O/c Acctg.

HOUSING AUTHORITY

THIRD ANNUAL REPORT

(1st Oct. 1981 – 30th Sept. 1982)

H O U S I N G   A U T H O R I T Y

THIRD ANNUAL REPORT

REPORT ON THE WORKING OF THE HOUSING AUTHORITY

1. Period Covered

This is the Third Annual Report on the working of the Housing Authority and covers the period from 1st October 1981 to 30th September 1982.

2. The Board

(i) Members

In terms of Act XV - 1976, a Chairman and two Members are appointed on the Housing Authority Board.

For the period under review, the same gentlemen who have served since the Authority's inception remained on the Board, viz: Mr Leone Fenech as Chairman and Messrs Lewis Glanville and Raphael Mamo as Members.

(ii) Meetings

The number of formal Meetings held by the Authority totalled 120.

Other special meetings were held from time to time with Representatives from the Land Department, the Works Department, Ministry of Finance and Lohombus Corporation Limited.

Meetings were also held with the Hon. the Prime Minister, Hon. Ministers and Officials of the Central Bank, whenever it was found necessary.

3. Functions

- offers for sale both vacant and occupied residential properties;

- grants on emphyteusis plots of land under its Home Ownership Scheme;

- subsidises the purchase of premises it offers for sale and the building of residential premises on land granted on emphyteusis;

- allocates, by way of lease, property for residential purposes to the lower income groups and fixes rents related to income as directed by the Cabinet;

- establishes a 'points system' for the allocation of buildings or plots of land for housing purposes.

- establishes rules for determining income.

To give effect to its policy the Housing Authority works hand in hand with the Housing Department, the Works Department and the Land Department and with the concurrence of the Minister of Labour and Social Services.

4. Staff

The Staff on loan with the Authority was composed of the following members:

	1	Assistant Head / Secretary
	2	Grade III - A.O.
	1	Administrative Assistant
	4	Grade II - E.O.
	1	Technical Officer - III
	1	Technical Officer - II
	7	Grade 1 Clerk
	5	Clerk-typists
	1	Messenger II
	1	Messenger I
*	1	Group "A"
	1	Cleaner Part-timer
	1	Student Worker
	1	Pupil Worker

The Staff complement was increased over the previous year so that the Authority could cope with the additional and heavy work to implement its policies.

It is envisaged to add during the next year at least one E.O., one professional officer, one technical officer, two Works technical officers, a charwoman Group "A".

The Housing Authority would also sponsor a Student Worker B.A. (Administration).

* proposed to be up-graded to Group "C"

5. HOME OWNERSHIP SCHEME PLOTS

On 5th November 1981, the Authority published the Fourth Advertisement of Home Ownership Plots under Government Notice No. 614.

This advertisement included 1,328 plots of land in Malta and Gozo to be allotted under three different schemes according to the income categories of applicants.

Full details are given in APPENDICES I and II.

On 16th September, 1982, the Authority published the Fifth Advertisement of Home Ownership Plots under Government Notice No. 496, consisting of 2,062 plots in Malta and Gozo to be allotted by lot to married and engaged couples. The schemes, categories of incomes and conditions under which applicants could apply are contained in APPENDICES III and IV.

6. VACANT AND OCCUPIED PREMISES: SALES

The following considerations are still being taken into account in assessing the selling prices:-

i) A percentage rate relative to the income category of the applicant/tenant concerned;

ii) A guarantee is given by the Housing Authority that, if a sitting tenant fails to repay a loan to LOHOMBUS CORPORATION LTD., he will not be evicted from his residence.

VACANT PREMISES

(iii) During the period under review, the Authority sold 15 Vacant houses which had been partly published in Advertisement No. 1 of 15th September, 1978 and partly in Advertisement No. 2 dated 27th March, 1981. 12 applicants availed themselves of £M37,650 in subsidised loans from LOHOMBUS CORPORATION LTD. and 3 houses were sold by outright purchase.

(iv) 4 Vacant houses and apartments are still in the process of being sold and it is expected that they will yield £M18,916.

OCCUPIED PREMISES

(v) 121 occupied flats and houses were sold during the period covered by this report. 90 tenants availed themselves of £M253,243 in subsidised loans. The other 31 tenants acquired their respective residence by outright purchase.

Following the publication of the revised policy, the demand from the recognised tenants to purchase their residence maintained a steady momentum. About 90 units at approximately £M4,000 each are forecast to be sold in the next financial year. These will yield £M360,000.

7. LOANS AND SUBSIDIES

Subsidised loans are granted to beneficiaries who purchase houses from the Authority. Loans are raised from LOHOMBUS CORPORATION LTD. The subsidised rate of interest on such loans is approved by the Authority.

In the twelve months ending 30th September, 1982, £M290,893 were availed of in loans by beneficiaries of houses. Sitting tenants availed themselves of £M253,243 while £M37,650 were availed of by beneficiaries who purchased vacant houses.

Approved loans to beneficiaries of Home Ownership Scheme Plots amounted to £M959,000, broken down as follows:

PLOTS	Amount of Deeds Drawn during 1/10/81 to 30/9/82	Total Amount of loans from Deeds Drawn up to 30/9/1982	Total Amount of loans under the Guarantee Certificates Policy up to 30/9/1982
1st ISSUE G.N.575 dated 27/9/77	NIL	£M168,900	NIL
2nd ISSUE G.N.483 dated 27/9/79	£M252,000	£M1,326,600	£M5,661,000
3rd ISSUE G.N.91 dated 26/1/81	£M707,000	£M707,000	
4th ISSUE G.N.614 dated 5/11/81	NIL	NIL	NIL
5th ISSUE G.N.496 dated 16/9/82	NIL	NIL	NIL
TOTAL:-	£M959,000	£M2,202,500	£M5,661,000

The amount of subsidies paid out by the Authority on subsidised loans during this period is as follows:

	Subsidy
Occupied/Vacant houses	£M27,825
Home Ownership Scheme Plots ..	£M11,303
TOTAL:	£M39,128

8. DEPOSIT SCHEME

Beneficiaries of Home Ownership Scheme Plots advertised under Government Notice No. 483 of 27th September, 1979, were required to make a deposit of £M200 with the Authority as soon as they accepted the plot of land offered to them. These deposits are refunded to the applicants concerned once completion of the foundation of the proposed building is confirmed by the Authority. During the period under review, the amount of £M1,600 was paid in as deposits by beneficiaries: amounts refunded totalled £M29,000. The balance still to be refunded stood at £M6,600.

This should read £M 29,400

This should read £M 6400

9. PUBLICATION OF DEEDS

During the period covered by this report, the following deeds of emphyteusis and loan were drawn up:

(a) Government Notice 575 of 27th September, 1977 -- FIRST ISSUE

Number of deeds drawn up......... NIL

(b) <u>Government Notice 483 of 27th September, 1979 -- SECOND ISSUE</u>

Number of Deeds with loan	51
Number of Deeds without loan	43
TOTAL:	94

Amount of approved loans £M252,000

(c) <u>Government Notice 91 of 26th January, 1981 -- THIRD ISSUE</u>

Number of Deeds with loan	139
Number of Deeds without loan	37
TOTAL:	176

Amount of approved loans £M707,000

(d) <u>Government Notice 614 of 5th November, 1981 -- FOURTH ISSUE</u>

No Deeds drawn up

(e) <u>Government Notice 496 of 16th September, 1982 -- FIFTH ISSUE</u>

No Deeds drawn up

Preliminary Agreements for plots under the Home Ownership Scheme which could not yet be transferred as an asset of the Housing Authority continued to be drawn up under the same policy set from publication of the 2ND ISSUE plot advertisement to date.

10. INSPECTIONS

Housing Inspections are usually carried out in connection with direct allocation of Government premises on humanitarian grounds, allocation of Government-owned flats on the 'points system' and sale of vacant houses whenever the need arises, while regular inspections are carried out on allotment of Home Ownership Scheme Plots.

Inspections in connection with allocation of requisitioned premises are normally held by the Housing Officers of the Housing Department.

During the period under review, 3,667 inspections were carried out, viz:

PURPOSE	NUMBER OF INSPECTIONS
(i) Requests for purchase of residences	250
(ii) Progress Reports on Plots	2,915
(iii) As above -- for the refund of the deposit of the £M200 ..	72
(iv) Requests for the refund of expenses for Bathroom fittings	350
(v) Various reasons	80

11. SLUM CLEARANCE -- VITTORIOSA

A slum area was eradicated during the year under review. This was the so-called "Manderaggio" at Vittoriosa. Instead of the old building, 19 new units were constructed which had been allocated to the families who were previously housed at the old buildings.

12. BUILDING PROGRAMME

It is envisaged that the units or flats in the following localities are nearing completion and it is expected that these will be let or sold to applicants in accordance with the Housing Authority Policy by the beginning of 1983:

LOCALITY	NO. OF FLATS AND TERRACED HOUSES
Żejtun	48
Marsascala	18 + 6 houses
Marsa	26
Qormi	18
Safi	4
Ta' Giorni	24
Total:	144

It is expected that another 48 Flats at Żejtun will be completed and ready to be leased before the end of the next financial year.

13. TRANSFER OF PROPERTY TO THE AUTHORITY

During 1981/1982 five President's Orders transferring Government Property to the Housing Authority were published. These were published under Legal Notices No. 112 of 1981 and 6, 22, 32, and 48 of 1982.

14. FINANCING

The amount of £M821,000 was spent from the Housing Authority's Revolving Fund during the period covered by this report.

The first instalment from the Council of Europe Resettlement Fund Loan of DM 3,000,000 was paid on the 1st July 1982. Interest on this loan and on the other loan of SF 750,000 at the respective interest rates continued to be paid by the Authority.

15. FINANCIAL POSITION

Total administrative expenditure of the Authority from 1st October 1981 up to 30th September 1982, was £M103,463. This amount includes £M39,128 paid as subsidised interest to LOHOMBUS CORPORATION LTD.

This should read £M 113,920

The Authority received for this period the sum of £M35,953 from the Commissioner of Land as (i) ground rents on first, second and third ISSUE plots for which deeds had been drawn up: £M25,224, and (ii) compensation for preliminary agreements signed with regard to second and third ISSUE plots: £M10,729. The sale of vacant and occupied houses yielded an amount of £M416,501.

£M 516,501

For 1981, Government approved the sum of £M400,000 under Capital VOTE XVII - ITEM 1, for the construction of dwelling units. Out of this sum, £M5,355 was spent during October to December 1981. For the financial year 1982, Government approved the amount of £M350,000 under Capital VOTE XVI - ITEM 1. Till the end of September 1982, £M341,627 therefrom had been spent.

16. FRENCH CONFERENCE

The Housing Authority Board on 22nd June, 1982, held a Conference on: "HOUSING IN MALTA" on the request and for the benefit of -- Union Nationale Des Federation d'Organismes D'Habitations a Loyer Modere - H L M -- at Vassalli Hall, Mediterranean Conference Centre, Valletta.

The H L M is a parastatal Union which receives loans from the French Government to build dwellings for persons with a modest income.

For this Conference over 100 H L M Members attended, mostly Managers of Regional Housing Offices.

The success of the Conference is expressed in the letter of appreciation received by the Chairman, Housing Authority, from Mr Roland Pignol, the General Delegate of H L M.

APPENDIX I

IR-RABA' HRUĠ

KUNDIZZJONIJIET DWAR L-ISKEMA TAL-"HOME OWNERSHIP" SKOND IN-NOTIFIKAZZJONI TAL-GVERN NRU. 614 MAHRUĠA MILL-AWTORITA' TAD-DJAR FIL-GAZZETTA TAL-GVERN NRU. 13,907 TAL-5 TA' NOVEMBRU, 1981.

KATEGORIJA "A" -- (Dawk li jkollhom l-għażla li għall-ewwel jibnu sular wieħed biss bi tromba lesta għat-tarag għal fuq u li d-dħul tagħhom ma jaqbisx l-£M4,000 fis-sena).

(1) Dawk li d-dħul tagħhom ma jaqbisx l-£M2,000 fis-sena.

Self sa £M4,000 għall-ewwel sular biss b'imgħax ta' $2\frac{1}{2}\%$, waqt li l-Awtorita' toħroġ $5\frac{1}{2}\%$ għajnuna fuq l-imgħax. Isir depożitu l-bank ta' £M400 mill-applikant.

Peress li l-income tiegħu ikun żgħir, ma jkunx mitlub li jħallas lura f'imgħax u kapital aktar minn £M150 fis-sena.

(2) Dawk li d-dħul tagħhom huwa bejn £M2,000 u £M3,000 fis-sena:

Self sa £M4,000 għall-ewwel sular biss b'imgħax ta' 3%, waqt li l-Awtorita' toħroġ 5% għajnuna fuq l-imgħax. Isir depożitu l-bank ta' £M750 mill-applikant.

(3) Dawk li d-dħul tagħhom huwa bejn £M3,000 u £M4,000 fis-sena:

Self sa £M4,000 għall-ewwel sular biss u self sa £M7,000 jekk jew meta jibnu t-tieni sular ukoll b'imgħax ta' $3\frac{1}{2}\%$, waqt li l-Awtorita' toħroġ $4\frac{1}{2}\%$ għajnuna fuq l-imgħax. Isir depożitu l-bank ta' £M1,000 mill-applikant.

KATEGORIJA "B" -- (Dawk li d-dħul tagħhom huwa bejn £M4,000 u £M7,000 fis-sena).

(1) Dawk li d-dħul tagħhom huwa bejn £M4,000 u £M5,000 fis-sena:

Self sa £M7,000 għal dar b'żewġ sulari b'imgħax ta' 6%, waqt li l-Awtorita' toħroġ 2% għajnuna fuq l-imgħax. Isir depożitu l-bank ta' £M1,200 mill-applikant. Il-ħlas lura tas-self irid isir fi żmien massimu ta' ħamsa u għoxrin sena.

(2) Dawk li d-dħul tagħhom huwa bejn £M5,000 u £M7,000 fis-sena:

Self sa £M8,000 għal dar b'żewġ sulari b'imgħax ta' 7%, waqt li l-Awtorita' toħroġ 1% għajnuna fuq l-imgħax. Isir depożitu ta' £M1,500 mill-applikant. Il-ħlas lura tas-self irid isir fi żmien massimu ta' għoxrin sena.

KATEGORIJA "C" -- (Dawk li d-dħul tagħhom huwa aktar minn £M7,000 fis-sena).

Dar ta' żewġ sulari:

Self sa £M9,000 b'imgħax kummerċjali. Isir depożitu il-bank ta' £M2,000 mill-applikant. Il-ħlas lura tas-self irid isir fi żmien massimu ta' ħmistax-il sena.

REVIŻJONI

(A) Kull sentejn jerġa' jiġi meqjus id-dħul ta' min ikun ħa self taħt din l-iskema ħalli r-rata ta' l-imgħax u l-għajnuna li jkun ingħata fuq l-imgħax jiġu regolati skond id-dħul rivedut tiegħu. Dan id-dħul jista' jkun żdied imma jista' jkun ukoll li naqas.

Ngħidu aħna, fil-każ ta' min sar pensjonant jew f'każi fejn l-applikant imut u jonqos id-dħul tal-familja, ikun xieraq li r-rata ta' l-imgħax tonqos u tiżdied l-għajnuna fuq l-imgħax. Il-kuntratt ma' l-Awtorita' se jkun jipprovdi għar-reviżjoni kif indikat.

(B) L-income ta' l-applikant ifisser id-dħul kollu tar-raġel u l-mara, u fil-każ ta' l-għarajjes, ikun dak ta' l-għarus biss jew ta' l-għarusa, liema minnhom ikun l-applikant, u jkun se jassumi r-responsabbilita' tal-kuntratt.

2. Is-siti fabbrikabbli qegħdin jiġu offruti b'enfitewsi perpetwa. F'kull każ ic-cens (canone) kif jidher hawn fuq, f'egħluq il-ħamsa u għoxrin sena mid-data tal-kuntratt u, wara f'egħluq kull ħamsa u għoxrin sena in perpetwu c-cens (canone) annwali ta' dak iż-żmien jiżdied bi ħmistax fil-mija.

3. Persuni nteressati jistgħu jitfgħu applikazzjoni waħda biss għal lokalita' waħda skond l-iskema u l-kategorija li tapplika għalihom. L-allokazzjoni tal-bċejjeċ ta' art issir bil-polza fil-pubbliku. L-ewwel jittellgħu l-ismijiet li jikkwalifikaw u immedjatament wara tittella' lista oħra għall-istess bċejjeċ ta' art biex jidħlu flok dawk l-applikanti li jirrifjutaw jew jitilfu d-dritt għall-biċċa art li jkunu ħadu.

4. Kemm-il darba dawk li jitilgħu bix-xorti ma jersqux għall-kuntratt jew konvenju fi żmien xahar minn meta jkunu mitluba biex jagħmlu hekk u dan minħabba dewmien jew ħtija tagħhom, huma jitilfu d-dritt ta' l-allokazzjoni u flokhom jidħlu dawk li jkunu ttellgħu fit-tieni lista.

5. Id-depożitu li l-applikant jagħmel ma' Lohombus Corporation Ltd. iservi biex wara li jsiru c-certifikati tal-perit privat, Lohombus Corporation tkun tista' tħallas il-kontijiet pendenti (i.e. lill-bennej, kuntrattur, ecc).

6. L-applikanti kollha jistgħu jiġu investigati dwar il-mezzi finanzjarji u jistgħu wkoll jiġu mitluba jagħmlu affidavit dwar l-applikazzjoni tagħhom.

7. Ma għandhom jinbdew ebda xogħolijiet fuq is-sit qabel ma jiġi ffirmat il-konvenju jew il-kuntratt skond il-każ. L-applikant għandu jintrabat li jċedi favur id-Dipartiment tad-Djar iċ-ċwievet tal-fond okkupat minnu fi żmien l-applikazzjoni tiegħu biex id-Dipartiment jiddisponi minnu skond il-policy ta' l-Awtorita' tad-Djar.

8. Il-kuntratt ta' l-enfitewsi għandu wkoll ikun regolat mill-kundizzjonijiet u termini li ġejjin u, konsistentement ma' dawn, mid-disposizzjonijiet tal-liġi dwar l-enfitewsi b'mod ġenerali.

(i) Iċ-ċens (canone) għandu jitħallas kull sena bil-quddiem.

(ii) Benefikati permanenti konsistenti f'bini skond il-pjanta ta' l-enfitewta għandhom jinbnew fuq l-art jew arja mogħtija lilu b'enfitewsi.

(iii) L-enfitewta għandu jibda x-xogħol tal-bini mhux aktar tard minn tliet xhur wara d-data ta' l-approvazzjoni tal-pjanti u għandu jlesti l-bini minn kollox b'mod li jista' jiġi okkupat fi żmien tliet snin mill-imsemmija data.

Jekk jonqos milli jibda x-xogħol jew milli jlesti l-bini fiż-żmien hawn fuq imsemmi, huwa jkun obbligat li jħallas lill-Awtorita' penali ta' erba liri (£M4) għal kull ġimgħa, jew parti minn ġimgħa, li fiha ma jkunx beda xogħol jew ma jkunx spicca l-bini, skond il-każ; u dan bla preġudizzju għad-dritt ta' l-Awtorita' li tħoll l-enfitewsi skond is-sub-paragrafu (viii) (b), u bla preġudizzju għad-dritt ta' l-Awtorita' li testendi ż-żmien imsemmi għal raġuni valida.

(iv) L-enfitewta għandu jżomm il-bini f'kull żmien fi stat tajjeb ta' tiswija għas-sodisfazzjon ta' l-Awtorita'. Jekk l-enfitewsi tiġi għal xi raġuni maħlula, huwa għandu jagħti lura l-bini fi stat tajjeb ta' tiswija. L-enfitewta għandu jagħmel tajjeb għal kull ħsara li ssir kemm minħabba kawżi ordinarji u kemm minħabba kawżi jew ċirkostanzi straordinarji u accidentali.

(v) Kull obbligu, spiża jew kontribuzzjoni għal servizzi u kunditajiet oħra necessarji jew utili għall-fond enfitewtiku, jkunu a kariga ta' l-enfitewta.

(vi) Il-kuntratt għandu jinkludi weghda ta' bejgh lill-Awtorita', bi prezz li jiġi iffissat minn perit fl-impieg tal-Gvern, u li din il-weghda għandha tibqa' sseħħ għal għaxar snin mid-data tal-kuntratt kemm-il darba l-enfitewta jiddecidi li ma jibqax jabita fil-fond. Din il-weghda torbot lill-enfitewta b'mod unilaterali.

Ebda trasferiment tal-fond enfitewtiku, jew ta' parti minnu, ma jista' jsir kemm-il darba l-kuntratt tat-trasferiment ma jiġix approvat mill-Awtorita'. Għal kull trasferiment bħal dan ikun dovut lill-Awtorita' lawdemju daqs sena cens, jew parti minn sena cens, a proporzjon tal-parti trasferita, u f'kull każ il-lawdemju għandu jitħallas lill-Awtorita' fi żmien ħmistax-il jum minn meta jsir dan it-trasferiment.

(vii) L-enfitewta għandu javża minnufih lill-Awtorita' jekk isib xi oġġetti jew monumenti ta' importanza antikwarja jew arkeoloġika, fis-sit mogħti lilu in enfitewsi jew xi tracci ta' oġġetti jew monumenti bħal dawk, u kull sejba ta' oġġetti mobbli, (inkluzi fuħħar, muniti, għadam u oġġetti oħra ta' l-istess xorta, jew ta' xort'oħra), issir minnufih proprjeta' tal-Gvern, mingħajr ebda obbligu ta' kumpens.

(viii) Il-koncessjoni enfitewtika tista' tinħall fuq talba ta' l-Awtorita' jekk:

(a) L-enfitewta jonqos milli jħallas ic-cens għal tliet snin jew għalkemm ikun għamel xi ħlas ta' cens, huwa jibqagħlu jagħti ammont daqs tliet snin cens u ma jħallasx is-somma kollha dovuta fi żmien tletin ġurnata min-notifika ta' att ġudizzjarju, li fih jintalab il-ħlas tac-cens dovut.

(b) Jekk l-enfitewta jonqos milli jħares jew milli jwettaq xi waħda mill-kundizzjonijiet jew l-obbligi l-oħra, tal-koncessjoni enfitewtika sew jekk joħorġu mill-att ta' l-enfitewsi kemm mil-liġi, u dana n-nuqqas ikompli għal kollox jew in parti għal mill-anqas tletin ġurnata min-notifika ta' att ġudizzjarju, li fiha tintalab l-osservanza tal-kundizzjonijiet jew obbligi rilevanti.

(c) Fil-każ ta' sejba ta' immobbli ta' importanza antikwarja jew storika fis-sit mogħti lilu in enfitewsi (inklużi għerien, oqbra, bjar, ħitan tal-ġebel u immobbli oħra ta' l-istess xorta, jew ta' xort'oħra), kif ukoll fdalijiet ta' immobbli bħal dawn u f'dana l-każ l-enfitewsi tinħall jew għal kollox jew għal parti biss fejn tkun qiegħda s-sejba a diskrezzjoni ta' l-Awtorita', iżda fil-każ li l-Awtorita' tiddecidi li tħoll l-enfitewsi għal parti biss, l-enfitewta jkollu d-dritt li jħoll il-koncessjoni kollha jew ikollu c-cens imnaqqas a proporzjon ta' l-art, li dwarha tinħall l-enfitewsi.

(ix) F'każ illi l-enfitewsi tinħall:

(a) Il-fond enfitewtiku u kull benefikat li jkun sar fiħ jirreverti lill-Awtorita' mingħajr ebda obbligu ta' xi kumpens, ikun x'ikun il-valur ta' dawk il-benefikati, u jekk ikun dovut xi kumpens lill-Awtorita' sew għal danni jew għal xi ħaġa oħra dan il-kumpens ma għandu b'ebda mod jitnaqqas minħabba r-reverżjoni tal-fond u benefikati kif intqal fuq, iżda kull reverżjoni ssir mingħajr preġudizzju għad-drittijiet ta' l-Awtorita'.

Iżda f'każ li l-enfitewta jissellef mingħand Lohombus Corporation Ltd., kull reverżjoni ssir mingħajr preġudizzju għall-privileġġ ġenerali tal-Corporation li joħroġ mis-self magħmul.

(b) Iżda, jekk ix-xoljiment isir bis-saħħa tas-sub-klawsola (c) tas-sub-paragrafu (viii) l-enfitewta jkollu d-dritt li jitħallas minghand l-Awtorita' s-somma li jkun nefaq, b'mod raġonevoli għax-xogħlijiet li jkun għamel fuq is-sit enfitewtiku u li ma jibqgħux ta' użu għaliħ għaliex l-enfitewsi tkun inħallet iżda ma jkollu dritt għal xejn iżjed.

(c) L-Awtorita' tkun xorta waħda tista' tesiġi kull penali dovuta skond l-att ta' l-enfitewsi u sew ix-xoljiment ta' l-enfitewsi, kemm il-ħlas tal-penali m'għandhom b'ebda mod ibiddlu jew inaqqsu r-responsabbilta' ta' l-enfitewta taħt kull liġi.

(x) Bħala garanzija tal-ħlas tac-cens u ta' l-esekuzzjoni ta' l-obbligi l-oħra li joħorġu mill-att ta' l-enfitewsi, l-enfitewta jipoteka favur l-Awtorita' tad-Djar il-ġid kollu tiegħu, preżenti u futur, u minbarra dan l-Awtorita' żżomm il-privileġġ specjali mogħti lilha mil-liġi.

(xi) Id-drittijiet u l-ispejjeż kollha tal-kuntratt ta' l-enfitewsi għandhom jitħallsu mill-enfitewta.

(xii) L-enfitewsi perpetwa ssir taħt il-kundizzjoni risolutiva espressa illi kemm-il darba jirriżulta fi żmien sitt xhur mill-pubblikazzjoni ta' l-att ta' l-enfitewsi li l-enfitewta jkun ta' informazzjoni żbaljata jew qarrieqa lill-Awtorita' tad-Djar, b'mod li b'din l-informazzjoni żbaljata jew qarrieqa l-Awtorita' tad-Djar tkun għażlet lill-enfitewta skond il-policy tagħha bħala li jikkwalifika għall-allokazzjoni, il-kuntratt jiġi maħlul 'ipso jure' u l-enfitewta jkun obbligat li jħallas l-ispejjeż kollha relattivi, u ma jkollu l-ebda dritt għal xi rifużjoni jew ħlas ta' xi benefikati li jkun għamel, u b'riserva għal kull azzjoni għad-danni mill-Awtorita'.

9. L-enfitewta ghandu jippermetti f'kull hin access liberu ghas-sit u ghall-bini ta' fuqu lil kull ufficjal ta' l-Awtorita' tad-Djar.

10. Jekk f'xi żmien l-enfitewta jiddisponi bi kwalunkwe titolu inter vivos mill-art moghtija lilu mill-Awtorita' tad-Djar, l-enfitewta ma jkunx jista' 'l quddiem japplika ghal xi allokazzjoni ohra mill-imsemmija Awtorita'.

N.B. -------- B'riferenza ghan-Notifikazzjoni tal-Gvern Nru. 614 tal-5 ta' Novembru, 1981, dwar il-kondizzjonijiet tal-Bcejjec ta' Art tal-Home-Ownership (Ir-Raba' Hruġ), ghandu jiġi innotat illi l-applikanti li jintghażlu ghal Bcejjec ta' Art, Djar ghall-bejgh u kiri ta' flats ippubblikati mill-Awtorita' tad-Djar, minbarra dawk l-applikanti fil-listi ta' riżerva, mhumiex eliġibbli biex japplikaw ghall-Bcejjec ta' Art ippubblikati fin-Notifikazzjoni tal-Gvern imsemmija hawn fuq.

4TH ISSUE PLOTS

KEY: C = category

LOCALITY	Plots Advertised C.I	C.II	C.III	Plots Issued C.I	C.II	C.III	Plots Transferred to 5th Issue C.I	C.II	C.III	Plots Deleted C.I	C.II	C.III	Plots Offered C.I	C.II	C.III	Plots Available C.I	C.II	C.III	REMARKS
ATTARD (ST CATHERINE)	2	1	-	2	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
ATTARD (MISRAH KOLA)	39	6	5	38	5	4	-	-	-	-	1	-	-	-	-	1	-	1	Plot 76 deleted (Borehole); Plot 77 trf. to Sch.III.
B'BUGIA	24	7	-	22	5	-	-	-	-	-	-	-	-	-	-	2	2	-	
BUGIBBA	11	3	8	9	1	5	-	2	3	1	-	-	1	-	-	-	-	-	Plot 59(I) allocated under 3rd Issue.
COSPICUA (ST HELEN'S BASTION)	8	2	-	4	-	-	3	2	-	-	-	-	-	-	-	1	-	-	
DINGLI	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
FGURA	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
FLEUR-DE-LYS	5	1	-	5	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
GHAXAQ (TAL-MILLIERI)	23	4	-	12	-	-	-	-	-	-	-	-	6	-	-	5	4	-	
GUDJA H.E.	4	-	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
GUDJA (NEAR SCHOOL PH.III)	36	6	4	34	2	-	1	4	4	-	-	-	-	-	-	1	-	-	
GUDJA (TA' XLEJLI PH.II)	84	11	5	56	6	2	-	-	-	-	-	-	-	-	-	28	5	3	
L'IKLIN	17	6	6	10	5	5	-	-	-	-	-	-	-	-	-	7	1	1	
LUQA (IL-WILGA)	22	6	2	21	6	2	-	-	-	-	-	-	1	-	-	-	-	-	
MARSA (13TH DECEMBER)	13	3	2	9	1	2	-	-	-	-	1	-	1	-	-	3	1	-	Plot 15(II) deleted (Borehole)
MARSASCALA (Gebel Anxjur)	6	1	1	3	1	-	2	-	1	-	-	-	-	-	-	1	-	-	
MARSASCALA (Taż-ŻONQOR)	43	8	8	41	6	1	-	-	5	-	1	1	-	1	-	2	-	1	Plot 60(II) withdrawn GN641 Plot 34(III) allocated 3rd Issue
TOTAL c/f																			

4TH ISSUE PLOTS

KEY: C = category

LOCALITY	Plots Advertised			Plots Issued			Plots Transferred to 5th Issue			Plots Deleted			Plots Offered			Plots Available			REMARKS
	C.I	C.II	C.III	C.I	C.II	C.III	C.I	C.II	C.III	C.I	C.II	C.III	C.I	C.II	C.III	C.I	C.II	C.III	
MARSAXLOKK	11	-	-	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MGARR	31	6	3	17	1	-	13	4	3	-	1	-	-	-	-	1	-	-	Plot 37(II) withdrawn GN643
MOSTA II	10	1	1	9	1	1	-	-	-	-	-	-	-	-	-	1	-	-	
MQABBA (OFF Mqabba BY-PASS)	58	10	2	43	4	-	13	6	2	-	-	-	1	-	-	1	-	-	
NAXXAR (Is-Sghajtar)	25	5	4	25	3	2	-	-	-	-	-	-	-	-	-	-	2	2	
QORMI (Ta' Farżina)	9	1	-	9	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
QRENDI H.E.	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
QRENDI (Qasam Tal-Warda)	67	12	4	40	2	1	26	10	3	-	-	-	-	-	-	1	-	-	
RABAT (Ghar Barka)	53	6	4	52	6	2	-	-	-	-	-	-	1	-	2	-	-	-	
SAFI	26	2	-	14	1	-	11	1	-	-	-	-	-	-	-	1	-	-	
SAN GWANN (N/Hood II)	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SIGGIEWI (Ta' Kircippu)	36	8	4	35	8	4	-	-	-	-	-	-	-	-	-	1	-	-	
TA' GIORNI	14	3	3	14	3	3	-	-	-	-	-	-	-	-	-	-	-	-	
TARXIEN	8	-	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
VILLA ROSA	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	
XGHAJRA-ŻABBAR	8	4	-	7	-	-	-	4	-	-	-	-	-	-	-	1	-	-	
ŻABBAR H.E.	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ŻABBAR (Bul-ebel iż-Żghir)	88	19	12	88	16	1	-	1	10	-	-	-	-	-	1	-	2	-	
ŻEBBUĠ	7	1	-	7	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
ŻEJTUN (Ġebel San Martin)	20	20	7	19	7	2	-	10	4	-	-	-	1	1	-	-	2	1	
TOTAL c/f																			

KEY: C = category | 4TH ISSUE PLOTS | SHEET 3

LOCALITY	Plots Advertised C.I	Plots Advertised C.II	Plots Advertised C.III	Plots Issued C.I	Plots Issued C.II	Plots Issued C.III	Plots Transferred to 5th Issue C.I	Plots Transferred to 5th Issue C.II	Plots Transferred to 5th Issue C.III	Plots Deleted C.I	Plots Deleted C.II	Plots Deleted C.III	Plots Offered C.I	Plots Offered C.II	Plots Offered C.III	Plots Available C.I	Plots Available C.II	Plots Available C.III	REMARKS
ŻURRIEQ (Tal-Bebbux)	49	8	3	47	3	2	-	-	-	-	-	-	1	1	-	1	4	1	
ŻURRIEQ H.E.	3	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
GRAND TOTAL:	867	171	89	725	95	40	69	44	35	1	4	1	13	3	3	59	25	10	
GOZO																			
GHAJNSIELEM	14	3	-	6	1	-	8	2	-	-	-	-	-	-	-	-	-	-	
GHASRI	15	2	-	-	-	-	15	2	-	-	-	-	-	-	-	-	-	-	
KERCEM	15	3	-	7	1	-	5	2	-	-	-	-	-	-	-	3	-	-	
NADUR	6	-	-	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SAN LAWRENZ	19	2	-	2	-	-	17	1	-	-	1	-	-	-	-	-	-	-	
SANNAT	20	3	-	9	2	-	7	1	-	-	-	-	-	-	-	4	-	-	
XAGHRA (Daħla Tal-Ġgantija)	9	2	-	9	2	-	-	-	-	-	-	-	-	-	-	-	-	-	
XAGHRA (New Street)	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	
XEWKIJA (Block 6)	3	-	-	1	-	-	-	-	-	-	-	-	-	-	-	2	-	-	
XEWKIJA (Ta' Ġok)	63	14	4	31	2	-	-	-	-	-	-	-	-	-	-	32	12	4	
GRAND TOTAL:	168 166	29	4	71	8	-	52	8	-	-	1	-	-	-	-	43	12	4	

27th October 1982

APPENDIX III

IL-HAMES HRUĠ

KUNDIZZJONIJIET DWAR L-ISKEMA TAL-"HOME OWNERSHIP" SKOND IN-NOTIFIKAZZJONI TAL-GVERN NRU. 496 MAHRUĠA MILL-AWTORITA' TAD-DJAR FIL-GAZZETTA TAL-GVERN NRU. 14,037 TAS-16 TA' SETTEMBRU, 1982, U FL-EMENDI SUSSEGWENTI.

KATEGORIJA "A" — (Dawk li jkollhom l-għażla li għall-ewwel jibnu sular wieħed biss bi tromba lesta għat-taraġ għal fuq u li d-dħul tagħhom ma jaqbisx l-£M4,000 fis-sena).

(1) Dawk li d-dħul tagħhom ma jaqbisx l-£M2,000 fis-sena fil-każ ta' l-Għarajjes.

Dawk li d-dħul tagħhom ma jaqbisx l-£M2,100 fis-sena fil-każ tal-Miżżewġin.

Self sa £M4,000 għall-ewwel sular biss b'imgħax ta' 2½%, waqt li l-Awtorita' toħroġ 5½% għajnuna fuq l-imgħax. Isir depożitu l-bank ta' £M400 mill-applikant.

Peress li l-income tiegħu jkun żgħir, ma jkunx mitlub li jħallas lura f'imgħax u kapital aktar minn £M150 fis-sena.

(2) Dawk li d-dħul tagħhom huwa bejn £M2000 u £M3000 fis-sena:

Self sa £M4,000 għall-ewwel sular biss b'imgħax ta' 3%, waqt li l-Awtorita' toħroġ 5% għajnuna fuq l-imgħax. Isir depożitu l-bank ta' £M750 mill-applikant.

(3) Dawk li d-dħul tagħhom huwa bejn £M3,000 u £M4,000 fis-sena:

Self sa £M4,000 għall-ewwel sular biss u self sa £M7,000 jekk jew meta jibnu t-tieni sular ukoll b'imgħax ta' 3½%, waqt li l-Awtorita' toħroġ 4½% għajnuna fuq l-imgħax. Isir depożitu l-bank ta' £M1,000 mill-applikant.

KATEGORIJA "B" — (Dawk li d-dħul tagħhom huwa bejn £M4,000 u £M7,000 fis-sena).

(1) Dawk li d-dħul tagħhom huwa bejn £M4,000 u £M5,000 fis-sena:

Self sa £M7,000 għal dar b'żewġ sulari b'imgħax ta' 6%, waqt li l-Awtorita' toħroġ 2% għajnuna fuq l-imgħax. Isir depożitu l-bank ta' £M1,200 mill-applikant. Il-ħlas lura tas-self irid isir fi żmien massimu ta' ħamsa u għoxrin sena.

(2) Dawk li d-dħul tagħhom huwa bejn £M5,000 u £M7,000 fis-sena:

Self sa £M8,000 għal dar b'żewġ sulari b'imgħax ta' 7%, waqt li l-Awtorita' toħroġ 1% għajnuna fuq l-imgħax. Isir depożitu l-bank ta' £M1,500 mill-applikant. Il-ħlas lura tas-self irid isir fi żmien massimu ta' għoxrin sena.

KATEGORIJA "C" -- (Dawk li d-dħul taghhom huwa aktar minn £M7,000 fis-sena).

Dar ta' żewġ sulari:

Self sa £M9,000 b'inghax kummercjali. Isir depożitu il-bank ta' £M2,000 mill-applikant. Il-ħlas lura tas-self irid isir fi żmien massimu ta' ħmistax-il sena.

REVIŻJONI

(A) Kull sentejn jerġa' jiġi meqjus id-dħul ta' min ikun ħa self taħt din l-iskema ħalli r-rata ta' l-inghax u l-ghajnuna li jkun inghata fuq l-inghax jiġu regolati skond id-dħul rivedut tieghu. Dan id-dħul jista' jkun żdied imma jista' jkun ukoll li naqas.

Nghidu aħna, fil-każ ta' min ikun sar pensjonant jew f'każi fejn l-applikant imut u jonqos id-dħul tal-familja, ikun xieraq li r-rata ta' l-inghax tonqos u tiżdied l-ghajnuna fuq l-inghax. Il-kuntratt ma' l-Awtorita' se jkun jipprovdi ghar-reviżjoni kif indikat.

(B) L-income ta' l-applikant ifisser id-dħul kollu tar-raġel u l-mara, u 1/10 tas-salarju tat-tfal li jaħdmu bi qliegh, u fil-każ ta' l-gharajjes, ikun dak ta' l-gharus biss jew ta' l-gharusa, liema minnhom ikun l-applikant, u jkun se jassumi r-responsabbilita' tal-kuntratt.

2. Is-siti fabbrikabbli qeghdin jiġu offruti b'enfitewsi perpetwa. F'kull każ ic-cens (canone) kif jidher hawn fuq, f'eghluq il-ħamsa u ghoxrin sena mid-data tal-kuntratt u, wara f'eghluq kull ħamsa u ghoxrin sena in perpetwu c-cens (canone) annwali ta' dak iż-żmien jiżdied bi ħmistax fil-mija.

3. Persuni nteressati jistghu jitfghu applikazzjoni waħda biss ghal lokalita' waħda skond l-iskema u l-kategorija li tapplika ghalihom. L-allokazzjoni tal-bcejjec ta' art issir bil-polza fil-pubbliku. L-ewwel jittellghu l-ismijiet li jikkwalifikaw u immedjatament wara tittolla' lista oħra ghall-istess bcejjec ta' art biex jidħlu flok dawk l-applikanti li jirrifjutaw jew jitilfu d-dritt ghall-biċċa art li jkunu ħadu.

4. Kemm-il darba dawk li jitilghu bix-xorti ma jersqux ghall-kuntratt jew konvenju fi żmien xahar minn meta jkunu mitluba biex jaghmlu hekk u dan minħabba dewmien jew ħtija taghhom, huma jitilfu d-dritt ta' l-allokazzjoni u flokhom jidħlu dawk li jkunu ttellghu fit-tieni lista.

5. Id-depożitu li l-applikant jaghmel ma' Lohombus Corporation Ltd. iservi biex wara li jsiru c-certifikati tal-perit privat, Lohombus Corporation tkun tista' tħallas il-kontijiet pendenti (i.e. lill-bennej, kuntrattur ecc.).

6. L-applikanti kollha jistghu jigu investigati dwar il-nezzi finanzjarji u jistghu wkoll jigu mitluba jaghmlu affidavit dwar l-applikazzjoni taghhom.

7. Ma ghandhom jinbdew ebda xoghlijiet fuq is-sit qabel ma jigi ffirmat il-konvenju jew il-kuntratt skond il-każ. L-applikant ghandu jintrabat li jcedi favur id-Dipartiment tad-Djar ic-cwievet tal-fond okkupat minnu fi żmien l-applikazzjoni tieghu biex id-Dipartiment jiddisponi minnu skond il-policy ta' l-Awtorita' tad-Djar.

8. Il-kuntratt ta' l-enfitewsi ghandu wkoll ikun regolat mill-kundizzjonijiet u termini li ġejjin u, konsistentement ma' dawn, mid-disposizzjonijiet tal-liġi dwar l-enfitewsi b'mod ġenerali.

(i) Ic-cens (canone) ghandu jithallas kull sena bil-quddiem.

(ii) Benefikati permanenti konsistenti f'bini skond il-pjanta ta' l-enfitewta ghandhom jinbnew fuq l-art jew arja moghtija lilu b'enfitewsi.

(iii) L-enfitewta ghandu jibda x-xoghol tal-bini mhux aktar tard minn tliet xhur wara d-data ta' l-approvazzjoni tal-pjanti u ghandu jlesti l-bini minn kollox b'mod li jista' jiġi okkupat fi żmien tliet snin mill-insemmija data.

Jekk jonqos milli jibda x-xoghol jew milli jlesti l-bini fiż-żmien hawn fuq insemmi, huwa jkun obbligat li jhallas lill-Awtorita' penali ta' erba' liri (£M4) ghal kull ġimgha, jew parti minn ġimgha, li fiha ma jkunx beda xoghol jew ma jkunx spicca l-bini, skond il-każ; u dan bla preġudizzju ghad-dritt ta' l-Awtorita' li tholl l-enfitewsi skond is-sub-paragrafu (viii) (b), u bla preġudizzju ghad-dritt ta' l-Awtorita' li testendi ż-żmien insemmi ghal raġuni valida.

(iv) L-enfitewta ghandu jżomm il-bini f'kull żmien fi stat tajjeb ta' tiswija ghas-sodisfazzjon ta' l-Awtorita'. Jekk l-enfitewsi tiġi ghal xi raġuni mahlula, huwa ghandu jaghti lura l-bini fi stat tajjeb ta' tiswija. L-enfitewta ghandu jaghmel tajjeb ghal kull hsara li ssir kemm minhabba kawżi ordinarji u kemm minhabba kawżi jew cirkostanzi straordinarji u accidentali.

(v) Kull obbligu, spiża jew kontribuzzjoni ghal servizzi kunditajiet ohra necessarii jew utili ghall-fond enfitewtiku, jkunu a kariga ta' l-enfitewta.

(vi) Il-kuntratt ghandu jinkludi weghda ta' bejgh lill-Awtorita', bi prezz li jiġi iffissat minn perit fl-impieg tal-Gvern, u li din il-weghda ghandha tibqa' sseħħ ghal ghaxar snin mid-data tal-kuntratt kemm-il darba l-enfitewta jiddecidi li ma jibqax jabita fil-fond. Din il-weghda torbot lill-enfitewta b'mod unilaterali.

Ebda trasferiment tal-fond enfitewtiku, jew ta' parti minnu, ma jista' jsir kemm-il darba l-kuntratt tat-trasferiment ma jiġix approvat mill-Awtorita'. Ghal kull trasferiment bħal dan ikun dovut lill-Awtorita' lawdemju daqs sena cens, jew parti minn sena cens, a proporzjon tal-parti trasferita, u f'kull każ il-lawdemju ghandu jithallas lill-Awtorita' fi żmien ħmistax-il jum minn meta jsir dan it-trasferiment.

(vii) L-enfitewta ghandu javża minnufiħ lill-Awtorita' jekk isib xi oġġetti jew monumenti ta' importanza antikwarja jew arkeoloġika, fis-sit moghti lilu in enfitewsi jew xi tracci ta' oġġetti jew monumenti bħal dawk, u kull sejba ta' oġġetti mobbli, (inklużi fuħħar, muniti, għadam u oġġetti oħra ta' l-istess xorta, jew ta' xort'oħra), issir minnufiħ proprjeta' tal-Gvern, minghajr ebda obbligu ta' kumpens.

(viii) Il-koncessjoni enfitewtika tista' tinħall fuq talba ta' l-Awtorita' jekk:

(a) L-enfitewta jonqos milli jħallas ic-cens ghal tliet snin jew ghalkemm ikun ghamel xi ħlas ta' cens, huwa jibqaghlu jaghti ammont daqs tliet snin cens u ma jħallasx is-somma kollha dovuta fi żmien tletin ġurnata min-notifika ta' att ġudizzjarju, li fiħ jintalab il-ħlas tac-cens rilevanti.

(b) Jekk l-enfitewta jonqos milli jħares jew milli jwettaq xi waħda mill-kundizzjonijiet jew l-obbligi l-oħra, tal-koncessjoni enfitewtika sew jekk joħorġu mill-att ta' l-enfitewsi kemm mil-liġi, u dana n-nuqqas ikompli ghal kollox jew in parti ghal mill-anqas tletin ġurnata min-notifika ta' att ġudizzjarju, li fiha tintalab l-osservanza tal-kundizzjonijiet jew obbligi rilevanti.

(c) Fil-każ ta' sejba ta' immobbli ta' importanza antikwarja jew storika fis-sit mogħti lilu in enfitewsi (inklużi għerien, oqbra, bjar, ħitan tal-ġebel u immobbli oħra ta' l-istess xorta, jew ta' xort'Oħra), kif ukoll fdalijiet ta' immobbli bħal dawn u f'dana l-każ l-enfitewsi tinħall jew għal kollox jew għal parti biss fejn tkun qiegħda s-sejba a diskrezzjoni ta' l-Awtorita', iżda fil-każ li l-Awtorita' tiddecidi li tħoll l-enfitewsi għal parti biss, l-enfitewta jkollu d-dritt li jħoll il-koncessjoni kollha jew ikollu c-cens imnaqqas a proporzjon ta' l-art, li dwarha tinħall l-enfitewsi.

(ix) F'Każ illi l-enfitewsi tinħall:

(a) Il-fond enfitewtiku u kull benefikat li jkun sar fiħ jirreverti lill-Awtorita' mingħajr ebda obbligu ta' xi kumpens, ikun x'ikun il-valur ta' dawk il-benefikati, u jekk ikun dovut xi kumpens lill-Awtorita' sew għal danni jew għal xi ħaġa oħra dan il-kumpens ma għandu b'ebda mod jitnaqqas minħabba r-reverżjoni tal-fond u benefikati kif intqal fuq, iżda kull reverżjoni ssir mingħajr preġudizzju għad-drittijiet ta' l-Awtorita'.

Iżda f'każ li l-enfitewta jissellef mingħand Lohombus Corporation Ltd., kull reverżjoni ssir mingħajr preġudizzju għall-privileġġ ġenerali tal-Corporation li joħroġ mis-self magħmul.

(b) Iżda, jekk ix-xoljiment isir bis-saħħa tas-sub-klawsola (c) tas-sub-paragrafu (viii) l-enfitewta jkollu d-dritt li jitħallas mingħand l-Awtorita' s-somma li jkun nefaq, b'mod raġonevoli għax-xogħlijiet li jkun għamel fuq is-sit enfitewtiku u li ma jibqgħux ta' użu għalih għaliex l-enfitewsi tkun inħallet iżda ma jkollu dritt għal xejn iżjed.

(c) L-Awtorita' tkun xorta waħda tista' tesiġi kull penali dovuta skond l-att ta' l-enfitewsi u sew ix-xoljiment ta' l-enfitewsi, kemm il-ħlas tal-penali m'għandhom b'ebda mod ibiddlu jew inaqqsu r-responsabbilta' ta' l-enfitewta taħt kull liġi.

(x) Bħala garanzija tal-ħlas tac-cens u ta' l-esekuzzjoni ta' l-obbligi l-oħra li joħorġu mill-att ta' l-enfitewsi, l-enfitewta jipoteka favur l-Awtorita' tad-Djar il-ġid kollu tiegħu, preżenti u futur, u minbarra dan l-Awtorita' żżomm il-privileġġ specjali mogħti lilha mil-liġi.

(xi) Id-drittijiet u l-ispejjeż kollha tal-kuntratt ta' l-enfitewsi għandhom jitħallsu mill-enfitewta.

(xii) L-enfitewsi perpetwa ssir taħt il-kundizzjoni risolutiva espressa illi kemm-il darba jirriżulta fi żmien sitt xhur mill-pubblikazzjoni ta' l-att ta' l-enfitewsi li l-enfitewta jkun ta informazzjoni żbaljata jew qarrieqa lill-Awtorita' tad-Djar, b'mod li b'din l-informazzjoni żbaljata jew qarrieqa l-Awtorita' tad-Djar tkun għażlet lill-enfitewta skond il-policy tagħha bħala li jikkwalifika għall-allokazzjoni, il-kuntratt jiġi maħlul 'ipso jure' u l-enfitewta jkun obbligat li jħallas l-ispejjeż kollha relattivi, u ma jkollu l-ebda dritt għal xi rifużjoni jew ħlas ta' xi benefikati li jkun għamel, u b'riserva għal kull azzjoni għad-danni mill-Awtorita'.

9. L-enfitewta għandu jippermetti f'kull ħin access liberu għas-sit u għall-bini ta' fuqu lil kull ufficjal ta' l-Awtorita' tad-Djar.

10. Jekk f'xi żmien l-enfitewta jiddisponi bi kwalunkwe titolu inter vivos mill-art mogħtija lilu mill-Awtorita' tad-Djar, l-enfitewta ma jkunx jista' 'l-quddiem japplika għal xi allokazzjoni oħra mill-imsemmija Awtorita'.

11. Dawk li jkunu taħt it-18-il sena mhumiex eliġibbli li japplikaw.

12. Kull min ikun sid-id-dar ta' fejn joqgħod jew ikollu bicca art li għaliha jkollu permess mill-P.A.P.B., biex jibni Dar/Flat, ma jistax japplika taħt din l-iskema. L-applikanti jridu jkunu cittadini Maltin u jkunu wkoll residenti f'Malta jew f'Għawdex.

N.B. B'riferenza għan-Notifikazzjoni tal-Gvern Nru. 496 tas-16 ta' Settembru, 1982, dwar il-kondizzjonijiet tal-Bcejjec ta' Art tal-Home Ownership (Il-Hamos Hruġ), għandu jiġi innotat illi l-applikanti li ngħażlu għal Bcejjec ta' Art, Djar għall-bejgħ u kiri ta' flats ippubblikati mill-Awtorita' tad-Djar, minbarra dawk l-applikanti fil-listi ta' riżerva, mhumiex eliġibbli biex japplikaw għall-Bcejjec ta' Art ippubblikati fin-Notifikazzjoni tal-Gvern imsemmija hawn fuq.

R E C A P I T U L A T I O N

5TH ISSUE

PLOTS FOR HOME OWNERSHIP — SCHEME 1

LOCALITY	NO. OF PLOTS ADVERTISED	NO. OF APPLICATIONS RECEIVED		T O T A L
		ENGAGED COUPLES	MARRIED FAMILIES	
MALTA	1875	1392	1260	2652
GOZO	187	78	60	138
GRAND TOTAL:-	2062	1470	1320	2790

5 T H I S S U E

PLOTS FOR HOME OWNERSHIP — SCHEME 1

LOCALITY	NO. OF PLOTS ADVERTISED	NO. OF APPLICATIONS RECEIVED		TOTAL	ENGAGED COUPLES							MARRIED FAMILIES						
		MARRIED	ENGAGED		Over 25Yrs under £M2000	Below £M4000	From £M4000 to £M5000	From £M5000 to £M7000	Over £M7000	DIS-QUALIFIED	PLOT OWNERS	Below £M2100	Below £M4000	From £M4000 to £M5000	From £M5000 to £M7000	Over £M7000	DIS-QUALIFIED	PLOT OWNERS
ATTARD - Misraħ Kola	18	23	34	57	1	27	-	2	-	4	-	-	14	4	-	-	5	-
ATTARD - St Catherine	53	82	145	227	4	132	2	2	-	5	-	6	63	6	-	-	7	-
BIRŻEBBUGIA - Phase 1	10	6	3	9	1	2	-	-	-	-	-	-	4	-	-	-	2	-
BIRŻEBBUGIA - Phase 2	131	36	31	67	-	27	-	-	-	3	1	9	23	2	-	-	2	-
BIRŻEBBUGIA - Qajjenza	196	15	27	42	-	26	-	-	-	1	-	1	10	2	-	-	2	-
BUĠIBBA - Tal-Vecc	143	26	18	44	1	15	2	-	-	-	-	5	20	-	-	-	1	-
COSPICUA	8	3	-	3	-	-	-	-	-	-	-	1	2	-	-	-	-	-
DINGLI	41	15	24	39	2	19	-	-	-	2	1	4	9	-	-	-	2	-
FGURA	14	43	35	78	2	30	1	-	-	2	-	6	35	-	-	-	2	-
GHARGHUR	12	6	2	8	-	2	-	-	-	-	-	1	5	-	-	-	-	-
GUDJA - Phase 1	8	5	9	14	1	7	-	-	-	-	1	2	2	-	-	-	1	-
GUDJA - Near School	9	13	12	25	-	10	-	-	-	2	-	3	9	-	1	-	-	-
L'IKLIN	1	19	4	23	-	4	-	-	-	-	-	6	9	1	-	-	3	-
KIRKOP - Housing Estate	1	5	3	8	-	2	-	-	-	1	-	-	5	-	-	-	-	-
KIRKOP - Phase 2	115	2	7	9	-	7	-	-	-	-	-	-	-	1	-	-	1	-
LUQA - Near Airport	88	28	30	58	-	30	-	-	-	-	-	4	21	1	-	-	1	1
MANIKATA	12	1	2	3	-	2	-	-	-	-	-	-	1	-	-	-	-	-
MARSASKALA - Ġebel Anxjur	4	2	3	5	-	3	-	-	-	-	-	-	1	1	-	-	-	-
MARSASKALA - Żonqor	12	17	12	29	-	11	-	-	-	1	-	3	11	2	-	-	1	-
MARSAXLOKK	1	6	10	16	1	8	-	-	-	1	-	1	4	-	-	-	1	-
MELLIEHA - Ta' Braġġ	92	31	39	70	1	34	-	-	-	2	2	8	16	2	-	-	4	1
					14	398	5	[illegible]	-	24	5	60	264	22	1	-	[illegible]	2

SHEET 2

LOCALITY	NO. OF PLOTS ADVERT-ISED	NO. OF APPLICATIONS RECEIVED		TOTAL	ENGAGED COUPLES							MARRIED FAMILIES						
		MARRIED	ENGAGED		Over 25Yrs under CM2000	Below CM4000	From CM4000 to CM5000	From CM5000 to CM7000	Over CM7000	DIS-QUALIFIED	PLOT OWNERS	Below CM2100	Below CM4000	From CM4000 to CM5000	From CM5000 to CM7000	Over CM7000	DIS-QUALIFIED	PLOT OWNERS
MELLIEHA - Ta' Pennellu	8	-	4	4	1	3	-	-	-	-	-	-	-	-	-	-	-	-
MĠARR	20	2	12	14	-	12	-	-	-	-	-	1	1	-	-	-	-	-
MOSTA - Housing Estate	1	12	14	26	1	13	-	-	-	-	-	1	7	1	1	-	2	-
MOSTA - Tad-Daqqaq	34	41	44	85	-	44	-	-	-	-	-	7	23	4	-	1	6	-
MOSTA - Ta' Żokrija	176	85	160	245	4	149	-	1	1	2	3	16	62	3	1	-	2	1
MQABBA - By-Pass	29	9	7	16	-	6	-	-	-	1	-	3	6	-	-	-	-	-
MTARFA	9	12	7	19	2	4	-	-	1	-	-	2	6	-	-	-	4	-
NAXXAR / GHARGHUR	45	14	24	38	1	22	-	1	-	-	-	5	8	-	-	-	1	-
NAXXAR - Is-Sghajtar	30	23	32	55	1	31	-	-	-	-	-	2	18	-	2	-	1	-
QORMI - Tal-Blat	33	55	53	108	1	49	-	-	-	3	-	10	40	2	-	-	3	-
QRENDI - Housing Estate	4	3	-	3	-	-	-	-	-	-	-	-	3	-	-	-	-	-
QRENDI - Tal-Warda	50	7	6	13	-	6	-	-	-	-	-	2	5	-	-	-	-	-
RABAT - Ghar Barka	83	105	85	190	2	72	-	1	-	7	3	19	71	5	-	-	8	2
SAFI	13	1	2	3	-	2	-	-	-	-	-	-	1	-	-	-	-	-
STA LUCIA - Phase 4	89	119	126	245	4	117	-	-	-	4	1	14	90	6	2	-	7	-
SIĠĠIEWI - Dr N.Zammit Str.	30	34	20	54	1	19	-	-	-	-	-	6	24	-	1	-	2	1
SIĠĠIEWI - Kircippu	37	32	26	58	2	22	-	-	-	1	1	7	21	1	-	-	3	-
SWIEQI	51	134	151	285	6	138	1	-	-	6	-	10	101	12	2	-	9	-
TARXIEN	1	11	4	15	-	3	-	-	-	1	-	3	6	-	-	-	2	-
VILLA ROSA	1	17	9	26	-	8	-	-	-	1	-	2	8	-	2	-	5	-
XGHAJRA - ŻABBAR	5	8	6	14	-	5	-	-	-	1	-	2	6	-	-	-	-	-
ŻABBAR - Housing Estate	1	3	7	10	1	6	-	-	-	-	-	-	3	-	-	-	-	-
					27	731	1	3	2	27	8	112	510	34	11	1	55	4

LOCALITY	NO. OF PLOTS ADVERT-ISED	NO. OF APPLICATIONS RECEIVED		TOTAL	ENGAGED COUPLES							MARRIED FAMILIES						
		MARRIED	ENGAGED		Over 25Yrs under £M2000	Below £M4000	From £M4000 to £M5000	From £M5000 to £M7000	Over £M7000	DIS-QUALIFIED	PLOT OWNERS	Below £M2100	Below £M4000	From £M4000 to £M5000	From £M5000 to £M7000	Over £M7000	DIS-QUALIFIED	PLOT OWNERS
ŻABBAR - Bulebel iż-Żghir	28	27	30	57	2	26	-	-	-	2	-	4	18	-	2	-	1	2
ŻABBAR - Tal-Plier	47	25	22	47	-	22	-	-	-	-	-	5	15	-	-	-	2	3
ŻEBBUĠ	1	14	9	23	1	7	-	-	-	1	-	3	10	1	-	-	-	-
ŻEJTUN - Ġebel San Martin	22	39	39	78	2	33	2	-	-	2	-	7	28	1	1	-	2	-
ŻURRIEQ	4	9	2	11	-	2	-	-	-	-	-	1	7	-	-	-	1	-
ŻURRIEQ - Tal-Bebbux II	54	35	41	76	1	34	1	-	-	5	-	12	22	-	-	-	1	-
T O T A L:---	1875	1260	1392	2652	6	124	3	-	-	10	-	32	100	2	3	-	7	5

S U M M A R Y

MALTA AND GOZO	Over 25Yrs under £M2000	Below £M4000	From £M4000 to £M5000	From £M5000 to £M7000	Over £M7000	DIS-QUALIFIED	PLOT OWNERS	Below £M2100	Below £M4000	From £M4000 to £M5000	From £M5000 to £M7000	Over £M7000	DIS-QUALIFIED	PLOT OWNERS
M A L T A	47	1253	9	7	2	61	13	204	874	58	15	1	97	11
G O Z O	5	63	-	-	1	8	1	34	25	1	-	-	-	-
GRAND TOTAL:-	52	1316	9	7	3	69	14	238	899	59	15	1	97	11

1470 1320

2790

G O Z O

SHEET 4

LOCALITY	NO. OF PLOTS ADVERTISED	NO. OF APPLICATIONS RECEIVED		TOTAL	ENGAGED COUPLES							MARRIED FAMILIES						
		MARRIED	ENGAGED		Over 25Yrs under £M2000	Below £M4,000	From £M4,000 to £M5,000	From £M5,000 to £M7,000	Over £M7,000	DIS-QUALIFIED	PLOT OWNERS	Below £M2,100	Below £M4,000	From £M4,000 to £M5,000	From £M5,000 to £M7,000	Over £M7,000	DIS-QUALIFIED	PLOT OWNERS
GHAJNSIELEM	12	1	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-
GHASRI	6	-	2	2	-	2	-	-	-	-	-	-	-	-	-	-	-	-
KERCEM	7	4	6	10	-	5	-	-	-	1	-	2	2	-	-	-	-	-
MUNXAR	75	8	8	16	-	7	-	-	-	1	-	6	2	-	-	-	-	-
NADUR	12	4	7	11	-	7	-	-	-	-	-	4	-	-	-	-	-	-
SAN LAWRENZ	20	2	3	5	-	3	-	-	-	-	-	2	-	-	-	-	-	-
SANNAT	13	1	9	10	1	8	-	-	-	-	-	1	-	-	-	-	-	-
RABAT (VICTORIA)	3	14	15	29	-	14	-	-	-	1	-	6	7	1	-	-	-	-
XAGHRA	1	-	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-
XAGHRA - Triq il-Knisja	20	5	8	13	-	3	-	-	1	3	1	2	3	-	-	-	-	-
XAGHRA - 8th Sept.Ave.	18	21	19	40	4	13	-	-	-	2	-	10	11	-	-	-	-	-
T O T A L:—	187	60	78	138	5	63	-	-	1	8	1	34	25	1	-	-	-	-