Dokumenti Annessi mal-Mozzjoni Parlamentari:

Tip ta' Dokument	Paġni
DOK BFC – Emfitewsi Temporanja Burmarrad Football Club	1 sa 7
DOK R - Club Resolution Burmarrad Football Club	8 sa 9
DOK P - Pjanta	10
DOK LR - Land Registry Form E	11 sa 16
DOK S - Stima tal-Perit David Grima	17 sa 31
DOK S1 - Kalkolu tas-Sussidju tal-Valutazzjoni minn SportMalta	32

<p style="text-align: center;">Illum,</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>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:-</p> <p>- aktar 'l isfel imsejjaħ "SportMalta".</p> <p>Mit-tieni parti:-</p> <p>Francis Muscat, legalment separat, iben Joseph Muscat u Carmen Muscat nee Mifsud, imwieled il-Pieta fit-30/06/1975 u residenti f'numru sitta u tlettin (36), Willow Court, Triq Mattia Preti, Gharghur, karta tal-identita numru 333975(M), Simon Borda, mizzewweg, iben Alfred Borda u Josephine Borda nee Borg, imwieled il-Pieta fil-21/12/1973 u residenti f'Simrose, Triq ir-Raddiena, Birzebbuga, karta tal-identita numru 21874(M) u Claudette Camilleri nee Camilleri, mizzewga, imwiilda l-Pieta fis-26/11/1972 u residenti f'numru ghoxrin (20), Bougainville, Triq Vendome, Gharghur, karta tal-identita numru 521072(M), li qed jidhru bhala President, Segretarju u Tesoriera, għan-nom u in rappreżentanza ta' Burmarrad Football Club ta' Triq il-Witja, Burmarrad, kif debitament awtorizzati permezz ta' rizzoluzzjoni tal-kumitat tal-istess ghaqda hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidament 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 jikkonċedi b'titolu t'enfitewsi temporanja għal perjodu ta' hamsa 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 erbat elef u disgha metri kwadri (4009m.k), f'Burmarrad, fil-limiti ta' San Pawl il-Bahar, kif muri fil-pjanta Ta' Government Property Division Estate Management Department li ggib ir-riferenza ittri PD numru elfejn u</p>	<p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol.I.:</p>
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tmienja sottosink tlieta u tletin (P.D. 2008_33) kli tinsab annessa m'att tan-Nutar Dottor Roderick Gatt tat-tmienja u ghoxrin ta' Mejju, tas-sena elfejn u erbgħa u ghoxrin (28/5/2024), u li kopja tagħha qed tigi hawn annessa u mmarkata Dokument 'P', u liema sit tikkonsisti mis-segħenti porzjonijiet :

(i) bicca art (gawnd tal-futbol) fi Triq Burmarrad, Burmarrad, limiti ta' San Pawl il-Bahar ta' circa tlett elef mitejn u tlieta u hamsin metri kwadri (3,253mk), konfinanti mill-Grigal, mix-Xlokk u mill-Lbic ma' proprjeta' tal-Gvern ta' Malta, jew is-successuri tiegħu fit-titolu, jew irjeh verjuri, kif immarkata bl-ittra 'A' u delineata bl-ahmar fuq il-pjanta fuq imsemmija ;

(ii) kumpless ta' bini fi Triq Toni Camilleri, Burmarrad, limiti ta' San Pawl il-Bahar, li jikkonsisti f'*Club House* bla numru u spazju miftuh, li flimkien igibu l-kejl ta' circa mitejn u sebgha u ghoxrin metri keadri (227mk), konfinanti mil-Grigal, mill-Majjistral u mill-Lbic, ma' proprjeta' tal-Gvern ta' Malta, jew is-successuri tiegħu fit-titolu, jew irjeh verjuri, kif immarkata bl-ittra 'B' u delineata bl-ahmar fuq il-pjanta fuq imsemmija ;

(iii) is-sit tal-kejl ta' circa hames mija u disgha u ghoxrin metri kwadri (529mk), fi Triq Burmarrad, Burrarrad, fil-limiti ta' san Pawl il-Bahar, konfinanti minn-Nofsinhar ma' Triq Toni Camilleri, mill-Majjistral ma' Triq Burmarrad, u mill-irjihet l-ohrajn kollha ma' proprjeta' tal-Gvern ta' Malta, jew is-successuri tiegħu fit-titolu, kif immarkata bl-ittra 'C', delineata bl-ahmar fuq il-pjanta fuq imsemmija ;

L-imsemmija proprjeta' tikkonfina kollha f'daqqa peress illi l-imsemmijin porzjonijiet li jiffurmawha huma kontigwi għal xuxlin mill-Majjistral ma' Triq Burmarrad, mill-Lbic ma' Triq Toni Camilleri, u mill-irjihet l-ohrajn kollha ma' proprjeta' tal-Gvern jew is-successuri tiegħu fit-titolu jew irjeh verjuri, tidher murija bhala shiha fil-kopja tal-pjanta annessa mal-Form E annessa ma' dana l-att u mmarkat Dokument 'LR'.

Din il-koncessjoni enfite wtika qegħda ssir u tiġi aċċettata bil-pattijiet u l-kundizzjonijiet li ġejjin, u cioè:-

(1) Versu ċ-ċens annwu u temporanju ta' **dsatax il-elf u sebgha mitt ewro (€19,700)** għal hamsa u erbgħin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'perċentwal ta' hamsa u disgħin fil-mija (95%), ekwivalenti għal **tmintax il-elf, sebgha mija u hmistax il-ewro (€18,715)**, minn-SportMalta bhala 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 ta' **disgha mija u hamsa u tmenin ewro (€985)**, f'għeluq kull perjodu ta' hames (5) snin mill-illum, dan l-ammont ta' ċens għandu jiġi rivedut b'żieda ta' għaxra fil-mija (10%) tac-ċens eżistenti meta ssir ir-reviżjoni, biex b'hekk, ic-ċens li jithallas għal kull hames (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 tigi hawn annessa u mmarkata Dokument 'S'u kif stipulat fir-*Request for calculation of valuation* subsidy ta' SportMalta li kopja tagħha qed tigi hawn annessa u mmarkata Dokument 'S1'.

(2) Iż-żmien tal-konċessjoni enfitewtika jista' jiġi mġedded favur il-klabb fl-gheluq 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 jiġihallas 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 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 titħalla tidħol biex tagħmel, f'każ ta' bżonn, spezzjoni tal-facilitajiet sportivi ossia l-proprjetà trasferita.

(10) SportMalta, għandu jkollu d-dritt li jagħmel użu b'xejn mill-facilitajiet sportivi tal-klabb għall-perjodu 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-proprjeta' għandha tintuża esklussivament għall-attività sportiva, li tista' tinkludi ufficcini 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, jissuloka 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 hief, 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' l-Awtorita' għall-Integrita' fl-Isport Malti (AIMS) u jfornih b'dak kollu stabbilit fl-Avvizi Legali numru mitejn u sebgha u ghoxrin tal-elfejn erbgha u ghoxrin u mija u wiehed u erbghin tal-elfejn u tlieta u ghoxrin (A.L.141/2023) u (A.L.227/2024)jew kull liġi oħra li tiegħu post dan l-Avviz Legali.

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

(17) Il-klabb jintrabat illi jassigura li l-bandli ezistenti jibqa miftuh u accessibli għal pubbliku in generali.

(18) Jekk il-klabb ixolji jew iżarma, it-titolu fuq l-imsemmija proprjeta' jintemm *ipso facto* u l-proprjeta' 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 generali preżenti u futuri oltre l-poteka Speċjali u Privileġġ Speċjali skont il-liġi, fuq il-proprjeta' b'dan l-att trasferita.

Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffixsata s-somma ta' **dsatax il-elf u sebgha mitt ewro (€19,700)**, bejn il-komporenti 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 (illum is-successur fit-titolu tal-Knunsill Malti għall-Isport) in kwantu għall-porzjonijiet fuq deskritti bin-numri (i) u (ii) permezz tal-Avviz Legali sitta u sittin tas-sena elfejn u tmienja (A.L. 66/2008) u in kwantu għall-porzjoni (iii) in forza ta' att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Roderick Gatt tat-tmienja u ghoxrin ta' Mejju, tas-sena elfejn u erbgha u ghoxrin (28/5/2024), 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-Dhul [Kapitlu numru mija u tlieta u ghoxrin (123) tal-Liġijiet ta' Malta] dan it-trasferiment huwa ezentat mill-hlas ta' taxxa fuq il-qliegħ u dan skont l-artikolu numru erbgha u tletin (34) tal-Att dwar l-Isport, Kapitulu numru erba' mija hamsa u hamsin (Kap 455) tal-Liġijiet ta' Malta.

Għall-fini tal-Kapitlu numru mitejn u sitta u erbghin (Kap.246) tal-Liġijiet ta' Malta dwar l-Akkwist ta' Proprjetà Immobbli minn Persuni Mhux Residenti, qed jiġi ddikjarat mill-akkwirenti 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 qegħda 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.

Ai termini ta' l-Att ta' Registrazzjoni ta' l-Artijiet, jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att illi l-proprjeta' in kwistjoni taqa' f'area ta' registrazzjoni obligatorja u tiffirma parti mic-Certifikat fit-Titolu numru hamsa hamsa zero zero wieħed hamsa hamsa sebgha (55001557), 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 ta' SportMalta għal kwalunkwe ammont dovut lilu sallum minħabba l-okkupazzjoni ta'l-istess proprjeta'.

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 in parti skond att ippubblikat minn-Nutar Dottor Roderick Gatt tat-tmienja u ghoxrin ta' Mejju, tas-sena elfejn u erbgħa u ghoxrin (28/5/2024), li permezz tiegħu Sport Malta għandu d-dritt li jittrasferixxi l-imsemmija propjeta' lil persuni sportivi irregistrati ma' Sports Malta taħt l-att tal-ISports (KAP 455) tal-Liġijiet ta' Malta u cioè' b'titolu ta' enfitewsi temporanju li ma jaččedix il-perjodu ta' ħamsa u sittin (65) sena u 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 jiġi hawn anness elenku tad-dokumenti annessi ma' dana l-att li qed jiġi immarkat Dokument 'E' għal kull fini u effett tal-liġi.

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

ELENKU TAD-DOKUMENTI – DOK E

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

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



To whom it may concern,

4th November 2024,

This is to confirm that the under mentioned members of committee of Burmarrad Amateurs FC is authorizing the following members to appear on the deed of temporary emphyteusis with SportMalta.

President – Mr Francis Muscat son of Joseph and Carmen Muscat nee Mifsud (alive) born on 30.06.1975, Place of Birth Pieta and residing at 36, Willow Crt, Flt 2 Triq Mattia Preti Gharghur, Single. ID 333975m

Secretary – Mr Simon Borda son of Alfred and Josephine Borda nee Borg (alive) born on 31.12.1973, Place of Birth Pieta and residing at 3, Simrose Triq ir-Raddiena Birzebbuga ID 21874m

Treasurer – Ms Claudette Camilleri daughter of Carmel Camilleri (Passed away)) and Mary Camilleri nee Gauci (Passed away) born on 26.11.1972 place of birth Pieta and residing at 20, Bougainville, Triq Vendome, Gharghur, Married ID 521072m

Signed today 4th November 2024 by members of committee.

Vice President Michael Galea – 99860M



Vice Secretary Godfrey Simiana – 386661 M



Vice Treasurer John Deguara – 383253 M



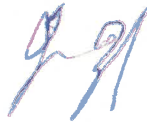
Councillor – John Camilleri – 13268 M



Members

Paul Gauci – 810153M *P. Gauci*

Joseph Zahra - 348543 M



Tyron Laudi – 442586M



**FOOTBALL GROUND, PLAYING FIELD AND ANCILLARY STRUCTURES
 TRIQ BURMARRAD
 BURMARRAD
 I/O SAN PAWL IL-BAHAR**



Site Plan
 S.S. 4677

Scale 1:2500
 Map Ref. 47298
 77142

- A** TENEMENT No.: G28054
 AREA: 3,253m²
 Administration to be transferred to
 Kunsifil Mali ghall-iSport
- B** TENEMENT No.: E20374
 AREA: 227m²
 Administration to be transferred to
 Kunsifil Mali ghall-iSport
- C** TENEMENT No.: E20375
 AREA: 529m²

**GOVERNMENT PROPERTY DIVISION
 ESTATE MANAGEMENT DEPARTMENT**

LOCALITY: SAN PAWL IL-BAHAR

P.D. No: 2008_33 SCALE 1:500

FILE: L 22688
 DRAWN BY: SCOTS001
 CHECKED BY: (sgd. J. Caruana)
 (sgd. S. Scotto)
 A&CE Director Estate Management
 DATE: 22/01/2008



Scale 1:500

CHECKED ON SITE - JANUARY 2008



LAND REGISTRATION AGENCY

DATE: 26th June, 2024

REPLY FORM E (ATTACHED) NUMBER: 12604

REGARDING PROPERTY: Burmarrad FC

REQUESTED BY: Notary Dr. Joe Cilia

LIST OF ATTACHED DOCUMENTS: Certificate 55001557

REPLY COVERS PERIOD TO: 24th June 2024

1. Property as marked on LR Plan no.347356E – LR344819 forms part of Title no.55001557.
2. Note that no plan can be given, as parcel was created by the Lands Authority.
3. If plan is used for future registration, it will be valid if it is in accordance with subsidiary legislation 296.08 END.

.....
 LAND REGISTRY OFFICIAL - SIGNATURE
 f/LAND REGISTRAR

STEPHEN FERRAZZOLI
 Unit Co-Ordinator
 Land Registration Agency
 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

San Gwann, Għajet

VL 1535

Pagna 11 min 32

012604

88613

Burmarad FC

FORM E :

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:



DESCRIPTION OF PROPERTY: BURMARAD 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

RISPOSTA ANNESSA
VIDE ATTACHED REPLY

26/6/24

STEPHEN AGUILERA
Unit Co-Ordinator
Land Registration Agency



LAND REGISTRATION AGENCY

CILIA JOE
107 Triq il-Knisja

Paola
PLA1074

Date 26/06/2024
Code CIL001
System Reference 00095143
Sales Rep SC
External Reference APS 1670
Page 1 of 1

CASH SALE : 088613

Stock Code	Description	Quantity	Price	Gross	VAT%
FORM E	FORM E	6.00	30.00	180.00	0.00

VATRate	NetValue	VATAmt	Subtotal	180.00
0.00	180.00	0.00	VAT	0.00
TOTAL	180.00	0.00	Total Items :	6.00
			Total €	180.00

Posted 26/06/2024 12:48:45

SIMON CARBONARO
Land Registration Agency

Received In Good Condition

Shireburn Inventory Management System

+356 2560 9700
enquirieslandregistry@gov.mt
landregistry.gov.mt

116, Casa Bolino
Triq il-Punent
Il-Belt Valletta
Page 14 minn 32



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

Proprieta' Numru: 55001557

Attiva

Garantit

Numru ta' ZSBP:

Tip ta' Proprieta'	Art
Indirizz	L-Imdawra SAN PAWL IL-BAHAR
Kunsill Lokali	SAN PAWL IL-BAHAR
Kejl dikjarat (m.k.)	114383.07

Kummenti

Parcel Nru.1239 kif sottomessa ma' applikazzjoni mid-Dipartiment tal-Artijiet.

Dan ic-certifikat jinkludi dettalji dwar 1 applikazzjonijiet



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

Applikazzjoni Numru: 200208177M

Applikanti

1

L-Ewwel Registrazzjoni mahduma fil-23/10/2002

Proprijeta' Numru: 55001557

Ref:

LRA2608/02

Approvata fil- 29/10/2002

Numru ta' Identita'

CB0006

O

Isem U Kunjom

Gvern ta' Malta **

Sehem shih.

Bazi*Permezz ta' dikjarazzjoni presentata fil - 26/09/2002 b'titolu Liberu u Frank***Kummenti ohra:****Kummenti ohra fuq applikazzjoni numru 200208177M**



10/07/2024

Re: Valuation Certificate 2585v – Football Ground, Triq Burmarrad, Burmarrad, l/o San Pawl il-Bahar

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	2585v
Property Address	Football Ground, Triq Burmarrad, Burmarrad, l/o San Pawl il-Bahar
Customer	Sport Malta
Date of Inspection	10/07/2024
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.
Description	
Property Classification	Commercial: Sports Facilities
General Description	The property in reference comprises of sports facilities and are currently in a state of disrepair. The site is found in Triq Burmarrad in the vicinity of Burmarrad Parish Church in Burmarrad. The property comprises of three different areas: - A 2,359 sqm football ground that is currently in a dilapidated state - A 100 sqm clubhouse - A 1550 sqm recreational land (900 sqm agricultural & 650 sqm playing field)
Level (if applicable)	Not Applicable

Page 1 of 15

Structural//Architectural//Solutions

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

m: (+356) 9987 8005

t: (+356) 2702 1706

e: info@sasmalta.com

w: www.sasmalta.com

Availability of Views	No Views
Availability of Lift	No
Construction Type	The construction of the low wall surrounding the parameter of the football ground consists of masonry stone blocks while the construction of the clubhouse consist of concrete and msonry stone blocks .
Current State of Finish	Finished
New Building	No
Schedule of Accommodation	Refer to appendix B for schedule of accommodation.
External Accommodation	Refer to appendix B for schedule of external accomodation.
Areas	
Site Footprint	4009 m ²
Other Comments	
Energy Related Features (Existing)	Not Applicable.
Year of Construction	N/A
Location Type	Other: Outside Development Zone
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 investment method.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p>
Special Conditions	<ul style="list-style-type: none"> • 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 resence 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 (sports and undeveloped land) has in my opinion as an annual ground rent of € 19,700 (Euro nineteen thousand seven 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.

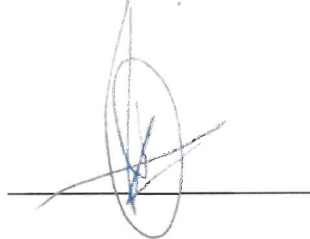
Warrant No.

570

Date

10/07/2024

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

Discounted Cash Flow

Annual Rent from existing facilities

5 a side	Rent of Football pitch	35
	Hours Available	11
	Occupancy	10.00%
	Daily Rent	38.5
	Annual Rent	14052.5

11 a side	Rent of Football pitch	120
	Hours Available	11
	Occupancy	2.00%
	Daily Rent	26.4
	Annual Rent	9636

Total Annual Rent 23,688.50

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	23,688.50	0	0	1.000	23,688.50	(2,368.85)	21,319.65	0	1.000	21,319.65	16.000
2	23,688.50	1	0	1.000	23,688.50	(2,368.85)	21,319.65	1	0.926	19,740.42	16.000
3	23,688.50	2	0	1.000	23,688.50	(2,368.85)	21,319.65	2	0.857	18,278.16	16.000
4	23,688.50	3	0	1.000	23,688.50	(2,368.85)	21,319.65	3	0.794	16,924.23	16.000
5	23,688.50	4	0	1.000	23,688.50	(2,368.85)	21,319.65	4	0.735	15,670.58	16.000
6	23,688.50	5	5	1.000	23,688.50	(2,368.85)	21,319.65	5	0.681	14,509.80	16.000
7	23,688.50	6	5	1.000	23,688.50	(2,368.85)	21,319.65	6	0.630	13,435.00	16.000
8	23,688.50	7	5	1.000	23,688.50	(2,368.85)	21,319.65	7	0.583	12,439.81	16.000
9	23,688.50	8	5	1.000	23,688.50	(2,368.85)	21,319.65	8	0.540	11,518.34	16.000
10	23,688.50	9	5	1.000	23,688.50	(2,368.85)	21,319.65	9	0.500	10,665.13	16.000
					511,000.00	(51,100.00)	459,900.00			333,284.38	
11	23,688.50	20	20	1.000	23,688.50	(2,368.85)	21,319.65	20	0.215	4,574.09	16.000

Sale of Property @ Year 10	
Projected Rent	23,688.50
Outgoings	(2,368.85)
Forecast Income	21,319.65
YP perp @ %	16.000
PV @ % def'd 20 years	0.215

73,185.48

Valuation	73,185.48
Agency Fees	0.00
Value of Complete Property	73,185.48

Rounded: 74,000.00

Table B2 – Existing Market Value of the sport facilities

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
	Burmarrad	1 Car Garage	Finished	16.00	16.00	€ 36,000.00	€ 34,200.00	2137.50
	St. Pauls Bay	2 Car Garage	Finished	25.75	25.75	€ 62,000.00	€ 58,900.00	2287.38
	St. Pauls Bay	1 Car Garage	Finished	15.00	15.00	€ 38,000.00	€ 36,100.00	2406.67
	St. Pauls Bay	2 Car Garage	Finished	34.22	34.22	€ 70,000.00	€ 66,500.00	1943.31
Average rate per square meters								2193.71
Average with country views								
Average without country views								
Maxima								2406.67
Minima								1943.31

Table B3 – Comparable Method for the Storage Facility

Market Value of Football Ground (€)	Area of Football Ground (m ²)	Rate per sqm (€/m ²) of Football Ground	Gross Area (m ²) of Recreational Land (€)	Market Value of Recreational Land (€)
74,000.00	2,359.00	31.937	1550	48,622.30

Unit Name/Number	Floor	Type	Area Considered	Gross Area	Rate per sqm	Market Value	Total Market Value
				m ²	€/m ²	€	€
Recreational Land			Site Footprint	1,550.00	31.37	48,622.30	48,622.30
Storage Facility			Site Footprint	100.00	2,193.71	219,371.33	219,371.33
Subtotal							267,993.63
Rounded							268,000.00

Table B4 – Calculation for Market Value of the Storage Facility

	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
Football Pitch	74,000	6.25%	4625	5.00	4868.42
Recreational Land	268,000	2.50%	6700	0.00	6700.00
Storage Facility	219,371	3.50%	7677.99665	5.00	8082.10
				Total	19650.52

Table B5 – 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 = € 19,700

Appendix C: Data Summary

Property Address	Football Ground, Triq Burmarrad, Burmarrad, I/o San Pawl il-Bahar
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial: Sports Facilities
Current State	Finished
New Building	No
Site Footprint	4009 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	DCF on cashflows (Net Income)
Annual Ground rent	€ 19,700
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	10/07/2024

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.

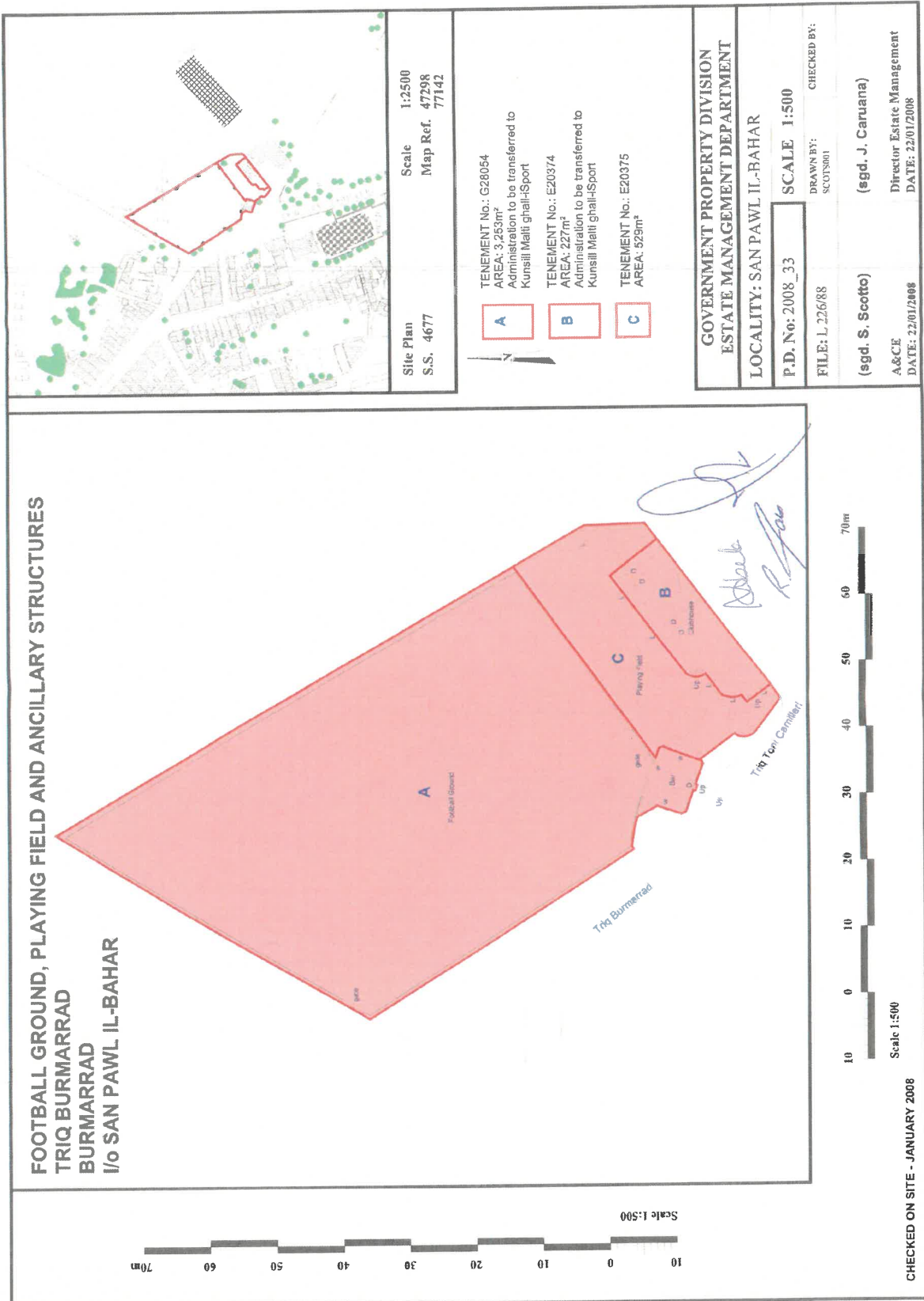
Case Number	Description of Works	Case Status
DN/01173 /11	Raising in level of part of playing field and re installation of playing equipment.	Approved
DN/00924/20	Remodelling of existing playground and installation of new playground equipment	Approved
DN/00281/22	Remodelling of existing playground and installation of new playground equipment	Approved
DN/01055/23	Minor Alterations to playground as approved in DN/281/22	Approved

Location & Planning Policy Considerations

The property is situated in Burmarrad and falls under no site constraints other than being in an Outside Development Area (ODZ).

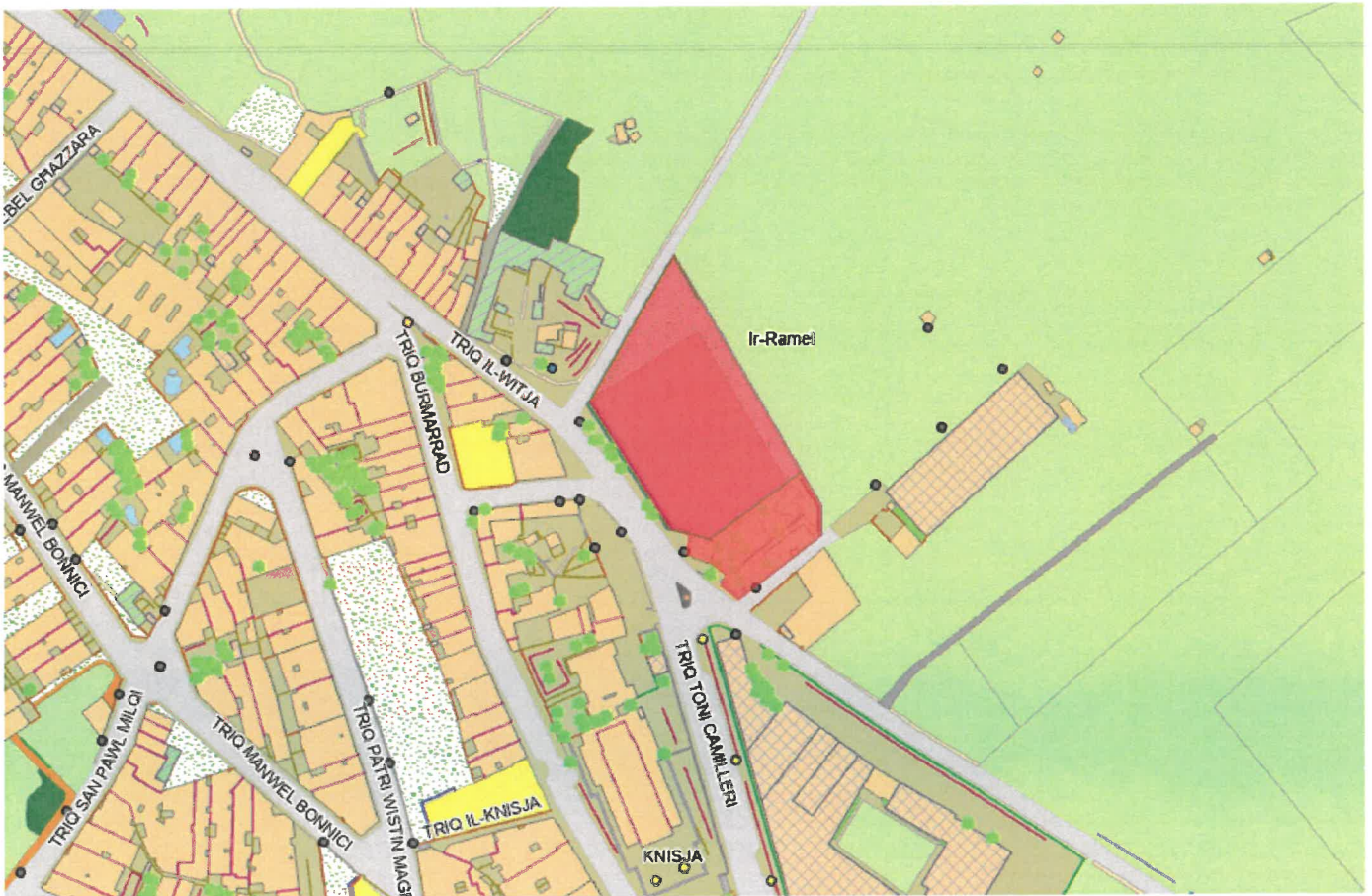
Appendix E: Site Plan

- Doc 'X' -

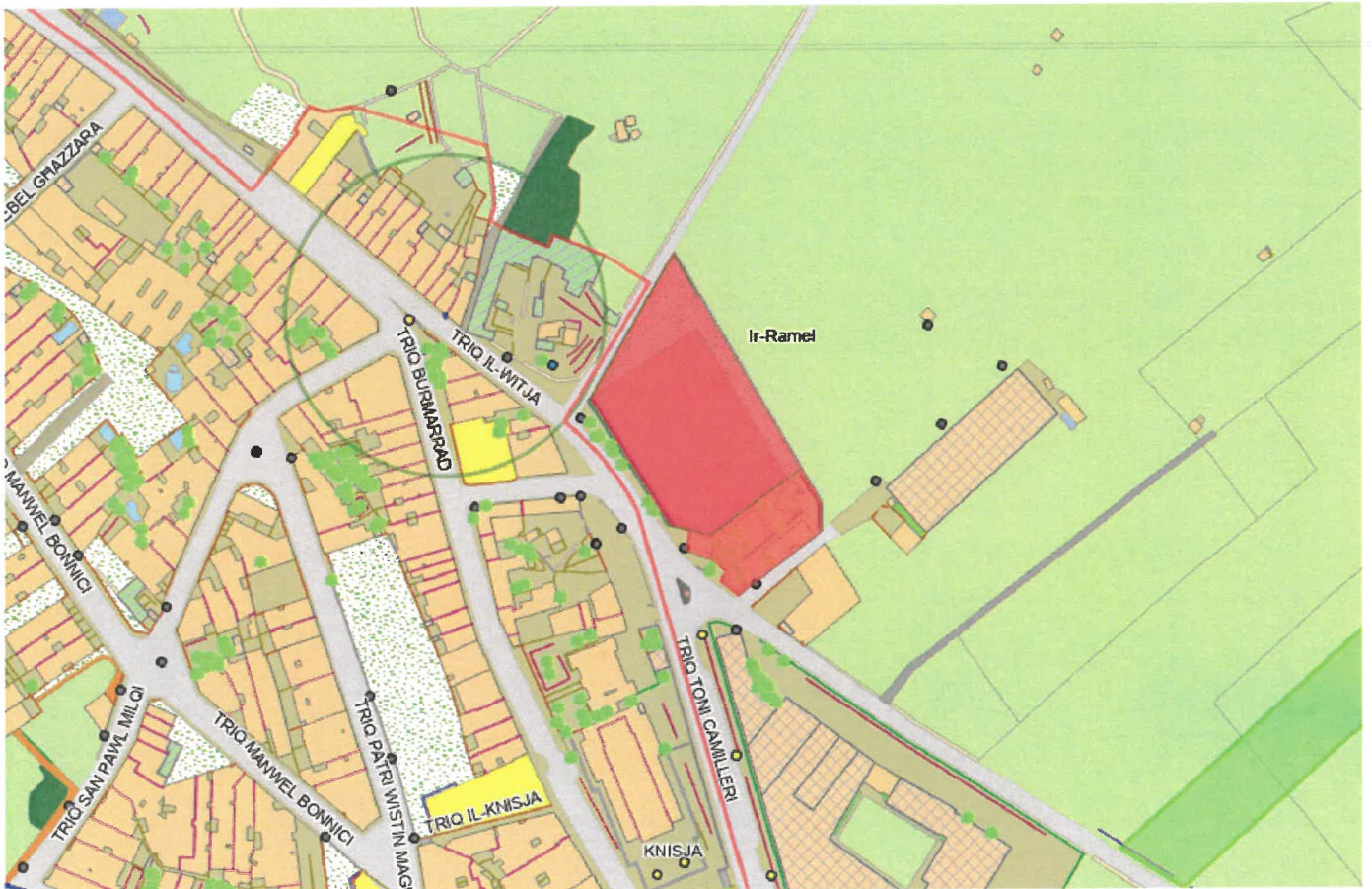




Orthophoto 2018

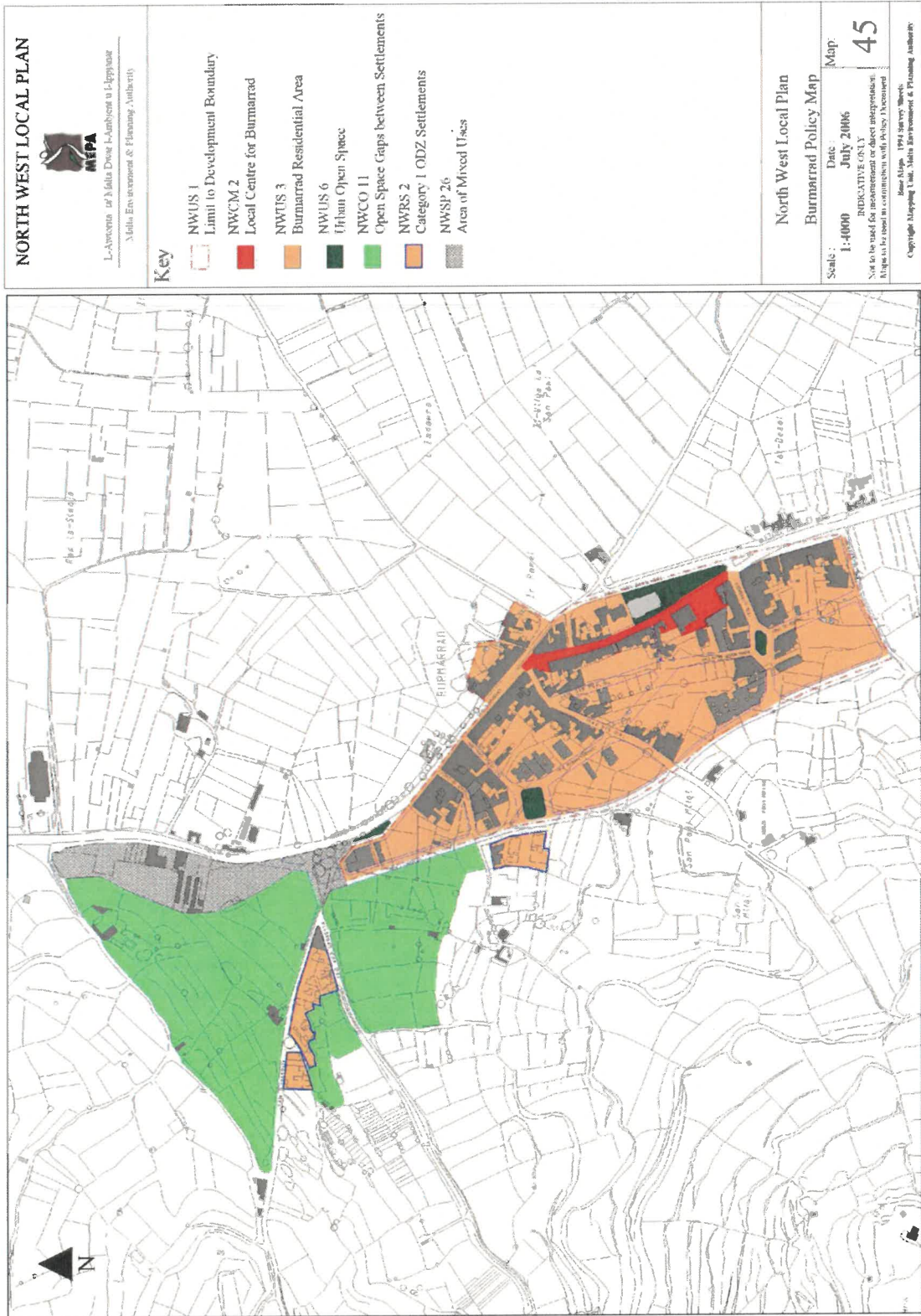


Planning Authority Basemap



Planning Authority Basemap, incl. constraints

Appendix F: Burmarrad Policy Map





Date: 11-7-2024

Request 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 San Pawl l-Beltas Football Ground in (attached with this document as annex 1): Trig Burmarrad

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 19,700
- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 18,715
- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 985



Rebecca Saré
Finance Manager

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 8000
Website: www.sportmalta.org.mt
E-mail: info@sportmalta.org.mt