

HOUSING AUTHORITY

FOURTH ANNUAL REPORT

(1st Oct. 1982 – 30th Sept. 1983)

1982-1983

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HOUSING AUTHORITY
REPORT FOR THE YEAR
1982/83

1. Introduction

The Housing Authority, set up in terms of Act XV of 1976, has been functioning unabatedly since the 11th October 1976. Its Annual Report details the Authority's principal activities over a twelve-month period running from the first day of October of one year till the thirtieth day of September of the following year.

This is the fourth Report being published by the Housing Authority, and it covers the period 1st October 1982 till the 30th September 1983.

2. Functions

The main aim of the Housing Authority is the active pursuance of a socialized housing policy aiding individuals from amongst the community to own their residence. This goal is achieved in several ways:

- by the construction and eventual letting at subsidized rents of dwelling units,
- by the sale of vacant houses and occupied residential properties to tenants at subsidized prices related to the person's financial means,
- by the grant on emphyteutical title of plots of land under the Home Ownership Scheme for the erection thereon of dwelling houses,
- by the establishment of schemes designed to recycle for the community's benefit dwellings which are vacated by tenants and are thereby made available for re-allocation.

3. Organization

The Housing Authority is managed by a Board, consisting of a Chairman and two Members who are all appointed by the Prime Minister acting on the Minister responsible for Housing's recommendations. These appointments normally extend over one year, but Members may be reappointed.

For the period reviewed in this Report, the same three gentlemen have again served on the Board as they have done uninterruptedly since October 1976. These gentlemen are:

Mr Leone Fenech	-	CHAIRMAN
Mr Lewis Glanville	-	MEMBER
Mr Raphael Mamo	-	MEMBER

Mr G.V. Bilocca acts as the Board's Secretary.

The routine work of the Housing Authority is carried out by officers seconded to it from several Government Departments.

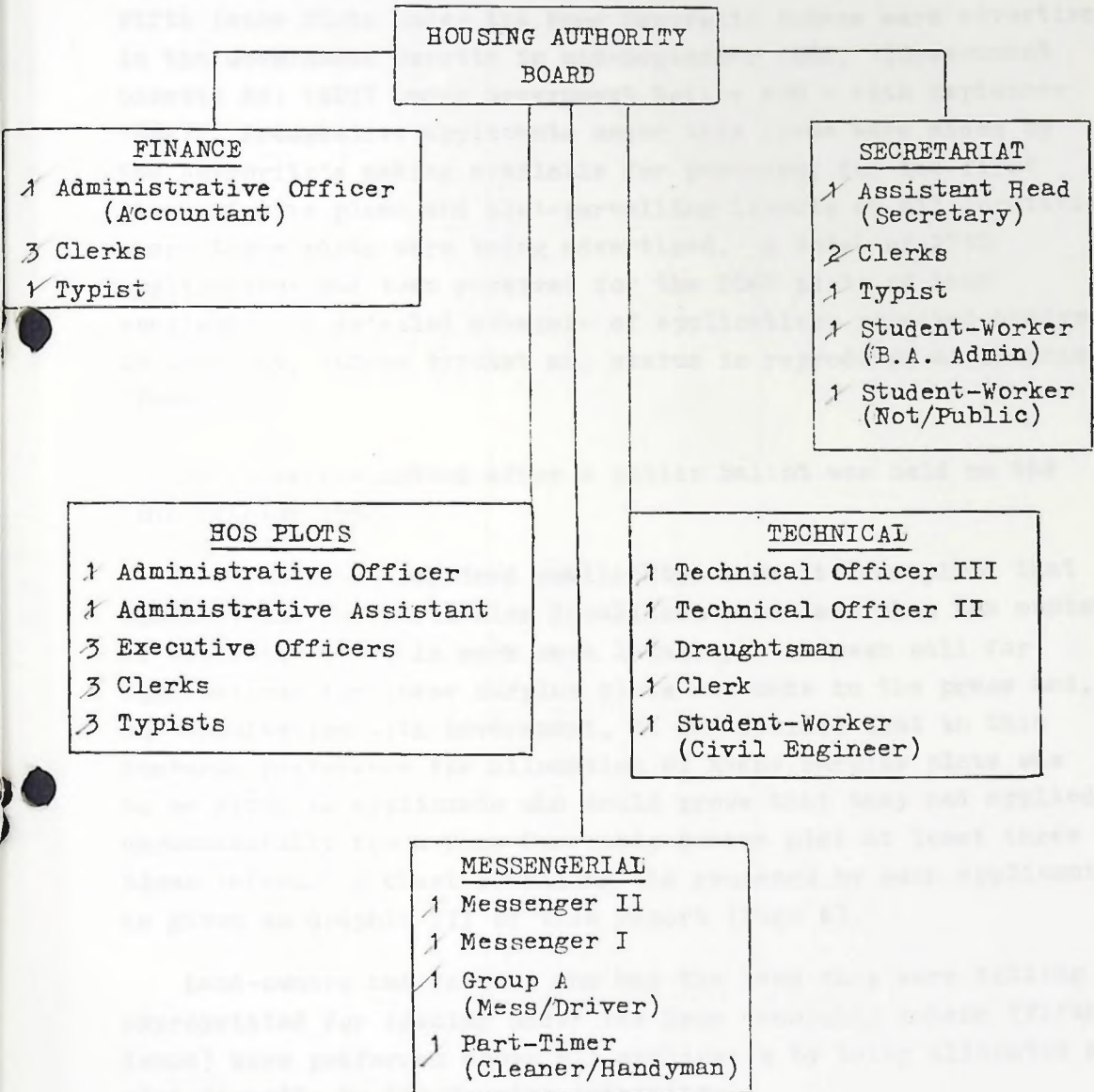
The organizational set-up at the end of the period under review is shown as Graphic I of this Report (Page 3).

4. Activities

During 1982/83, the Board of the Housing Authority has met 84 times.

Meetings were also held with the Prime Minister and Cabinet Ministers whenever important policy decisions had to be taken.

At all times the Housing Authority maintains close liaison with the Housing Department, the Land Department, the Works Department, the Finance Ministry, Lohombus Corporation Ltd. and the Central Bank of Malta. Frequent consultation and collaboration with these bodies on Policy and procedural matters have been found to be helpful, fruitful and indispensable.

HOUSING AUTHORITYORGANIZATION CHART

5. Home Ownership Scheme

(i) Plot allocations

As had been reported in the Housing Authority's Third Annual Report covering the preceding twelve months (1981/82), the Fifth Issue Plots under the Home Ownership Scheme were advertised in the Government Gazette in mid-September 1982. (Government Gazette No: 14037 under Government Notice 496 - 16th September 1982). Prospective applicants under this issue were aided by the Authority's making available for purchase, for the first time, of site plans and plot-parcelling layouts of all localities where these plots were being advertised. A total of 2790 applications had been received for the 2062 plots of land available. A detailed schedule of applications received analyzed by locality, income bracket and status is reproduced at Graphic II (Page 5).

Plots were allotted after a public ballot was held on the 18th October 1982.

Several sites remained unallocated when it transpired that applications for particular localities were less than the number of available plots in each such locality. A fresh call for applications for these surplus plots was made in the press and, in consultation with Government, it was decided that in this instance preference for allocation of these surplus plots was to be given to applicants who could prove that they had applied unsuccessfully for a Home Ownership Scheme plot at least three times before. A chart detailing the response by such applicants is given as Graphic III of this report (Page 6).

Land-owners and farmers who had the land they were tilling expropriated for issuing under the Home Ownership Scheme (Fifth Issue) were preferred above all applicants by being allocated a plot directly by the Housing Authority.

R E C A P I T U L A T I O N5TH ISSUEPLOTS 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

5TH ISSUE

PLOTS FOR HOME OWNERSHIP -- SCHEME 1

ENGAGED COUPLES

MARRIED FAMILIES

LOCALITY	NO. OF PLOTS ADVERT- ISED	NO. OF APPLICATIONS RECEIVED		TOTAL	ENGAGED										MARRIED					
		MARRIED	ENGAGED		Over 25yrs under £12,000	Below £14,000	From £14,000 to £15,000	From £15,000 to £17,000	Over £17,000	DIS- QUALIFIED	PLOT OWNERS	Below £12,100	Below £14,000	From £14,000 to £15,000	From £15,000 to £17,000	Over £17,000	DIS- QUALIFIED	PLOT OWNERS		
ATTARD - Mierah Kola	18	23	34	57	1	27	-	2	-	4	-	-	14	4	-	-	5	-	-	
ATTARD - St Catherine	53	82	145	227	4	132	-	2	-	5	-	6	62	7	-	-	7	-	-	
BIRKBEACON - Phase 1	10	6	3	9	1	2	-	-	-	-	-	-	4	-	-	-	2	-	-	
BIRKBEACON - Phase II	151	36	31	67	-	27	-	-	-	3	1	9	23	2	-	-	2	-	-	
BIRKBEACON - Qajjenza	196	15	27	42	-	26	-	-	-	1	-	1	10	2	1	-	1	-	-	
BOSITTA - Tal-Veeco	143	26	18	44	1	15	2	-	-	-	-	5	20	-	-	-	1	-	-	
COSPIGUA	8	3	-	3	-	-	-	-	-	-	-	1	2	-	-	-	-	-	-	
DINGLI	41	15	24	39	2	19	-	-	-	2	1	4	9	-	-	-	2	-	-	
ENORA	14	43	35	78	2	30	1	-	-	2	-	6	35	-	-	-	2	-	-	
GLINGHUR	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	-	-	-	-	-	-	-	-	-	
L'IRLIN	1	19	4	23	-	4	-	-	-	-	-	6	9	1	-	-	3	-	-	
MIREOP H.Estate	1	5	3	8	-	2	-	-	-	1	-	-	5	-	-	-	-	-	-	
MIREOP - Phase II	115	2	7	9	-	7	-	-	-	-	-	-	-	1	-	-	1	-	-	
LUQA - Near Airport	88	28	30	58	-	30	-	-	-	-	-	4	21	1	-	-	1	1	1	
MAHARATA	12	1	2	3	-	2	-	-	-	-	-	-	1	-	-	-	-	-	-	
MAHARSHALA - Ġebel Anxjur	4	2	3	5	-	3	-	-	-	-	-	-	1	1	-	-	-	-	-	
MAHARSHALA - Żonqor	12	17	12	29	-	11	-	-	-	1	-	3	11	2	-	-	1	-	-	
MARSHALOKK	1	6	10	16	1	8	-	-	-	1	-	1	4	-	-	-	1	-	-	
MELLISHA - Ta' Braġġ	92	31	39	70	1	34	-	-	-	2	2	8	16	2	-	-	4	1	1	
					14	398	5	4	-	24	5	60	263	23	2	-	34	2	2	

ENGAGED COUPLES

MARRIED FAMILIES

LOCALITY	NO. OF PLOTS ADVERT- ISED	NO. OF APPLICATIONS RECEIVED		TOTAL	ENGAGED COUPLES								MARRIED FAMILIES							
		MARRIED	ENGAGED		Over 25 Yrs under £2,000	Below £4,000	From £4,000 to £5,000	From £5,000 to £7,000	Over £7,000	DIS- QUALIFIED	PLOT OWNERS	Below £2,100	Below £4,000	From £4,000 to £5,000	From £5,000 to £7,000	Over £7,000	DIS- QUALIFIED	PLOT OWNERS	Below £2,100	Below £4,000
MEULIENA - Ta' Pennellu	8	-	4	4	1	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MGARR	20	2	12	14	-	12	-	-	-	-	-	1	1	-	-	-	-	-	-	-
HOSTA - H.Estate	1	12	14	26	1	13	-	-	-	-	-	1	7	1	1	-	2	-	-	-
HOSTA - Tad-Daggaq	34	41	44	85	-	44	-	-	-	-	-	7	23	4	-	1	6	-	-	-
HOSTA - Ta' Zokrija	176	85	160	245	4	149	-	1	1	2	3	16	62	3	1	-	2	1	-	-
MQABDA BY-PASS	29	9	7	16	-	6	-	-	-	1	-	3	6	-	-	-	-	-	-	-
MTARFA	9	12	7	19	2	4	-	-	1	-	-	2	6	-	-	-	4	-	-	-
MAXXAR/GHARGHUR	45	14	24	38	1	22	-	1	-	-	-	5	8	-	-	-	1	-	-	-
MAXXAR - Is-Sghajtar	30	23	32	55	1	31	-	-	-	-	-	2	18	-	2	-	1	-	-	-
QONMI - Tal-Blat	33	55	53	108	1	49	-	-	-	3	-	10	40	2	-	-	3	-	-	-
QRENDI - H.Estate	4	3	-	3	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-
QRENDI - Tal-Warda	50	7	6	13	-	6	-	-	-	-	-	2	5	-	-	-	-	-	-	-
RADAT - Ghar Baraka	83	105	85	190	2	72	-	1	-	7	3	19	71	5	-	-	8	2	-	-
SLFI	13	1	2	3	-	2	-	-	-	-	-	-	1	-	-	-	-	-	-	-
STA LUCIA - Phase IV	89	119	126	245	4	117	-	-	-	4	1	14	90	6	2	-	7	-	-	-
SIGGIEWI-Dr N.Zammit St.	30	34	20	54	1	19	-	-	-	-	-	6	24	-	1	-	2	1	-	-
SIGGIEWI - Kircippu	37	32	26	58	2	22	-	-	-	1	1	7	21	1	-	-	3	-	-	-
SWIEQI	51	134	151	285	6	138	1	-	-	6	-	10	99	12	2	-	11	-	-	-
TARXIEN	1	11	4	15	-	3	-	-	-	1	-	3	6	-	-	-	2	-	-	-
VILLA ROSA	1	17	9	26	-	8	-	-	-	1	-	2	8	-	2	-	5	-	-	-
XGHAJRA - ZABNAR	5	8	6	14	-	5	-	-	-	1	-	2	6	-	-	-	-	-	-	-
ZABNAR - H.Estate	1	3	7	10	1	-	6	-	-	-	-	-	3	-	-	-	-	-	-	-
					27	725	7	3	2	27	8	112	508	34	11	1	57	4		

ENGAGED COUPLES

MARRIED FAMILIES

LOCALITY	NO. OF PLOTS ADVERT- ISED	NO. OF APPLICATIONS RECEIVED		TOTAL	Over 25Yrs under £2000	Below £24000	From £24,000 to £25,000	From £25,000 to £27,000	Over £27,000	DIS- QUALIFIED	PLOT OWNERS	Below £2,100	Below £4,000	From £4,000 to £5,000	From £5,000 to £7,000	Over £7,000	DIS- QUALIFIED	PLOT OWNERS
		MARRIED	ENGAGED															
ZABBAR - Bulebel iz-Ġghir	28	27	30	57	2	26	-	-	-	2	-	4	18	-	2	-	1	2
ZABBAR - Tal-Plier	47	25	22	47	-	22	-	-	-	-	-	5	15	-	-	-	2	3
ZEDBUG	1	14	9	23	1	7	-	-	-	1	-	3	10	1	-	-	-	-
ZEJTUN - Ġebel San Martin	22	39	39	78	2	33	2	-	-	2	-	6	28	1	1	-	3	-
ZURRIEQ	4	9	2	11	-	2	-	-	-	-	-	1	7	-	-	-	1	-
ZURRIEQ - Tal-Bebbux II	54	35	41	76	1	34	1	-	-	5	-	12	22	-	-	-	1	-
TOTAL:--	1875	1260	1392	2652	6	124	3	-	-	10	-	31	100	2	3	-	8	5

ENGAGED COUPLES

PLANNED FAMILIES

LOCALITY	NO. OF PLOTS ADVERTISED	NO. OF APPLICATIONS RECEIVED		TOTAL	ENGAGED COUPLES										PLANNED FAMILIES						
		PLANNED	ENGAGED		Over 25yrs under RM2000	Below RM4,000	From RM4,000 to RM5,000	From RM5,000 to RM7,000	Over RM7,000	PLANNED	PLANNED	PLANNED	PLANNED	PLANNED	Below RM2,000	Below RM4,000	From RM4,000 to RM5,000	From RM5,000 to RM7,000	Over RM7,000	DIS-CONTINUED	PLANNED
CHAJINSIBERI	12	1	1	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
CHASRI	6	-	2	2	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KERCEH	7	4	6	10	-	5	-	-	-	1	-	-	-	-	2	2	-	-	-	-	-
MUNZAR	75	8	8	16	-	7	-	-	-	1	-	-	-	-	6	2	-	-	-	-	-
ALDUR	12	4	7	11	-	4	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-
SAN LAURENZ	20	2	3	5	-	3	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-
SAMBAT	13	1	9	10	1	8	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
KAGAT (VICINITY)	3	14	15	29	-	14	-	-	-	1	-	-	-	-	6	7	1	-	-	-	-
ZAGERA	1	-	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ZAGERA - Tied to Kinsja	20	5	8	13	-	5	-	-	1	3	1	2	3	-	-	-	-	-	-	-	-
ZAGERA - 20th 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	-	-	-	-	-	-	-

LETTERS AND APPLICATIONS RECEIVED IN RESPONSE TO OUR PRESS RELEASE FOR
THE SURPLUS PLOTS

LOCALITY	*** LETTERS RECEIVED FROM APPLICANTS (OVER £M4,000)	NO. OF PLOTS STILL AVAILABLE as on 2.11.1982	LETTERS	APPLICATIONS of over £M4,000
BIRŻEBBUĠIA - Phase II	2	71	40	-
BIRŻEBBUĠIA - Qajjenza	2	NOT KNOWN*	29	-
BUGIBBA - Tal-Vecc	2	101	44	4
COSPICUA	-	5	5	-
DINGLI	-	6	17	-
GHARGHUR	-	4	3	-
KIRKOP - Phase II	1	108	15	-
LUQA - Near Airport Hotel	1	32	105	-
MANIKATA	-	9	-	-
MELLIEHA TA' BRAGĠ	1	30	6	1
MELLIEHA TA' PENNELLU	-	4	-	-
MĠARE	-	6	3	-
MQABBA BY-PASS	-	15	5	1
MAXXAR/GHARGHUR	1	9	108	6
QRENDI - Tal-Warda	-	37	1	-
SAFI	-	10	1	-
TOTAL:-	10	447	380	12
<u>G O Z O</u>				
GHAINSIEM	-	11	-	-
GHASRI	-	4	1	-
MUNXAR	-	60	1	-
SAN LAWRENZ	-	15	-	-
SANNAT	-	3	-	-
XAGHERA - Church Street	1	11	9	-
TOTAL:-	1	104	11	-
<u>GRAND TOTAL:-</u>	11	551	391	12

* The Number of Plots available at B'BUGIA - Qajjenza, depends from the Revised Plan which is being re-parcelled by the P.W.D.

*** These Applicants submitted their applications before the Closing Date of 30th September, 1982, published in the Government Gazette of 16th September, 1982.

2ND NOVEMBER 1982

LIST OF UNSUCCESSFUL APPLICANTS WHO APPLIED MORE THAN ONCE
FROM 2ND ISSUE TO 5TH ISSUE UNDER HOME OWNERSHIP SCHEME
LOTS AND THE ADVERTISEMENTS NOS: 483, 91, 614 AND 496
DATED 27.9.79, 26.1.81, 5.11.81 AND 16.9.82, RESPECTIVELY

O C C U P I E R	NO. OF LOTS ADVERTISED	APPLICATIONS RECEIVED	STATUS	UNSUCCESSFUL APPLICANTS			REMARKS
				TOTAL	THREE TIMES	FOUR TIMES	
INDIA	5057 {	11,106 {	REJECTED REJECTED	262	29	2	99 are on the Reserve List - 5TH ISSUE 34 are on the Reserve List - 5TH ISSUE
INDIA	685 {	697 {	REJECTED REJECTED	4	-	-	2 are on the Reserve List - 5TH ISSUE
TOTAL	5922	11,802		475	47	4	91 are on the Reserve List - 5TH ISSUE

With the passage of time, it was found necessary to re-site some of the plots at Mosta (Ta' Zokrija) and Luqa (Near Airport Hotel). In the case of Birzebbugia (Ta' Qajjenza) plots, a re-delineation of site-plans had to be made and, as appropriate, the locality's name altered to Marsaxlokk (Ta' Kavallerizza).

(ii) Conditions for allocation

The Fifth Issue of Home Ownership Scheme plots was characterized by several innovative terms intended to aid more the plot allottees.

(a) All plots were issued under Scheme I conditions thus benefitting allottees with low ground-rents and favourable loan agreements.

(b) The policy was revised to give a chance also to interested applicants who were earning more than £4,000 yearly. These persons, instead of being excluded from the Issue outright, were encouraged to apply and guaranteed consideration of their application after the list of other applicants (including reserve lists) in the lower income category group would have been exhausted.

(c) Engaged couples with both fiance' and fiancée working were deemed eligible to apply jointly for a plot under the Fifth Issue. At the assessment stage, however, only the higher income of any one of the couple was to be considered.

(d) A one-year moratorium was discussed and agreed to between the Housing Authority and Lohombus Corporation Limited whereby plot allottees who became unemployed would be offered a twelve-month respite in the repayment of loan principal.

(e) A helpful safeguard for engaged couples was introduced by advising them to take out a joint life insurance policy in agreement with Lohombus Corporation Limited for the drawing of a loan on their Home Ownership Scheme plot. This protects the

surviving partner in case of death of the breadwinner of the family, and the loan would not have yet been repaid.

(iii) Transfers

A policy decision taken in January 1983 by the Housing Authority permits plot allottees to rescind their emphyteutical grant agreement for a valid reason and acquiesce to the Authority's transfer of their plot to third parties.

The Housing Authority evaluates at regulation prices the costs of all works carried out on these plots, and then invites applications for each such plot available for transfer by notice in the Government Gazette from persons who had already applied unsuccessfully for a Home Ownership Scheme plot. Persons who are interested in acquiring these plots must be prepared to pay, amongst others, the original allottee the sum specified in the relevant Government notice by the Housing Authority covering the cost of works as evaluated.

The over-riding condition imposed on all such transfers is the acceptance of the original terms offered on each such plot at the time it had been first advertised for allocation in the Government Gazette.

In selecting applicants for allocation of all such plots, preference is invariably given to persons who had applied without success in the same Plot Issue as the plot of land due for transfer. Where more than one applicant qualify for allocation of the plot due for transfer, final selection is decided by the drawing of lots in front of all the applicants involved.

To date, the Housing Authority has been involved in the various stages of processing of 12 plots of land due for transfer to third parties.

(iv) Redemption of ground-rent

The Housing Authority keeps itself aware of all developments in the fields of the business it transacts. One aspect which

is being actively studied at the moment is the possibility of conceding to plot allottees who so wish the redemption at official rates of the ground rents on Home Ownership Scheme plots.

(v) Deeds and preliminary agreements

During the year being reviewed, the Housing Authority continued to draw up preliminary agreements and, in applicable cases, public deeds for the allocation of Home Ownership Scheme plots. The position to date of these contracts is shown as Graphic IV (Page 10).

6. Newly-constructed dwellings

(i) Flats

The building and finishing of 186 flats was completed during the past twelve months.

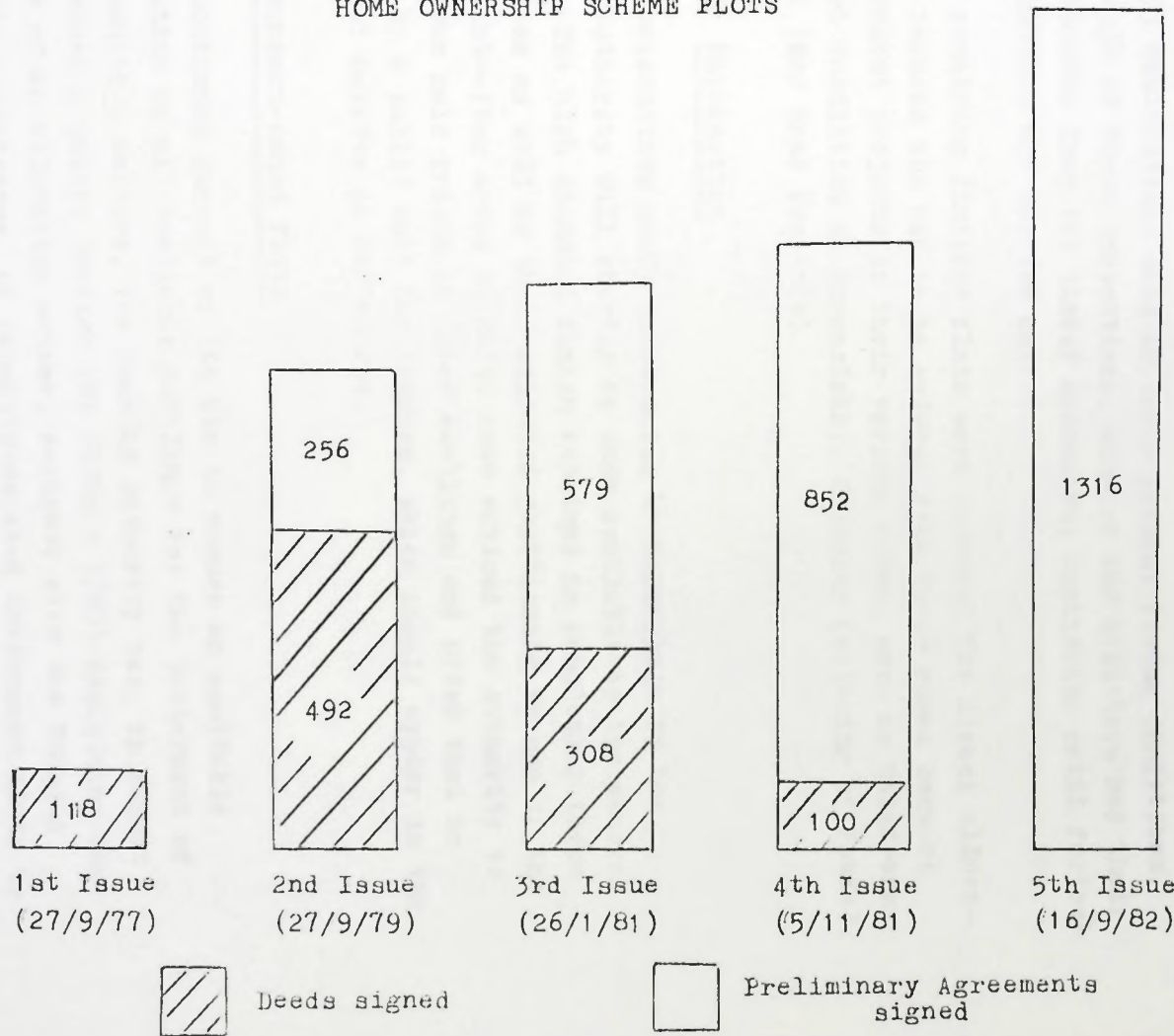
A total of 144 flats were advertised by the Housing Authority in the Government Gazette for letting at the established subsidized rent rates of Lm 60 and Lm 66 yearly, dependent on the tenant's assessed family income. (Notice No 53 dated 8th April 1983, extended on the 26th April 1983 and amended on the 31st May 1983).

Applications received for the advertised flats numbered 1,896 broken down thus:

<u>Locality</u>	<u>No. of Flats advertised</u>	<u>Applications received</u>
Marsa	10	423
Marsascala	9	263
Qormi (Ta' Farzina)	16	308
Ta' Giorni	18	561
Zejtun	88	303
Safi	3*	38

* one of which was later allocated to an evictee affected by a Government project.

DEEDS/PRELIMINARY AGREEMENTS
SIGNED TO DATE ON
HOME OWNERSHIP SCHEME PLOTS



A draw was held in public on the 30th June 1983, resulting in the formulation of a list of successful allottees and a reserve applicants' list for each locality.

Before handing over the keys of allotted flats, the Housing Authority carried out a house-inspection on successful allottees to verify declarations made on their present living conditions. As a result of these inspections, some of the allottees had their name withdrawn from the list of successful applicants until further investigations are carried out.

The remaining finished flats were reserved for direct allocation to persons who had to be evicted from their homes because of Government projects in their various areas, such as Kalafrana (New port facilities at Marsaxlokk), Gharghur (widening of roads), and Safi (New Road Projects).

(ii) Maisonettes

Six maisonettes newly constructed at Marsaskala by the Housing Authority will shortly be made available to the general public. The high standard finish attained in completing these maisonettes as well as their selected positioning in one of the most sought-after areas of Malta have enticed the Authority to set minimum sale prices on these dwellings and offer them to bidders by a public call for tenders, which should appear in the Government Gazette in due course.

7. Government-owned Flats

In continued pursuit of its aim to ensure an equitable distribution of all available dwellings for the betterment of the community's welfare, the Housing Authority has, in August 1983, issued a policy leaflet (HA 80/80 - 7/83) explaining the features of an allocation scheme, designed with the Housing Minister's concurrence, of recently-vacated Government flats to families with an evident housing problem.

A notice (No. 54 dated 5th August 1983 - Government Gazette No. 14166) was issued in the Government Gazette inviting

applications from married persons whose family income does not exceed Lm 2544 yearly for allocation of such vacated Government flats.

In order to extend further the chances of applicants under this scheme, the various localities in Malta and Gozo were grouped into six districts, lettered A to F. Applicants could either indicate the district letter in their application or pinpoint a particular locality. In the former case, their application would be considered for all the localities grouped under that District whose letter had been indicated in the application form.

Applications under this policy closed on the 26th August 1983, but their validity extends till the 31st of December 1984.

When ballot boxes were opened, a total of 1813 applications were counted, distributed as follows:

District A	Valletta, Floriana, G'Mangia, Msida, Ta' Xbiex, Gzira, Sliema, San Gwann, Ta' Giorni, San Giljan, St Andrews.	- 529
District B	Hamrun, St Venera, Qormi, Zebbug, Siggiewi, Rabat, Dingli, Mdina, Mtarfa.	- 362
District C	Marsa. Paola, Fgura, Tarxien, St Lucia, Cospicua, Vittoriosa, Senglea, Kalkara.	- 529
District D	B'Kara, Balzan, Lija, Attard, Mosta, Naxxar, Gharghur, Burmarrad, St Paul's Bay, Mellieha, Mgarr.	- 176
District E	B'Bugia, Ghaxaq, Gudja, Mgabba, Kirkop, Safi, Zurrieq, Qrendi, Zejtun, Zabbar, Wied il-Ghajn, M'Xlokk, Luga.	- 182
District F	The whole of Gozo	- 34

One application was declared invalid as it had been entered by a person who is single.

The work on processing of these applications is continuing, under the supervision of a Board set up appositely under the

Chairmanship of Mr L. Glanville, Member of the Housing Authority Board. In the meantime, lists have been compiled, and are updated monthly, of all Government premises tenanted by persons who will be vacating them in the future for one reason or other. Follow-up of surrender of keys of these dwellings in due time is being ensured by the Housing Department.

8. Surrender of keys of vacated premises

An important aspect which should be noted is this conditioned handing-over of keys upon vacation of premises occupied at present by persons who have either been allotted a plot of land under the Home Ownership Scheme or else been successful in being let a Government flat. Government-owned flats thus vacated are allocated under the Scheme outlined in (7) above. Government-owned houses are, in terms of the Housing Authority policy, either advertised for sale in the Government Gazette or, in special circumstances, directly allocated and sold to specified persons. Privately-owned premises continued to be allocated by the Direct Allocation Board of the Housing Department.

In the case of private premises, difficulties have cropped up when it was realized that the dwellings concerned could be either decontrolled or held on long lease (emphyteusis).

It was decided that the owners of such premises are to signify in writing that they do not object to recognizing as the rightful tenants those persons officially allocated that residence by the Housing Department. In the absence of this declaration, Ministerial approval has been given, after legal advice was sought, that another course of action could be followed in such cases.

9. Sales of premises

(i) Vacant or Vacated

During the year being reviewed, no vacant/vacated premises were sold. However, it is expected that nineteen (19) such Premises will be sold during 1983/84. This figure includes the

six Marsaskala maisonettes mentioned earlier at paragraph 6 (ii) of this Report. The total yield expected to be realized from these sales is Lm 108,900.

(ii) Occupied

A major income source for the Housing Authority is the revenue accruing from sale of premises to sitting tenants, under the policies formulated by the Authority.

During 1982/83, 29 flats and 53 houses are forecast to be sold, realizing Lm 266,240. 66 tenants availed themselves of a loan from Lohombus Corporation Limited in order to buy their residence. The remaining 16 tenants purchased their respective habitation cash down.

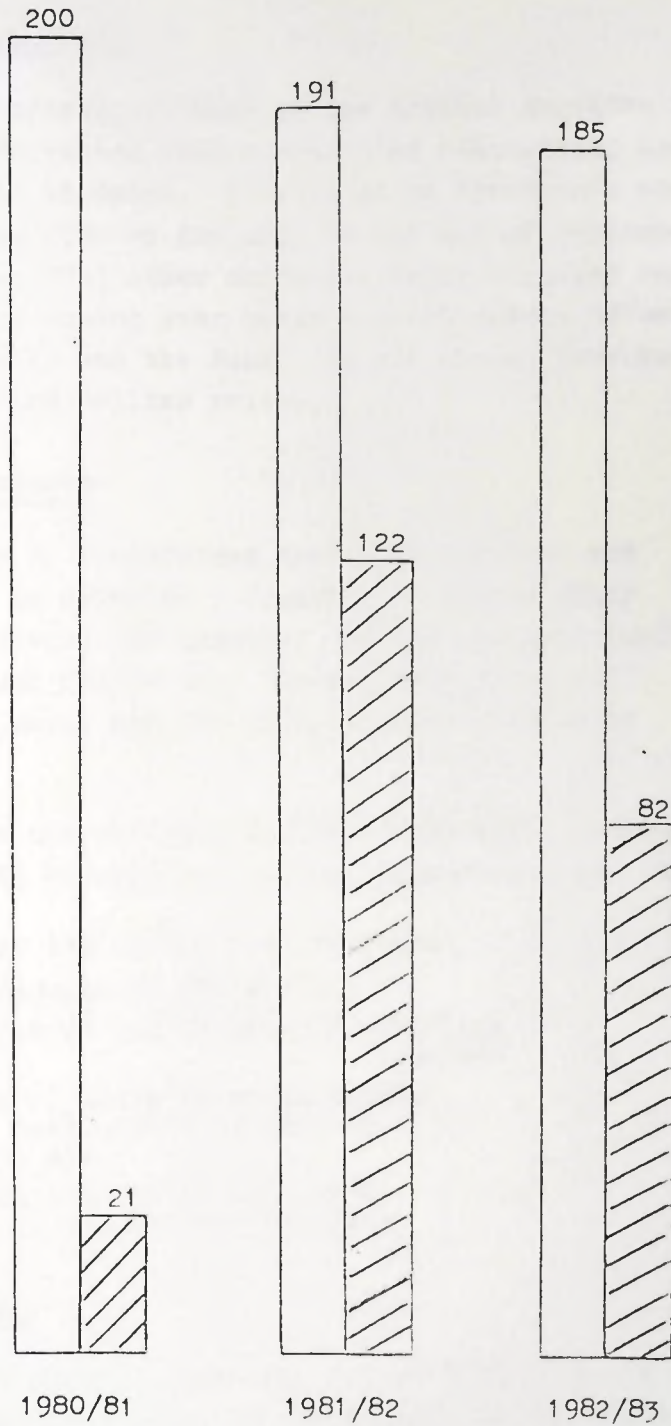
The demand from sitting tenants to buy their residence remained static over the past year. Graphic V (Page 15) shows an analytic chart of sales finalized each year against applications to purchase received for each similar period.

Ninety four (94) sales are being forecast for 1983/84 at an estimated yield for Lm 285,700.

10. Slum Clearance

The Works Department continued to engage itself in the extensive project of urban removal of sub-standard housing in Lower Valletta. This project involves the demolition and reconstruction of tenements in a poor structural state, and the conversion into modern tenements of others. Demolition and site-clearing works were completed by the end of June 1983 and reconstruction works are in progress.

Action to initiate similar works in Qormi and Birkirkara is being taken, and the Housing Authority is involved also in providing alternative accomodation to evicted tenants.



APPLICATIONS TO PURCHASE VIS-A'-VIS SALES FINALIZED



Applications received



Sales

11. Ex-Services property

The property previously used by the British Services in Mtarfa are to be converted into a renovated residential area to be known as Belt il-Gmiel. A total of 24 apartments and 19 villas are being offered for sale at the end of September 1983. Seventy four (74) other units are being modified and will be sold in the coming year under a joint scheme between the Housing Authority and the Bank. In all cases, Government is quoting subsidized selling prices.

12. Other involvements

(i) Property is transferred from Government to the Housing Authority by means of a Transfer of Assets Order published in the Government Gazette. During the past twelve months five (5) such Orders were issued, transferring 72 dwellings due for sale, and 582 plots of land granted on emphyteusis.

(ii) Between October 1982 and September 1983, Housing Authority Officials carried out on-spot inspections as follows:

- Request for the purchase of residence	170
- Progress reports on HOS plots	1821
- Requests for refund of bathroom fittings expenses	27
- Evaluation of works on plots due for transfer, examination of plot allottee complaints, etc.	156
- Housing inspections to successful allottees of new Government flats	170

13. Financial data

- Refunds of Second Issue deposits to beneficiaries who had completed foundation works on their plots is calculated at Lm 4,600 during the year under review. Three (3) other beneficiaries had their refunds forfeited for various reasons by the Housing Authority. Outstanding refunds carried over to 1983/84 total Lm 1200.

- During 1982/83 the Housing Authority will have received, as estimated, Lm 39,957 in ground rents on plots issued under the Home Ownership Scheme.

- A detailed breakdown of total loan commitments per Plot Issue under the Home Ownership Scheme is given in Graphic VI (Page 18).

Subsidies paid to Lohombus Corporation Limited during 1982/83 covering difference between the agreed interest rate and the preferential rate granted by the Housing Authority to borrowers will have totalled around Lm 78,000.

- During the period under review, the Housing Authority will have advanced to the Works Department the sum of Lm 843,190 in order to enable the Department to continue with development of the building programmes in hand.

- Total administrative expenditure for 1982/83 is expected to reach Lm 190,494, whilst recurrent income is forecast at Lm 99,064. A resultant deficit of Lm 91,430 is therefore anticipated.

- A third loan from the European Resettlement Fund to aid the development programmes in hand was finalized towards the end of 1982. The loan is for SF 2,500,000 and is repayable over a ten-year period.

14. A look ahead

Mention of important re-housing works has already been made at paragraphs 10 and 11 of this report. These extensive works are expected to continue at an accelerated pace during 1983/1984. Full details of these projects are given in Graphic VII (Page 19).

LOAN COMMITMENTS ENTERED INTO BY
HOME OWNERSHIP SCHEME ALLOTTEES UNDER
HOUSING AUTHORITY POLICIESFIRST/
SECOND
ISSUE

Lm 2,348,392



496

THIRD
ISSUE

Lm 3,850,000



750

FOURTH
ISSUE

Lm 3,211,000



693

FIFTH
ISSUE

Lm 3,828,000



862



= 100 beneficiaries

1. BELT IL-GMIELNumber of Units

Conversion of 8 Barrack-type
blocks into flats

74

N.B. In this locality there
exists other property which
could be converted into shopping
and dwelling units at a later
date.

2. VALLETTA

St. Joseph Street Area
Phase I (continuation)

Demolition of existing dangerous
dwellings. Erection of 16 flats
and rehabilitation of premises
111, St. Joseph Street

30

Phase II

Rehabilitation of other existing
dangerous structures in St. Joseph
Street.

15

3. QORMI

Rehabilitation of 'Kerejja'
in Pinto Street.

12

4. BIRKIRKARA (Laqxija Area)

Rehabilitation of premises
and construction of new dwellings

40

5. FLORIANA

Rehabilitation of 'Kerejja'
3, Granaries Square

6

6. VITTORIOSA

Construction of 6 flats/.3
garages on residential site in
St. Lawrence Street

6

7. ZURRIEQ

Construction of Terraced
houses to provide accommodation
to residents in sub-standard
houses

6