Housing Authority Report

HOUSING AUTHORITY

ADMINISTRATIVE REPORT

FROM

11th October, 1975

TO

30th September, 1980

HOUSING AUTHORITY

REPORT ON THE WORKING OF THE HOUSING AUTHORITY FROM THE DAY OF ITS SETTING UP ON 11th OCTOBER 1976, UP TO 30th SEPTEMBER 1980

1. SETTING UP

The Housing Authority was constituted in terms of Act XV of 1976.

The Members of the Housing Authority were appointed on the 11th October, 1976, as per Government Notice No 510 of the 8th October, 1976, for a period of one year. These were Mr Leone Fenech - Chairman, Mr Lewis Glanville and Mr Raphael Mamo - Members. They were subsequently re-appointed annually for periods of one year.

2. FUNCTIONS

The functions of the Housing Authority as laid down in Act XV of 1976 are: to develop, to promote and finance the development of, and to administer housing estates and other residential and commercial accommodation and related facilities and amenities, to promote and finance home ownership and generally to improve housing conditions in Malta.

3. CABINET DIRECTIVES

Cabinet directives regarding the sale of residential properties, offering of plots under the Home Ownership Scheme, subsidy in the purchase of residential properties and the building of residential premises on Home Ownership Plots etc. were published on 18th January, 1977.

4. POLICY

250 32

The Housing Authority published, and made available to the public, its policy on the 1st February, 1977. This policy

refers to:

- (i) sale of residential properties both occupied and unoccupied,
- (ii) grant of Home Ownership Plots,
- (iii) subsidy in the rate of interest both for the purchase of residential property and in the building of houses on the Home Ownership Scheme Plots,
- (iv) allocation of premises for habitation:
 - (a) new Government premises on the points system,
 - (b) old Government premises directly to deserving cases and on the points system,
 - (c) Requisitioned Premises directly to Government

 Evictees, Danger Cases and Humanitarian Cases in

 Special Circumstances,
- (v) rent to be fixed in relation to the income of applicant. A revised edition of the policy of the Housing Authority was published in January, 1979. The Authority has just prepared another completely revised text of its policy and forwarded it to the Minister of Justice, Land, Housing and Parliamentary Affairs for approval.

5. STAFF MATTERS

The staff detailed to perform duties with the Housing Authority has been constantly increased and changed according to the needs of the Authority. On 30th September, 1980, the staff on loan with the Housing Authority was composed as follows:

1 Grade III - A.O. (Secretary)

2 Grade II - E.O.

- 2 Technical Officer I (On loan from Ministry of Works and Sports)
- 9 Grade I Clerk
- 2 Messenger I
- 2 Group A
- 1 Student Worker

It is envisaged that the staff complement will be increased by one (1) Assistant Head, one (1) Professional Officer, one (1) Grade II - E.O., three (3) Works Technical Officers, one (1) Messenger/Driver and two (2) Group A and decreased by two (2) Grade I - Clerks and one (1) Messenger I.

6. BOARD MEETINGS

The Members of the Board normally attend for eleven (11) sessions per week of a minimum of three hours duration per session.

Sessions are held during mornings and afternoons/evenings from Monday to Saturday. The number of formal meetings held by the Authority from 11th October, 1976, to 30th September, 1980, totalled 1,069. The Authority held also other special meetings with representatives of the Public Works Department and the Land Department, and the Housing Secretary.

7. HOUSING INSPECTIONS

In order to carry out its work as accurately as possible the Authority set up an inspectorate section to investigate the cases which come before it.

Up to 30th June, 1979, the number of inspections carried out by the Housing Inspectors, and occassionally even by the Members of the Board themselves, amounted to (3,200) formal inspections (Housing Reports) and about (1,600) informal inspections (site inspections, surprise visits etc.) These inspections are now being carried out by the Housing Officers of the Housing Department with the exception of inspections in connection with allocations on the points system which are still being carried out by inspectors on the staff of the Housing Authority.

From 1st January, 1980, to 30th September, 1980, the Authority carried out 722 Housing Inspections in connection with the allocation of flats and the allotment of Home Ownership Scheme Plots on the points system. About 200 follow up site inspections were also carried out in terms of the deed of emphyteusis regarding plots already granted to beneficiaries.

8. ALLOCATION OF OLD PREMISES

Following the appointment of Dr J Brincat as Minister for
Housing, he directed that old premises, both Government-owned
and private requisitioned ones, were to be allocated on the
points system after being advertised. The first Notice (Notice
No 01) was published on 31st August, 1979 - Appendix V).
In view of serious medical and other humanitarian cases a Board
was later set up to allocate directly to such deserving cases
which do not qualify under the points system.
This Board is composed of the Housing Secretary, a Social Norker
seconded from the Department of Social Services and a
representative of the Ministry of Justice, Land, Housing and
Parliamentary Affairs.

9. PUBLIC RELATIONS OFFICE

In order that the public may be better served a Public Relations
Office was created. Complaints by the public regarding
allocations are also lodged at this office in order to be
investigated. Notwithstanding this arrangement, however, the
Public still insist to talk to officials at the Ministry with
the result that the Minister's Office is daily inundated with
people seeking help in connection with their housing problems.
In this connection it is to be emphasized that the Housing Policy
has been made public and is strictly being pursued in the
allocation of premises and plots.

The Public Relations Officer issues Press Releases from time to time, regarding successful applicants both as regards allocation of flats and houses as well as allotment of Home Ownership Plots.

10. ALLOCATION OF FLATS

New Government Flats are offered for allocation on the points system after they are advertised in the Government Gazette. To date, the Housing Authority has published 51 Advertisements of flats for letting as detailed below:

Date	Adv. No.	No of Flats Advertised
11th March, 1977	1	54 Flats
15th April, 1977	2 to 11	66 Flats
30th October, 1977	12 to 26	193 Flats
2nd June, 1978	Additional	118 Flats
7th July, 1978	Additional	7 Flats
27th December, 1978	27 to 51	334 Flats
18th March, 1980	Additional	11 Flats
18th April, 1980	Additional	17 Flats
		2010/3

Details regarding localities and applications received can be seen in Appendices I, II, IIIA, IIIB, IV and IVB.

All advertised flats have been allocated and the Authority is already preparing a fresh advertisement.

11. SALE OF VACANT HOUSES

The Housing Authority is giving priority to the sale of vacant houses.

Advertisment No 1 was published on 15th September, 1978. 321
houses in various localities in Malta were advertised for sale.
Further details regarding the applications received are given
in Appendix VI. By 30th September, 1980, 300 deeds of sale and
loan were drawn up. 288 applicants availed themselves of
£M1,009,975 in loans from Lohombus Corporation Ltd. at subsidised
rates of interest. 12 houses were sold by outright purchase.
The Authority is already making the necessary preparations for the
publication of the next advertisement.

12. OCCUPIED HOUSES

The Authority requested tenants of Government houses in the housing estates of San Gwann, Ta' Giorni, Santa Lucia. Ta' Xbiex as well as tenants of Government premises in Valletta and Floriana to state if they had any interest in purchasing their residence.

Out of 800 tenants more than 230 have signified their intention of doing so. However, most of them changed their intention of buying. By 30th September, 1980, 23 occupied tenements were sold. 12 applicants availed themselves of £M41,700 in loans from Lohombus Corporation Ltd. at subsidised rates of interest. 11 houses were sold by outright purchase.

The Authority received also several applications from tenants of Government houses in various other localities in Malta and Gozo who wish to buy their residence. It is hoped that the sales of more occupied houses will be concluded in the near future.

13. HOME OWNERSHIP SCHEME PLOTS

Government Notice No 575 was published in the Government Gazette on 226
27th September, 1977. 266 plots in Malta and Gozo were advertised.

Details regarding localities and applications received are shown in Appendix VII. Up to 30th September, 1980, 113 deeds of emphyteusis were drawn up. 56 applicants intend to avail themselves of loans from Lohombus Corporation Ltd at subsidised rates of interest. The total amount of approved loans is £M168,700. This figure is smaller than that given for 31st December, 1979, since some applicants advised Lohombus Corporation Ltd that they would not be availing themselves of any loans.

The Housing Authority is now following up progress of work in connection with the houses being built on these plots according to the terms and conditions of the deed of emphyteusis.

On 27th September, 1979, 1,082 plots in various localities in Malta and Gozo were advertised for allotment (Vide Appendix VIII).

All preliminary work in connection with the allotment of these plots has now been completed and doeds in respect of plots situated on land already transferred to the Authority are being drawn up regularly.

Up to 30th September, 1980, 14 deeds of emphytousis were drawn up. 2 beneficiaries intend to avail themselves of £M10,000 in loans at subsidised rates of interest.

14. LOANS FROM THE RESETTLEMENT FUND OF THE COUNCIL OF EUROPE

It is the intention of the Housing Authority to establish a

revolving fund to be able to finance its projects. As a first step in establishing this fund the Authority availed itself of an offer of a loan from the Council of Europe Resottlement Fund.

The loan is for 3 million DM at an average interest rate of 5.24%.

A further mixed loan of 750,000 Swiss Francs was raised on 10th July, 1980, at an average rate of interest of 4.5%.

15. EX SERVICES PROPERTY

10 Units at Mtarfa Married Quarters were transferred to the Authority. Repair works were effected. Those units together with 36 ex Officers Married Quarters at Luqa will soon be advertised for sale tale quale to local applicants. The Housing Authority deals also with the allocation of ex Services Properties and Hirings, many of which have already been let for touristic, commercial and administrative purposes to Parastatal and Civil Government Bodies through the Commissioner of Land.

16. BUILDING PROGRAMME

Though more than 5,000 units have been built during the last five years, the Maltese Government in an effort to continue meeting the basic needs of the community for better housing, approved the projects of two (2) new Housing Programmes, after it was found that for 66 and 193 flats advertised, the Authority received more than 5,000 and 10,000 applications respectively. Therefore, apart from preparing Home Ownership Scheme Plots to be advertised for allotment, the Authority also decided to embark on two (2) new Building Programmes. Work on the first Building Programme which will include the construction of 266 flats in various localities in Malta is at an advanced stage. It is expected that it will be brought to completion by the end of this

year. This programme will include also the building of two (2) stores at Senglea on which work has been taken in hand.

The Second Building Programme of the Authority will consist of erection of 65 dwelling units and 11 shops. Planning has already been taken in hand.

17. MARSA BY PASS

Out of 198 dwellings at Maria Rogina Housing Estate, Marsa, 160 dwellings (110 by former Minister of Housing and 50 by the Authority) were allocated to evictees affected by the Marsa By Pass Project.

The remaining 16 houses were disposed by way of sale. Another 15 flats were also still available and these were allocated on the points system.

18. VALLETTA ROAD PROJECT

During 1979 40 evictees from Due Balli Area who were affected by the Valletta New Road Project were provided with alternative accommodation both in Government owned and private requisitioned premises in Valletta.

19. ST ANGELO ROAD PROJECT AND VITTORIOSA SLUM CLEARANCE PROJECT
About 80 Government evictees affected by St Angelo Road Project
and Vittoriosa Slum Clearance Project were provided with
alternative accommodation in Government or private requisitioned
premises.

20. OKELLA AGIUS

Alternative accommodation was provided to families living at Okella Agius in order to carry out modifications of the complex. These rehabilitation works are now completed and all the families have already been removed to the modified and enlarged now apartments. These new apartments can accommodate half of the former number of lettings. The remaining vacant apartments will

be allocated in due course.

It is also being planned that tenement house at 21, West Street, Valletta. be converted into modern flatlets.

21. FINANCIAL POSITION

From the day of institution on 11th October, 1976, to 31st December, 1979, the Housing Authority sustained all the expenses from the votes of the Housing Department. During the same period the day to day administration expenses of the Authority amounted to a total of SM103,808. The expenditure covering the current financial year from 1st January, 1980, up to 30th September, 1980, was £M38,404 to nect administrative expenses which includes £M19,000 provided for in the public account in the approved General Estimates covering period 1st January, to 31st March, 1980. Also £M10,376 relative to subsidised interests was paid to Lohombus Corporation Ltd. The Authority received for this period £M1,971 resulting from the annual ground rent of the Home Ownership Scheme Plots. The sale of houses either vacant or occupied yielded an amount of £M613,546. Since the Housing Authority is constructing blocks of unit flats, the Capital Advances for this project is 052,160,000 - Veta XIII and Vote XVII -Item I Advances to the Housing Authority up to 31st December, 1979 and £M1,200,000 for period 1st January, 1980, to 31st Docember, 1980.

From 1st January, 1960, to 30th September, 1980, Capital expenses amounted to £M344,560. Government has signified the intention of refund of proceeds from tale of houses to offset the advances made.

Should the Authority not be in a position to neet recurrent administrative expenditure, the Ministry of Finance will take the necessary measures to finance the Authority with further funds.

APPENDIX I

APPLICATIONS RECEIVED

11 - 3 - 77

Locality	Units	Advt.	Application	ns Received
Gozo	Adv.	No.	Engaged	Married
Victoria				
Tac-Cawla H.E.	54	1	43	43

GRAND TOTAL:- 86

APPENDIX II

APPLICATIONS RECEIVED

15 - 4 - 77

	Units	Advt.	Application	ons Received
<u>Locality</u>	Advt.	No	Engaged	Married
Ghaxaq	5	3	164	125
Vittoriosa/Senglea/				
Paola/Cospicua	4	2	172	287
Gudja	4	4	157	170
Siggiewi/Qormi	2	5	244	263
Santa Lucia	4	6	490	464
Tal-Hawli	5	7	93	146
Valletta	22	8	256	457
Zabbar	13	9	401	445
Pieta*/Floriana	3	10	780	365
Mellieha/Ngarr	4	11	41	38
TOTAL	66		2,398	2,760

GRAND TOTAL:- 5.158

APPENDIX IIIA

APPLICATIONS RECEIVED FOR

FLATS ADVERTISED ON 30th DECEMBER, 1977

Locality	<u>Units</u>	Advt.	Application	ns Received
	Adv	No	Engaged	Married
Tarxien	29	12	631	655
Zebbug	24	13	303	295
Birzebbugis	32	14	178	204
Zabbar	2	15	271	298
Mosta	.11	16	379	316
Santa Lucia	32	17	756	773
Ta' Xbiex	4	18	593	647
Ta' Giorni	3	19	338	369
Qormi	14	20	381	363
Zurrieq	12	21	136	136
Rabat - Gozo	6	22	19	24
Valletta	10	23	126	265
Paola	12	24	620	682
Imgarr	1	25	20	27
Lija	1	26	162	167
TOTAL	193		4,913	5,221

GRAND TOTAL:- 10.133

APPENDIX IIIB

ADDITIONAL FLATS ADVERTISED IN RESPECT OF

ADVERTISEMENTS ALREADY PUBLISHED ON 30th DECEMBER, 1977

Adv. No	Date of Adv.	Locality	No of Flats Adv.
13	2.6.78	Zebbug	24
15	2.6.78	Zabbar	18
16	2.6.78	Mosta	67
17	2.6.78	Santa Lucia	5
18	2.6.78	Ta' Xbiex	1
19	2.6.78	Ta' Giorni	•
20	2.6.78	Qormi	2
			118
			**
16	7.7.78	Mosta	1
17	7.7.78	Santa Lucia	2
18	7.7.78	Ta' Xbiex	1
22	7•7•78	Victoria - Gozo (Tac-Cawla)	2
24	7.7.78	Paola	1
			7

GRAND TOTAL:- 125

APPENDIX IV

APPLICATIONS RECEIVED FOR THE LEASE "TALE QUALE" OF

GOVERNMENT FLATS

Government Gazette dated 27th December, 1978

Adv.	Locality	No of	Apr	olications R	eceived
10		Flats	Married	Engaged	Total
27	Attard	36	358	349	#om
28	B'Kara	20	471		707
29	Hawli	37	619	396	867
30	Verdala	14	97	203	822
31	Bormla	14	247	63 120	160
32	Fgura	60	722		367
33	Floriana	2	250	554 1 y 2	1.276
34	Gudja	1.9	169	114	382
35	Hamrun	3	363	222	283
36	Kalafrana	3	32	19	585
37	Kalkara	18	199	126	- 51
38	Kirkop	24	110	77	525 187
39	Marsa	15	549	580	929
40	Marsaxlokk	1	59	31	90
41	Paola	2	359	250	609
42	Pieta'	2	370	228	598
45	Qormi	5	252	223	475
44	Rabat	5	122	142	264
45	San Gwann	18	456	360	81.6
46	Ta' Giorni	4	353	270	623
47	Santa Lucia	4	485	404	889
48	St Paul's Bay	24	116	97	213
49	Santa Venera	1	223	218	451
50	Siggiewi	1	. 62	66	128
51	Tarxien	2	304	229	533
	TOTAL	334	7,357	5,273	12,630

GRAND TOTAL:- 12.630

APPENDIX IVB

ADDITIONAL FLATS ADVERTISED IN RESPECT OF ADVERTISEMENTS

ALREADY PUBLISHED ON 27th DECEMBER, 1978

Adv. No	Date of Adv.	Locality	No of Flats Advtd
33	18.7.80	Floriana	2
36	118.3.80	Kalafrana	2
42	18.3.80	Pieta*	2
44	18.3.80	Rabat	3
45	18.3.80	San Gwann	2
			11
31	18.4.80	Cospicua	8
33	18.4.80	Floriana	1
43	18.4.80	Qormi	1
44	18.4.60	Rebat	1
45	18.4.80	San Gwann	3
46	18.4.80	Ta' Giorni	1
47	18.4.80	Santa Lucia	1
51	18.4.80	Tarxien	1
			17

GRAND TOTAL:- 28

APPENDIX V

APPLICATIONS RECEIVED IN RESPONSE TO NOTICE NO 01

DATED	31st	AUGUST,	1979,	REGARDING	OLD	PREMISES

Locality	Number of Applications
Vittoriosa	46
Senglea	33
Cospicua	27
Zebbug	74
Mosta	70
Qrendi	7
Zurrieq	16
Balzan	160
Rabat	45
Kalkara	25
Zabbar	100
Floriana	201
Gzira	171
Valletta	21.1
Paola	336
TOTAL	1,522

APPLICATIONS RECEIVED AFTER

CLOSING DATE

Gzira	1	
Paola	1	
Cospicua	1	
	······································	
TCTAL	3	

APPLICATIONS RECEIVED BY POST ON

20th SEPTEMBER, 1979

Paola	1
Rabat	1
TOTAL	2

APPENDIX VI

2,629

2,041

4,670

APPLICATIONS RECEIVED FOR THE PURCHASE "TALE QUALE" OF

HOUSES Advertisement No 1 dated 15th September, 1978

Locality	No of	Appl:	Applications Received		
BOCCIAN	Houses	Married	Engaged	Total	
Marsa	16	283	194	477	
Tal-Hawli	19	156	86	242	
Dingli	12	63	. 55	116	
Fgura	40	464	541	805	
Gharghur	18	29	47	76	
Gudja	22	82	93	175	
Kalkara (Rinella Bypass)	14	119	82	201	
Kalkara (Kapuccini)	16	87	66	153	
Kirkop	22	57	47	104	
Mgarr	1	8	8	16	
Mqabba	19	50	23	73	
Naxxar	20	178	185	363	
Qormi (Fuq tal-Blat)	1	56	45	101	
Siggiewi	2	41	42	. 83	
Santa Lucia	1	164	141	305	
St Paul's Bay	11	73	62	135	
Ta' Giorni	4	197	136	333	
Ta' Xbiex	1	208	118	362	
Zebbug	49	177	174	351	
Zejtun	27	129	94	223	
Rinella (Mrd. Qrts)	6	8	4	12	

GRAND TOTAL: 4.670

321

TOTAL

HOME OWNERSHIP SCHEME

Government Notice No 575 published on 27th September, 1977
Number of Plots Advertised and Applications Received in

Malta and Gozo

	Malta and Gozo					
	Wo of Plots	Appl	ications Re	ceived		
Locality	Advertised	Married	Engaged	Total		
MALTA						
Dingli	60 6	27	36 184 15 12 154 98 18 156	. 63 382 25 43 264 1.73 35 310 22		
Fleur de Lys		198				
Gharghur	12	10				
Mellieha	7	21				
Mosta	5	110				
Naxxar	15 5	75				
Qrendi						
Sta Lucia	13					
St Paul's Bay	2					
Zabbar	3	67	72	139		
TOTAL (MALTA)	128	689	757	1,446		
GOZO						
Ghasri	22	1	3 7	4		
Kercem	25	9				
Nadur	42	14	8	22		
Victoria	5	10	9	19		
Xewkija (Scheme III)	4	18	21	39		
TOTAL (GOZO)	98	52	48	100		
TOTAL (MALITA AND GOZO	o) 226 ·	741	805	1,546		

GRAND TOTAL:- 1,546

APPENDIX VIII

HOME OWNERSHIP PLOTS 1979 (HOUSING AUTHORITY)

Gevernment Notice No 483 published on 27th September, 1979

Locality	New	Plots	M - 4 - 3	Scheme I	Scheme II	Scheme III
<u>Promiser</u>	Adver	re-advert	Total	Subsidised	Semi-Commercial	Commercial
Attard	9	-	9	7	•	
B'Bugia	35	-	35	31	2	-
Dingli	-	23	23	22	1	-
Fgura II	21		21	13	8	-
Fleur de Lys	42	-	42	34		4
Gudja	21		21	16	4	
Kirkop	31	•	31	25	5	•
L-Iklin	120		120		-	-
Mellieha	**	3		89	22	9
Mgarr	78		3	3		-
Mosta II	86	•	78 86	64	14	4
Mqabba	5	•		78	4	4
M'Xlokk	66	-	5	4	1	•••
Nariar		4	66	57	9	**
Pieta'	12	-	4	4	-	-
Qormi Ta'	9.1	-	12	10	2	-
Farzina	59	-	59	51	8	-
Qrendi	21	1	22	18	4	-
Safi	45	-	45	39	6	-
San Gwann H/H 33 St Julian's	-	4	4	4	•	-
Villa Rosa St Lucia N/H XX	•	2	2	•		2
Phase III	-	3	3	. 2	1	-
Tarxien	50	-	50	34	16	-
Ta' Xbiex	11		11	4	5	2
Zabbar	9		9	9	•	-
Zebbug	51	-	51	36	14	1
Zejtun I	23	**	23	17	6	_
Zurrieq	32	***	32	22	10	-
Ghajnsielem Gozo		-	29	25	4	-
Ghasri Gozo	-	18	18	17	1	**
Kercem Gozo	-	26	26	24	2	
Nadur Gozo	_	34	34	32	2	-
San Lawrenz Gozd	37	_	37	37	-	-
Xaghra Gozo	23	-	23	. 19	4	-
Xewkija Gozo	48	-	48	• 40	8	-
TOTAL	964	118 1	,082	887	173	22

GRAND TOTAL:- 1.082

APPLICATIONS RECEIVED FOR HOME OWNERSHIP SCHEME PLOTS Government Notice No 483 published on 27th September, 1979