

## Brincat Anna at Parlament-MT

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**From:** Mercieca Keith at NAO  
**Sent:** Friday, 16 January 2026 16:44  
**To:** Brincat Anna at Parlament-MT  
**Cc:** carabottdarren@gmail.com; Muscat Alexander at Parlament-MT; Deguara Charles at NAO; Camilleri Noel at NAO  
**Subject:** RE: Re: Informazzjoni mitluba mill-Kumitat Permanenti dwar il-Kontijiet Pubbliċi  
**Attachments:** 93\_2017\_04\_03 - Ittra Charles Mangion.pdf; NAO request for technical assistance

Ghaziza Sinjura Brincat,

L-informazzjoni mitluba hija s-segwenti.

L-ewwel talba hija dwar il-pjanta li hemm ippubblikata f'paġna 41 tar-rapport 'The Government's rescission of restrictions on the site of the Fortina Hotel'. Din il-pjanta ttejdet mill-ittra mibghuta min-Nutar Charles Mangion fit-3 ta' April 2017, liema ittra kienet mogħtija r-referenza Red 93 fil-file tal-Lands Authority L-874-1968-III-5. L-ittra hija annessa.

Fir-rigward tat-tieni talba, il-periti mqabnda mill-Uffiċċju Nazzjonali tal-Verifika ma għamlux survey tas-sit inkwistjoni. Minflok, l-Uffiċċju bbaża ruħu fuq taħlita ta' evidenza dokumentarja, informazzjoni dwar l-ippjanar u għodod ta' analiżi diġitali. L-Uffiċċju uża l-atti notarili tal-1991, tal-1996 u tal-2000 kif ukoll l-att ta' modifika tal-2019, b'eżami partikolari tal-pjanti tas-sit mehmuża ma' dawn il-kuntratti. Sar ukoll riferiment għal pjanti uffiċjalment approvati mehuda minn applikazzjonijiet tal-ippjanar, fejn il-PA/06252/17 serviet bħala l-punt ta' referenza ewlieni għad-determinazzjoni tal-potenzjal ta' żvilupp tas-sit. Barra minn hekk, l-NAO uża rappreżentazzjonijiet diġitalizzati tal-pjanti originali tas-sit, li ġew sovrapposti fuq il-pjanti tal-permessi tal-ippjanar sabiex jiġi stabbilit il-kejl reali tal-art.

Dwar it-tielet talba, li tikkonċerna t-termini ta' referenza li ngħataw mill-Uffiċċju Nazzjonali tal-Verifika lill-periti li għamlu l-valutazzjonijiet inkwistjoni, anness għandek issib email mibghuta mingħandi fl-24 ta' Frar 2023, li fiha huma inkluzi t-termini li kellhom jiggwidaw il-periti fl-assistenza meħtieġa.

Jekk nistgħu nkunu ta' iktar għajjnuna, l-Uffiċċju huwa dejjem għad-dispożizzjoni tal-Kumitat tal-Kontijiet Pubbliċi.

Tislijiet,  
Keith

Keith Mercieca  
Assistant Auditor General  
Special Audits and Investigations



t +356 22055007 e [keith.mercieca@gov.mt](mailto:keith.mercieca@gov.mt)  
[nao.gov.mt](http://nao.gov.mt) | [linkedin.com/company/naomalta](https://www.linkedin.com/company/naomalta) | [fb.com/NAOMalta](https://www.facebook.com/NAOMalta)



National  
Audit  
Office

MALTA

National Audit Office,  
Notre Dame Ravelin, Floriana,  
Malta

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**From:** Brincat Anna at Parlament-MT <[anna.brincat@parlament.mt](mailto:anna.brincat@parlament.mt)>  
**Sent:** 15 January 2026 18:09  
**To:** Deguara Charles at NAO <[charles.deguara@gov.mt](mailto:charles.deguara@gov.mt)>  
**Cc:** carabottdarren@gmail.com; Muscat Alexander at Parlament-MT <[alexander.muscat@parlament.mt](mailto:alexander.muscat@parlament.mt)>; Mercieca

Keith at NAO <keith.mercieca@gov.mt>

**Subject:** Re: Informazzjoni mitluba mill-Kumitat Permanenti dwar il-Kontijiet Pubbliċi

Is-Sur Charles Deguara  
Awditur Ġenerali

Ippermetteli nfakkrek li fil-laqgħa tal-Kumitat Permanenti dwar il-Kontijiet Pubbliċi, li nżammet ilbieraħ 14 ta' Jannar 2026, il-Kumitat talab li jingħata din l-informazzjoni:

- Minn fejn giet miksuba l-pjanta li hemm ippubblikata f'paġna 41 tar-rapport *The Government's rescission of restrictions on the site of the Fortina Hotel*;
- Jekk il-periti mqabbdha mill-Uffiċċju Nazzjonali tal-Verifika għamlux survey tas-sit in kwestjoni; u
- Tiġi pprovduta kopja tat-terms of reference li nġhatat mill-Uffiċċju Nazzjonali tal-Verifika lill-periti li għamlu l-valutazzjonijiet in kwestjoni.

Filwaqt li niringrazzjak nibgħat inselli għalik.

Anna

Anna Brincat

Clerk to the Public Accounts Committee  
Standing Committee for the Environment, Climate Change and Development Planning  
National Audit Office Accounts Committee

t: +356 25596308 e: [anna.brincat@parliament.mt](mailto:anna.brincat@parliament.mt) | [www.parliament.mt](http://www.parliament.mt)

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HOUSE OF REPRESENTATIVES  
PARLIAMENT OF MALTA  
FREEDOM SQUARE, VALLETTA, MALTA

93

Dr. Carmel Mangion  
Notary Public and Commissioner for Oaths  
Mangion & Mangion Notaries,  
9, Saint Andrew's Square, Luqa - LQA 1091  
Tel: 21820405 Fax: 21257244  
Mob: 9949 370312  
Email: c@mangionnotaries.com

The Chairman  
Lands Authority  
Auberge De Baviere Valletta

The Hon Judge Lino Farrugia Sacco



Dear Sir,

I am writing on behalf of Fortel Services Limited who is the owner of the Fortel Hotel and its amenities at Tigne' Sea front Sliema.

Fortel Services Limited [hereinafter referred to as Fortel] is in the process of totally restructuring their tourism facilities at Sliema by upgrading them to a superior five star standard and increasing the capacity of accommodation and amenities in a way as to cater for the current and future demands in line with both Government policies to upgrade and enhance services rendered and also in coherence to the current and future tourism demands which are all the time getting more competitive and demanding.

Moreover, the plan of Fortel is to introduce new facilities and to attract an international hotel brand, which would complement those already prevailing and would enhance the profile of Malta in international tourism - very much intended to compliment and comply with current national policies for tourism of quality.

The process will involve the restructuring of a totally new 5 star hotel together with its facilities, which will include a totally refurbished and reconstructed health and fitness relaxation , beauty and the addition of conference facilities all of which are an essential requisite of such upgrading. The five star room stock will increase from 147 suites to 218 suites as a result of an extension of the present hotel and additional construction on the existing Spa Block.

The investment involved in realising this objective will be in the region of Euro 55 Million (direct construction and finishing costs only). which shall be funded by own funds and partly by a bond issue.

Moreover as part of the Social Corporate responsibility, Fortel shall be providing and maintaining at their expense a public area within the project covering an area of 2380 square metres. This will be retained permanently as an open space giving breath to the location.

Moreover, in order to sustain the feasibility, an adequate ROCE for the benefit of the project and also in further warranty of the intended bond issue, it is proposed to include in the project a divided portion of the site intended for freehold residences. This will only cover 1810sqm being 20 % of the whole existing site measuring 9045 square meters.. This is even less than the area measuring 2380 square meters earmarked and intended for public purposes under social corporate responsibility by Fortel as mentioned above

The site wholly owned by Fortel measures approx 9045 square meters, of which 620 square meters were purchased freehold from third parties and the remaining 8425 square meters were purchased freehold from the Government. However, in order to proceed with these ambitious plans, Fortel requires the assistance of the Authority as three portions of the site purchased from Government are

subject to certain limitations. In this respect I am forwarding for your perusal with this letter a status report accompanied by a plan [which includes the whole site divided into portions of land] on each portion of land constituting the Fortina site.

In order to proceed Fortel simply requires permission in writing from the Lands Authority on the following divided portions of land of the Fortina site as explained in the manner hereunder and on the attached plan;

1. Written permission is required to build an additional 2 floors to be used as hotel rooms where a height limitation is imposed on the site – vide comments on site 1 of the status report attached. To clarify, this area is marked in Green and hatched in Black and refers to the contract in the records of Notary Vincent Miceli dated 15<sup>th</sup> February 2000.
2. On site 2 indicated in the status report, that is the divided portions of the site coloured in Violet, and Grey on the attached plan, Fortel requires permission in writing from the Authority to build freehold residential property up to any level as sanctioned by the Planning Authority. To clarify, this means a waiver of the limitation that the divided portions of land indicated can only be used for touristic purposes and also a waiver of the height limitation and any other restriction affecting the development of residential property to be sold to third parties. This area upon which waivers are being required only measures approximately 625 square meters of the total area purchased from Government of 3010 square meters, the remaining area of 2380 square meters will remain with the same restrictions as per the original contract in the records of Notary Vincent Miceli dated 25<sup>th</sup> January 1996. However as described above this remaining area will be open for public use.
3. On Site 3 as indicated on the status report, that is a divided portion of the site coloured in Red, Yellow (marked 2000sqm) and White hatched with Blue lines (marked 1515 sqm) and a room measuring 23 square meters at ground floor level only. The waiver required for this portion of the land is for the removal of the clause in the relative contract:

*"L- Immobili mibjugha n forza ta dan l - att gew trasferiti sabiex iservu bhala estensjoni tal-facilitajiet tal-kumless magharuf bhala Fortina Hotel"*.

The waiver required refers only to 565 square meters that will be used to construct freehold residential property. In addition a waiver will be required for the 23 square meter room to be used and form part of the public open space previously mentioned. For avoidance of doubt, out of a total area of 4103 square meters, (1515+2000+565+23) we are only requesting a waiver on 565 square meters for residential purposes and 23 square meters to be made available for public use. The remaining area of 3515 square meters will remain with the same restrictions as per the original contract in the records of Notary Vincent Miceli dated 12<sup>th</sup> June 1991. Including Inter Alia that the foreshore already maintained by Fortel, will continue to be so maintained with free uninterrupted and continuous access to the public.

Thanks in advance for an expeditious decision

Dr C Mangion obo Fortel

31/4/17

P.S. Plan attached

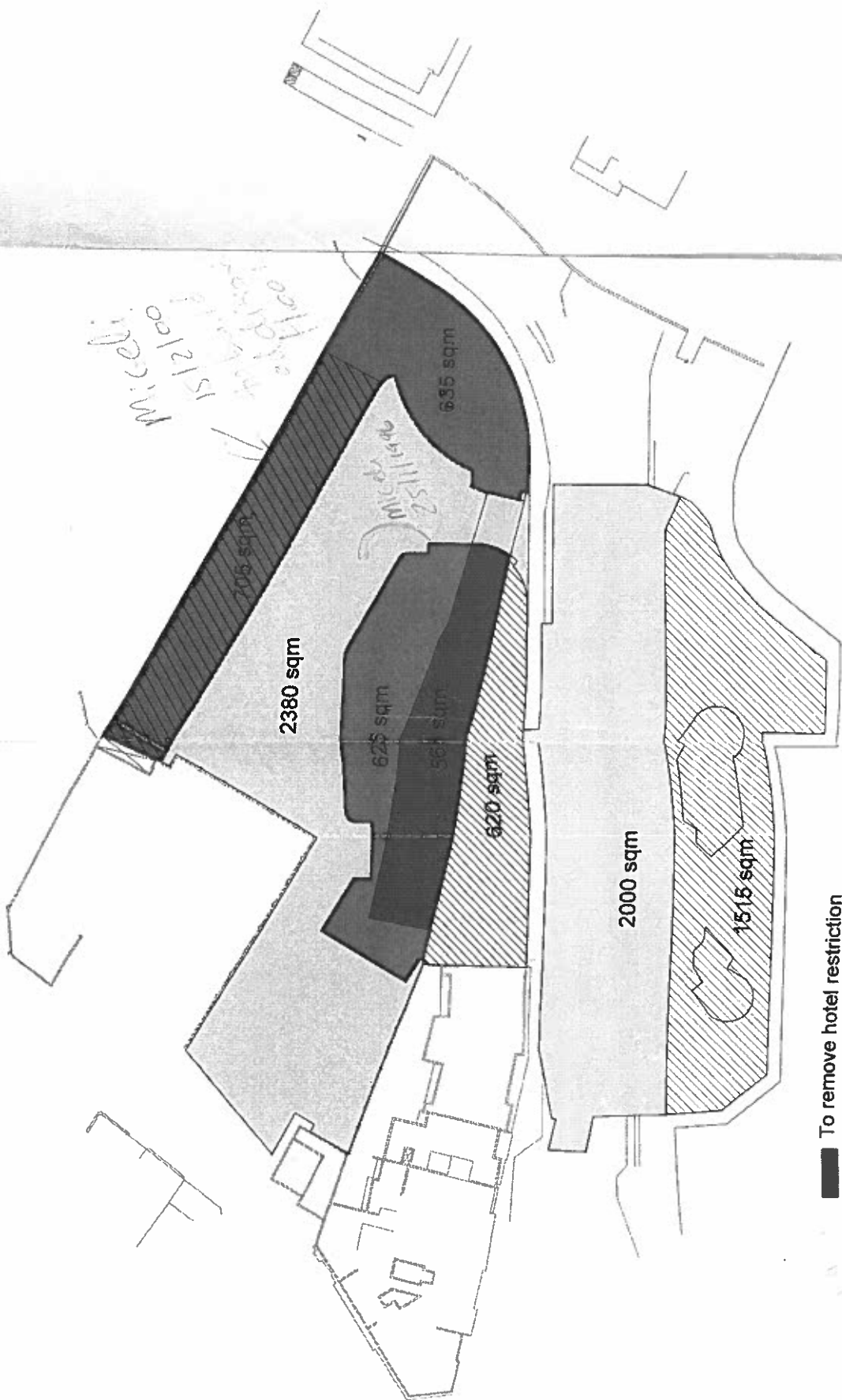
1515 + 2000 + 565 + 23  
4023 - 2000  
2023









Dr. Carmel Mangion

Notary Public and Commissioner for Oaths  
Mangion & Mangion Notaries,  
9, Saint Andrew's Square, Luqa- LQA 1091  
Tel: 21820405 Fax: 21257281  
Mob: 9949 3703  
Email: c@mangionnotaries.com

3010  
1  
625-2380

720m<sup>2</sup>



-  To remove hotel restriction
-  No restriction
-  To remove building & hotel restriction
-  Tower : to remain as 5\* hotel
-  Spa Block : to remain as 5\* hotel
-  Hotel & Public Open Space
-  Hotel facilities below road (Gym & Multipurpose Hall)
-  Lido Area for Hotel Use

Hotel: 7,235 sqm (80%)  
 Residential: 1,810 sqm (20%)  
 Total Site Area: 9,045 sqm

*walk*  
*walk*  
*walk*  
 Lido Area - 2000



## Brincat Anna at Parlament-MT

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**From:** Mercieca Keith at NAO  
**Sent:** Friday, 24 February 2023 14:01  
**To:** 'chris@forward-architects.com'  
**Cc:** Vella Josephine at NAO; Vassallo Rebecca at NAO; Caruana Clare at NAO  
**Subject:** NAO request for technical assistance

Dear Architect Micallef,

The National Audit Office is presently undertaking an audit relating to the granting of public land to the owners of the Fortina Hotel. The site subject to the review of this Office was transferred to these third parties in a piecemeal manner, with relevant contracts entered into by the Government in 1991, 1996 and 2000. Through each of these contracts, the Government imposed conditions regarding use and development of the site, which conditions were waived in 2019. Waiver of these conditions was against payment by the owners of the Fortina Hotel to Government.

It is in this context that the NAO seeks technical assistance on the following:

- a) a determination of whether all development on site (prior to the 2019 waiver) was compliant with the contractual conditions imposed in the contracts of sale dated 1991, 1996 and 2000; and
- b) an estimation of the value of waivers of contractual conditions to establish whether the compensation received by the Government was fair.

To this end, the NAO is writing to enquire whether you would be willing to provide such assistance, subject to there being no conflict of interest.

Should you accept this engagement, it would be opportune if we were to convene a meeting to discuss the matter further.

Please feel free to contact the undersigned should you require additional information on 2205 5007, 7906 1380 or by return mail.

Kind regards,  
Keith

### Keith Mercieca

Assistant Auditor General | Special Audits & Investigations

**National Audit Office**  
Notre Dame Ravelin, Floriana FRN 1601, Malta



**email:** [keith.mercieca@gov.mt](mailto:keith.mercieca@gov.mt)  
**office:** +356 22055000  
**direct:** +356 22055007



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