

TENDER FOR LEASE OF PARKING SPACES TO TENANTS RESIDING IN BINJA JOE BRINCAT, TRIQ WIED IL-KNEJJES, LUQA

Parking Spaces at Binja Joe Brincat, Triq Wied il-Knejjes, Luqa

Advert Number: 1 / 2025

Closing Date: 2nd May 2025

This call for tender is intended for the leasing of a number of parking spaces in the underlying garage at basement level of Binja Joe Brincat, Triq Wied il-Knejjes c/w Triq il-Karmnu, Sqaq No.6, Luqa.

Tenants residing in Binja Joe Brincat located in Triq Wied il-Knejjes/Triq il-Karmnu Sqaq nru.6, Luqa are being offered the opportunity to lease a car parking space at the basement level of the same property.

Only offers submitted by email on binjajoebrincatgaragespaces@ha.gov.mt by 10.00am of the closing date shall be considered.

The application form must be downloaded from the 'Sale by Tender' section of the Sales & Procurement dropdown of the Housing Authority website homepage www.housingauthority.gov.mt.

- Each parking space shall be leased at an annual fee of **EUR 770** (this includes the rental fee of EUR 600 p.a. and a maintenance contribution of EUR 170 p.a.)
- Only one parking space shall be allocated per tenancy.
- Preference for allocation of parking spaces reserved for disabled persons shall be given to tenancies with one or more members of the family who have a mobility disability.
- Allocations of parking spaces shall be done by drawing lots.
- Only tenants who have signed lease contracts of residential units in Binja Joe Brincat are eligible to apply by filling in this form.

I, the undersigned, after having read, understood, and agreed with all the terms and conditions, would like to apply for the lease of a car parking space in Binja Joe Brincat, Triq Wied il-Knejjes, Luqa.

The signed form is to be scanned and sent via email to binjajoebrincatgaragespaces@ha.gov.mt.

In the case of applicants with mobility disability, supporting documentation is to be sent to the same email address, unless already submitted to the Authority.

Name and Surname: _____

Identity Card Number: _____ Mobile No.: _____

Address: _____

Email: _____

Signature: _____

22, Triq Pietro Floriani, Floriana FRN 1060 • Telephone: 22991000 • Freephone: 80072232

E-mail: binajoebrincatgaragespaces@ha.gov.mt • Website: <http://www.housingauthority.gov.mt>

TERMS & CONDITIONS

1. Only one (1) application per household shall be accepted.
2. The parking spaces being offered are shown on a plan uploaded on the website housingauthority.gov.mt. The parking spaces being offered are shown on the attached basement level plan. Each application shall be for one (1) public space.
3. The lease agreement shall be between the Housing Authority and the tenant for a period of nine (9) years. Rent shall increase by three per cent (3%) every two years automatically. Housing Authority has the right to revise and vary, every two years as well, the annual general maintenance and upkeep fee, so as to cover any potential changes in the expenses necessary for said maintenance and upkeep.
4. It is expressly prohibited that prospective applicants enter the site to view the parking spaces, even if the gate has not yet been installed.
5. This offer shall be considered as having been submitted at the date and time in which the email reaches the Housing Authority. Applicants shall receive an automatic notification that the email has been received; it is in their interest to contact the Housing Authority should they not receive such notification.
6. Offers which are not submitted to the Authority by the established time and date shall not be considered. The Housing Authority may not be held liable for any failures of any electronic system.
7. Correspondence related to this offer shall be sent on the email used to submit the offer. Applicants who fail to reply to emails within the stipulated timeframes shall be considered as no longer interested in this call.
8. Allocations of the individual parking spaces to the applicants selected according to the selection criteria established in the previous clause shall be done by drawing lots.
9. The parking space shall be leased tale quale in the current condition as on the date of the lease, including all latent defects and servitudes which may burden the parking space.
10. The Authority shall retain the right of access of the car space for itself or third parties and this right shall remain applicable for maintenance and works purposes of the water and drainage pipes, electricity and other services such as internet, where applicable.
11. The parking space shall only be used for the parking of personal vehicles.
12. The parking space and common parts shall not be used in any manner which causes inconvenience and/or danger to the other residents or the public in general such as spraying, panel beating or the keeping of animals.
13. Installation/fitting of any lighting/electrical fixtures and/or water pipes, fittings or any other plumbing accessories and/or drains/ culverts or any other alteration/modification of the parking space floor shall be strictly prohibited.

14. The Authority retains the right to refuse any application for the lease of the parking space where any of the below circumstances exist:

- a) applicant does not satisfy the eligibility criteria in this scheme
- b) the lease violates any policy/law/court order to which the Authority is subject
- c) the Authority requires the parking space for itself, in the most generic and ample manner, and this even after it has been communicated to the applicant that the parking space will be leased.
- d) Any other reason at the discretion of the Authority.

15. The parking space shall not be sub-leased by the lessee.

16. Applicants understand that once the contract is signed, such contract shall be a legally binding document. Therefore, all relevant legal provisions, as well as all relevant Housing Authority policies, shall be applicable. No alterations, installation of partitions or storage of materials are permissible.

17. Applicants accept to oblige themselves to form part of the garage association and accept to pay any related fees related to the maintenance of the common parts. The minimum fee shall be EUR 170 per year.

18. The parking spaces and the common parts at basement level may be administrated by a private administration commissioned by the Housing Authority and acting on its behalf. The Condominium Administrator is responsible to manage, clean and maintain the common parts at basement level. The tenant of the parking space is responsible to keep the allocated space clean, in good condition and to observe the conditions and instructions as stipulated by the Condominium Administrator.

