

## 7. Emendi għall-Iskema

Il-Ministeru responsabbli għall-finanzi iżomm id-dritt li jagħmel kull tibdil f'din l-iskema bil-pubblikazzjoni ta' dak it-tibdil fil-Gazzetta tal-Gvern.

## 8. Tul tal-iskema

Din l-Iskema għanda titqies li bdiet fis-12 ta' Ottubru 2021, u għandha tibqa' fis-seħħ sal-31 ta' Diċembru 2024. Din l-iskema tista' tiġi modifikata jew mitmuma permezz ta' Notifikazzjoni fil-Gazzetta tal-Gvern u tista' tiġġedded skont il-ħtieġa permezz ta' Avviż ieħor fil-Gazzetta tal-Gvern.

## 9. Diżpożizzjoniet Transitorji

Applikazzjonijiet taħt din l-iskema relatati ma' spejjeż eliġibbli fuq restawr, jew irfinar ta' proprjetà, liema xogħol ikun sar waqt jew bejn id-data effettiva u d-data tal-pubblikazzjoni ta' dan l-avviż, għandhom jitqiesu bħala applikazzjonijiet validi taħt din l-iskema.

L-10 ta' Diċembru, 2021

**Nru. 1605**

### MINISTERU GĦALL-FINANZI U X-XOGĦOL

#### Għotja għal First Time Buyers

IL-MINISTERU għall-Finanzi u x-Xogħol nieda l-iskema li ġejja li għandha l-għan li tinentiva u tassisti lil first time buyers li jixtru proprjetajiet residenzjali li jkunu fiż-Żona ta' konservazzjoni Urbana (ŻkU), proprjetajiet li ilhom mibnija għal aktar minn għoxrin sena u huma vakanti għal aktar minn seba' snin, u għal dawk il-proprjetajiet ġodda mibnija u rfinati kif definiti mil-linji gwida stabbiliti u approvati mill-awtorità kompetenti.

### 1. Tifsir

F'din l-iskema, kemm-il darba r-rabta tal-kliem ma teħtieġ xorta oħra:

'applikant' tfisser persuna residenti f'Malta li tkun first time buyer u uffiċjalment rikonoxxuta li tkun is-sid tal- proprjetà residenzjali privata li tkun fiż-Żona ta' konservazzjoni Urbana (ŻkU), jew is-sid tal- proprjetà residenzjali privata li ilha mibnija għal aktar minn għoxrin sena u li ilha vakanti għal aktar minn seba' snin, jew is-sid ta' proprjetà residenzjali privata ġdida mibnija u rfinata kif definit mil-linji gwida stabbiliti u approvati mill-awtorità kompetenti u liema persuna qed tapplika għal għotja taħt din l-iskema;

## 7. Amendments to the Scheme

The Ministry responsible for finance reserves the right to make any amendments to this scheme by the publication of the said amendments in the Government Gazette.

## 8. Duration of the scheme

This Scheme shall be deemed to have commenced on the 12th October, 2021 and shall remain in force till the 31st December, 2024. This scheme may be modified or terminated by means of a Notice in the Government Gazette and shall be renewed as deemed necessary through another Notice in the Government Gazette.

## 9. Transitory Provisions

Applications made under this scheme relating to the eligible expenditure incurred in the restoration and finishes of a property, and which works were carried out during and between the effective date and the date of publication of this notice, shall be deemed to be valid applications under this scheme.

10th December, 2021

**No. 1605**

### MINISTRY FOR FINANCE AND EMPLOYMENT

#### Grant for First Time Buyers

THE Ministry for Finance and Employment has launched the following grant scheme, that aims to incentivise and assist first time buyers that purchase residential properties within Urban Conservation Areas (UCAs), properties that have been built for more than 20 years and have been vacant for more than seven years, and new properties built and finished as defined by the established guidelines and approved by the competent authority.

### 1. Interpretation

In this scheme, unless the context otherwise requires:

'applicant' means any person who is a resident in Malta, who is a first-time buyer and officially recognised as being the owner of a private residential Urban Conservation Area (UCA) property, or the owner of a private residential property that has been built for more than 20 years and has been vacant for more than seven years, or the owner of a new private residential property built and finished as defined by the established guidelines and approved by the competent authority and which person is applying for a grant under this scheme;

'awtorità kompetenti' tfisser bord jew entità oħra nominata jew mahtura mill-Ministru responsabbli għall-finanzi għall-fini ta' din l-għotja.

'data effettiva' tfisser it-12 ta' Ottubru, 2021;

'Malta' tfisser il-gżejjer Maltin;

'applikazzjoni' tfisser applikazzjoni għall-għotja taht din l-iskema li tkun saret b'dak il-mod kif meħtieġ u skont din l-iskema;

'First time buyers' tfisser dawk il-persuni li jakkwistaw l-ewwel proprjetà immobbli tagħhom, akkwistata *inter vivos* u li hija maħsuba għar-residenza ordinarja unika tagħhom. L-ebda proprjetà oħra qatt ma kellha tkun mixtrija qabel.

'proprjetà' tfisser, proprjetajiet li huma fiż-ŻKU, proprjetajiet mibnija għal aktar minn 20 sena u ilhom battala għal aktar minn seba' snin, u proprjetajiet godda mibnija u rfinati kif definiti mil-linji gwida stabbiliti u approvati mill-awtorità kompetenti u liema proprjetà tintuża mill-applikant għal skopijiet residenzjali biss;

'proprjetà privata residenzjali' tfisser binja li s-sid huwa persuna privata u li liema proprjeta hi għal użu residenzjali privat biss;

'proprjetajiet godda' tfisser proprjetajiet mibnija u rfinati kif definiti mil-linji gwida stabbiliti u approvati mill-awtorità kompetenti

'persuna' tfisser persuna fiżika u ma tinkludix xi entità organizzattiva;

'persuna residenti f'Malta' tfisser persuna fiżika li jkollha dokument ta' identifikazzjoni legalment maħruġ skont l-Att Dwar il-Karta tal-Identità u Dokumenti Oħra tal-Identità (Kap. 258) jew li jkollha permess ta' residenza jew dokument ekwivalenti maħruġ minn awtorità nazzjonali kompetenti;

'Żona ta' Konservazzjoni Urbana ((ŻKU) 'tfisser zona fil-Gżejjer Maltin li hija legalment desinjata bħala zona ta' bini li għandu valur ta' wirt kollettiv skont l-Artikolu 57 tal-Att dwar l-Ippjanar tal-Iżvilupp tal-2016, kif sussegwentement emendat u skont il-Pjan Strateġiku, għall-Ambjent u l-Iżvilupp TO8 UO2, UO3 u oħrajn u kif elenkat fil-Pjanijiet Lokali.

## 2. Min jista' japplika għall-għotja taht din l-iskema

(i) Din l-iskema tirrigwarda applikanti eliġibbli li qed jakkwistaw l-ewwel proprjetà tagħhom. Il-proprjetà li għaliha qed issir applikazzjoni għall-għotja għandha tkun l-ewwel proprjetà immobbli tal-applikant akkwistata *inter vivos* mill-applikant u tkun akkwistata għal residenza unika u ordinarja u liema proprjetà hija proprjetà residenzjali

'competent authority' means a board or other entity designated or appointed by the Minister responsible for finance for the purpose of this grant.

'effective date' means the 12th October, 2021;

'Malta' means the Maltese Islands;

'application' means an application for the grant under this scheme made in such manner as required and in terms of this scheme;

'First time buyers' means those persons acquiring their first immovable property, acquired *inter vivos* and which is intended for their sole ordinary residence. No other property should have been bought before.

'property' means, properties that are within an UCA, properties that have been built for more than 20 years and have been vacant for more than seven years, and new properties built and finished as defined by the established guidelines and approved by the competent authority and which property is used by the applicant for residential purposes only;

'privately owned residential property' means a building owned by a private person and which property is used for private residential purposes only;

'new properties' means properties built and finished as defined by the established guidelines and approved by the competent authority.

'person' means a natural person and does not include any organisational entity;

'person residing in Malta' means a natural person who holds a legally valid identification document issued in terms of the Identity Card and Other Documents Act (Cap. 258) or who has a residence permit or equivalent documentation issued by a competent national authority;

'Urban Conservation Area (UCA)' means an area within the Maltese Islands that is legally designated as an area of buildings having collective heritage value according to Article 57 of the Development Planning Act of 2016, as subsequently amended and in accordance with the Strategic Plan for the Environment and Development (SPED) TO8 UO2, UO3 and others and as listed in the Local Plans.

## 2. Area of applicability

(i) This scheme relates to eligible applicants that are acquiring their first immovable property. The property for which the grant is being applied for must be the applicant's first immovable property acquired *inter vivos* by the applicant and is acquired for sole and ordinary residence and which property is a privately owned residential property as

private hek kif definiti fl-ewwel sezzjoni, liema proprjetà ntratt mid-data effettiva jew wara, kif ippruvat mid-data tal-att tal-Akkwist tal-proprjetà.

(ii) Biex ikunu eligibbli għall-ghotja, l-applikanti jridu jkunu konformi u l-ewwel ikunu rreġistraw il-kuntratt tagħhom mal-Uffiċċju tal-Kummissarju tat-Taxxi skont l-Avviż Legali 461 tal-2021, Regoli tal-2021 dwar Helsien mit-Taxxa fuq l-Income u mit-Taxxa fuq Dokumenti u Trasferimenti fuq Ċerti Trasferimenti ta' Proprjetà, u skont l-artikolu 13 tal-Avviż Legali ikunu pprezentaw prova legali u dikjarazzjoni li huma first time buyers u li din hija l-ewwel proprjetà immobbli tagħhom akkwistata inter vivos skont ir-rekwiziti tal-Artikolu 3 tal-Legislazzjoni Sussidjarja 364.12, Ordni dwar Eżenzjoni mit-Taxxa għall-finijiet tal-artikolu 23.

Din l-Ghotja tapplika għal proprjetajiet eligibbli li ntraw bejn it-12 ta' Ottubru, 2021 u l-31 ta' Diċembru, 2024. Madankollu, fejn jidhru sidien ta' proprjetajiet godda, dawn jistgħu japplikaw biss għall-ghotja għal darbha l-proprjetà tkun mibnija u lesta kif definit mil-linji gwida stabbiliti u approvati mill-awtorità kompetenti.

Din l-Ghotja tapplika wkoll għal dawk li fit-12 ta' Ottubru 2021 kienu fuq wegħda ta' bejgħ (konvenju) u kienu għadhom ma għalqux il-kuntratt.

(iii) Il-proprjetà li tibbenefika mill-ghotja ma tistax tiġi diviża, fejn in-numru ta' units residenzjali jibqa' l-istess. Jekk il-proprjetà tiġi sussegwentement żviluppata mill-ġdid f'unitajiet residenzjali separati, l-applikant ikollu jhallas lura l-ammont sħiħ tal-ghotja imħallsa lilhom taħt din l-iskema.

(iv) Propjetà waħda biss għal kull applikant hija eligibbli biex tikkwalifika għal ghotja taħt din l-iskema u applikant jista' jkun eligibbli għal ghotja taħt din l-iskema biss darba.

#### **4. Kif wiehed japplika u dokumenti li għandhom jiġu provduti:**

Applikazzjonijiet taħt din l-iskema għandhom isiru biss permezz ta' portal/s elettroniku/ċi uffiċċjali u għandu jkun fihom dak it-tagħrif, dettalji udokumentazzjoni kollha kif meħtieġa fl-imsemmija formola u skont din l-iskema.

(i) L-applikant għandu jissottometti wkoll kwalunkwe dokumenti li l-Ministeru responsabbli mill-finanzi, jista' jirrkjedi minn żmien għal żmien. Applikazzjoni ma titqies li giet sottomessa sakemm ma tkunx sħiħa u kompluta fl-aspetti materjali kollha u sakemm ma jkunx fiha l-informazzjoni kollha u tkun akkumpanjata mid-dokumentazzjoni kollha mitluba fiha.

(ii) Ikunu jikkwalifikaw biss għall-ghotja msemmija fis-sezzjoni 5 ta' din l-iskema dawk l-applikazzjonijiet li jkunu jikkonformaw mad-dispożizzjonijiet ta' din l-iskema. F'każ ta' applikazzjoni frawdolenti tittiehed azzjoni kriminali Kontra l-applikant skont il-Kodiċi Kriminali (Kap 9).

defined in section one, which property was purchased from the effective date or afterwards, as proven by date on deed of Acquisition of property.

(ii) To be eligible for the grant applicants must be compliant and have first registered their contract with the Office of the Commissioner for Revenue in terms of Legal Notice 461 of 2021, Relief from Income Tax and from Duty on Documents and Transfers on Certain Property Transfers Rules, 2021 and as per article 13 of the Legal Notice have submitted legal proof and a declaration that they are first time buyers and that this is their first immovable property acquired *inter vivos* in line with the requisites of Article 3 of Subsidiary Legislation 364.12, Exemption of Duty in terms of Article 23 Order.

This Grant applies to eligible properties that were purchased between 12th October, 2021 and 31st December, 2024. However, when it comes to owners of new properties, they can only apply for the grant once the property is built and finished as defined by the established guidelines and approved by the competent authority.

This Grant also applies to those that on the 12th of October 2021 were on a promise of sale (konvenju) and had not yet closed the contract.

(iii) The property that benefits from the scheme cannot be divided, whereby the number of residential units will remain the same. If the property subsequently re-developed into separate residential units, the applicant will have to refund the full amount of the grant paid to them under this Grant.

(iv) Only one property per applicant is eligible to qualify for support under this scheme and an applicant can only be eligible for a grant under this scheme once.

#### **4. Manner of application and supporting documents required:**

Applications under this scheme shall be made only via the official electronic portal/s and must contain all the information, details and documentation as required in the said form and in terms of this scheme.

(i) The applicant must also provide any other document which the Ministry responsible for finance, may from time to time require. An application shall not be deemed to have been submitted unless it is full and complete in all material respects and unless it contains all the information and is accompanied by all the documentation requested therein.

(ii) Only those applications that are found to conform with the provisions of this scheme shall be eligible for payment of the grant referred to in section 5 of the scheme. In the case of a fraudulent application criminal action in terms of the Criminal Code (Cap 9) will be taken against the applicant.

(iii) Fejn jidhlu sidien ta' proprjetà residenzjali privata ta' Żona ta' Konservazzjoni Urbana (ŻkU), jew is-sidien ta' proprjetà residenzjali privata li ilha mibnija għal aktar minn 20 sena u li ilha vakanti għal aktar minn seba' snin, applikazzjonijiet taħt din l-iskema, għandhom jiġu sottomessi, sa mhux aktar tard minn *tliet xhur* mix-xiri tal-proprjetà kif muri mid-data tal-att tal-Akkwist tal-proprjetà. Applikazzjonijiet li jaslu 'tard', jiġifieri wara l-perjodu ta' *tliet xhur*, għandhom jitqiesu bħala applikazzjonijiet invalidi

(iv) For a period of not less than two years from the date of last submitted application applicants may be requested to present the original documents upon which the claim is being made. Failure to produce any such documents upon request, applicants will be obliged to refund the amount paid under the scheme and in the case of a fraudulent applications criminal action in terms of article 309 of the Criminal Code (Cap 9) will be taken.

### **5. Ghotja li tithallas taħt din l-iskema**

Applikanti eliġibbli jistgħu japplikaw għal ghotja massima ta' €15,000 jekk il-proprjetà mixtrija tkun f'Malta u €30,000 jekk il-proprjetà mixtrija tkun f'Għawdex.

L-ghotja finali li se tingħata tiġi stabbilita fuq bażi pro rata skont is-sehem tal-proprjetà li tkun qed tiġi akkwistata.

### **6. Hlas tal-ghotja**

L-ghotja tithallas lill-applikant, permezz ta' kreditu dirett fil-kont bankarju indikat fl-applikazzjoni,

### **7. Emendi għall-Iskema**

Il-Ministeru responsabbli għall-finanzi iżomm id-dritt li jagħmel kull tibdil f'din l-iskema bil-pubblikazzjoni ta' dak it-tibdil fil-Gazetta tal-Gvern.

### **8. Tul tal-iskema**

Din l-iskema għandha titqies li bdiet fit-12 ta' Ottubru, 2021 u għandha tibqa' fis-seħħ sal-31 ta' Diċembru 2024. Din l-iskema tista' tiġi modifikata jew mitmuma permezz ta' Notifikazzjoni fil-Gazzetta tal-Gvern u tista' tiġġedded skont il-ħtieġa permezz ta' Avviż ieħor fil-Gazzetta tal-Gvern.

### **9. Diżpożizzjoniet Transitorji**

Applikazzjonijiet għall-ghotja li jkopru l-perjodu bejn u waqt id-data effettiva u d-data tal-pubblikazzjoni ta' dan l-avviż, għandhom jitqiesu bħala applikazzjonijiet validi taħt din l-iskema sakemm l-applikazzjoni taqa' taħt il-kriterji ta' eliġibbiltà.

(iii) When it comes to owners of a private residential Urban Conservation Area (UCA) property or the owners of a private residential property that has been built for more than 20 years and has been vacant for more than seven years, applications under this scheme, should be submitted by not later than *three months* from the purchase of the property as evidenced by the date on deed of acquisition of property. Applications received 'late', that is after the *three months* period, shall be deemed to be invalid applications.

(iv) For a period of not less than two years from the submitted application applicants may be requested to present the original documents upon which the claim is being made. Failure to produce any such documents upon request, applicants will be obliged to refund the amount paid under the scheme and in the case of a fraudulent applications criminal action in terms of article 309 of the Criminal Code (Cap 9) will be taken.

### **5. Grant payable under this scheme**

Eligible applicants may apply for a maximum grant of €15,000 if the property purchased is in Malta and a maximum of €30,000 if the property purchased is in Gozo.

The actual amount allocated will be established on a pro rata basis according to the share of the property being acquired.

### **6. Payment of Grant**

The grant will be credited to the applicant, in the bank account that is indicated in the application.

### **7. Amendments to the Scheme**

The Ministry responsible for finance reserves the right to make any amendments to this scheme by the publication of the said amendments in the Government Gazette.

### **8. Duration of the scheme**

This Scheme shall be deemed to have commenced on the 12th of October, 2021 and shall remain in force till the 31st December, 2024. This scheme may be modified or terminated by means of a Notice in the Government Gazette and shall be renewed as deemed necessary through another Notice in the Government Gazette.

### **9. Transitory Provisions**

Applications for the grant that cover the period between and during the effective date and the date of publication of this notice, shall be deemed to be valid applications under this scheme provided that the application falls within the eligibility criteria.

F'dawn il-każijiet transitorji, fejn jidhlu proprjetajiet residenzjali privati li jkunu fiż-Żona ta' konservazzjoni Urbana (ŻkU), jew proprjetajiet li ilhom mibnija għal aktar minn għoxrin sena u huma vakanti għal aktar minn seba' snin, l-applikazzjonijiet għandhom jintbagħtu fi żmien tliet xhur mid-data tal-pubblikazzjoni ta' din in-Notifikazzjoni.

L-10 ta' Diċembru, 2021

TRANSPORT MALTA

**Avviż Lokali lill-Baħħara Nru. 190 tal-2021**

*Avveniment ta' Ranking għall-Klassi  
SB20 ta' Dgħajjes tal-Qluġ*

Id-Direttorat tal-Portijiet u l-Yachting, Transport Malta jixtieq javża lill-baħħara li nhar is-Sibt, 11 u l-Ħadd, 12 ta' Diċembru, 2021 se jsir avveniment ta' ranking għal dgħajjes tal-qluġ tal-klassi SB20.

It-tigrijiet għandhom isiru mill-10.00 a.m. sas-2.30 p.m. (hin lokali) fiż-żewġ granet.

L-avveniment ta' ranking għandu jsir fuq żewġ (2) korsijiet maġenb xulxin upwind/downwind, fiż-żona A, B u Ċ, kif muri fis-sit elettroniku ta' Transport Malta ([www.transport.gov.mt](http://www.transport.gov.mt)).

Il-korsijiet għandhom ikunu definiti minn marki sofor kbar li jintefhu (waypoints) li madwarhom il-kompetituri jkollhom ibaħħru.

Is-safety RHIB "PELAGOS" se tkun qed tgħin waqt l-avveniment. L-organizzaturi se jkunu qed jidderieġu t-tigrijiet minn abbord is-safety RHIB.

Jekk minħabba kundizzjonijiet hżiena tat-temp l-attivitajiet ma jistgħux isiru fid-dati imsemmija hawn fuq, dawn isiru nhar is-Sibt, 8 u l-Ħadd, 9 ta' Jannar, 2022 fl-istess hinijiet.

Il-kaptana tad-dgħajjes kollha, mhux involuti direttament f'dan l-Avveniment ta' Klassifikazzjoni, huma mitluba jżommu 'l bogħod mill-marki tat-tidwir u jikkoperaw mal-organizzaturi. Huma jingħataw aktar struzzjonijiet biex jikkonformaw bis-sħiħ mar-Regola 18 (COLREGS 1972) u biex joqogħdu 'l bogħod mid-dgħajjes tal-qluġ li qed jipparteċipaw fl-avveniment.

Il-baħħara kollha għandhom josservaw kull struzzjoni li tista' tingħata mill-organizzaturi ta' l-avveniment, mis-safety craft u fuq VHF Channels 12 u/jew 16 minn Valletta VTS.

Chart affettwata: BA 177

L-10 ta' Diċembru, 2021

In these transitory cases, when it comes to private residential Urban Conservation Area (UCA) properties or private residential properties that have been built for more than 20 years and have been vacant for more than seven years, applications shall be submitted within three months from the date of publication of this Notice.

10th December, 2021

TRANSPORT MALTA

**Local Notice to Mariners No. 190 of 2021**

*Ranking Event for SB20 Class  
of Sailing Boats*

The Ports and Yachting Directorate, Transport Malta would like to notify mariners that a ranking event for SB20 class of sailing boats will be held on Saturday, 11th and Sunday, 12th December, 2021.

Races shall be held from 10.00 a.m. till 2.30 p.m. (local time) on both days.

The ranking event shall be held over two (2) adjacent upwind / downwind courses, within the area A, B and C, as shown on the chart found on Transport Malta website ([www.transport.gov.mt](http://www.transport.gov.mt)).

The courses shall be defined by big yellow inflatable marks (waypoints) around which the competitors shall have to sail.

The safety RHIB "PELAGOS" will be assisting during the event. The organisers will be directing the races from onboard the safety RHIB.

If due to bad weather conditions the activities cannot be held on the above-mentioned dates, they will be held on Saturday, 8th and Sunday, 9th January, 2022 at the same times.

Masters of all craft, not directly involved in this Ranking Event, are asked to keep clear of the turning marks and to cooperate with the organisers. They are further instructed to fully comply with Rule 18 (COLREGS 1972) and to 'keep out of the way' of the sailing vessels participating in the event.

All mariners are to observe any instructions that may be given by the event organisers safety craft and on VHF Channels 12 and/or 16 by Valletta VTS.

Chart effected: BA 177

10th December, 2021