

Nru. 1604**MINISTERU GĦALL-FINANZI U X-XOGĦOL****Ghotja fuq Restawr, u Irfinar ta' Proprjetajiet Privati Residenzjali**

IL-MINISTERU għall-Finanzi u x-Xogħol nieda l-iskema li ġejja li hi immirata li tippromwovi investiment fir-restawr u irfinar ta' proprjetajiet privati 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 godda 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 għalqet it-18-il sena fid-data tal-applikazzjoni jew qabel, li tkun 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 ghotja taħt din l-iskema;

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

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

'Malta' tfisser il-gżejjer Maltin;

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

'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 bini jintuża 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;

No. 1604**MINISTRY FOR FINANCE AND EMPLOYMENT****Grant on the Restoration and Finishing of Privately Owned Residential Properties**

THE Ministry for Finance and Employment has launched the following grant scheme, that aims to promote investment in the restoration and finishes of privately owned 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 18 years or over on the date of application, who is 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;

'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;

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

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

'xogħlijiet ta' finitura' tfisser, il-parti finali tal-proċess ta' kostruzzjoni, li tinkludi l-irfinar ta' barra u ta' ġewwa tal-binja inkluż tikħil u pittura, elettriku u plumbing, madum u irħam, bibien interni u esterni, twieqi u kmamar tal-banju.

'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 Ohra tal-Identità (Kap. 258) jew li jkollha permess ta' residenza jew dokument ekwivalenti maħruġ minn awtorità nazzjonali kompetenti;

'riċevuta fiskali' tfisser riċevuta kif imfissra fit-TleTTax-il Skeda ta' l-Att dwar it-Taxxa fuq il-Valur Miżjud (Kap. 406), kif sussegwentament emendat, u tinkludi kull regolament magħmul taħt l-istess Att;

'spejjeż eliġibbli' tfisser il-valur aħħari, inkluż il-VAT, fuq spejjeż direttament marbuta mar-restawr u irfinar, tal-proprjetà residenzjali privata, u liema xogħol jkun tlesta u thallas fil-perjodu eliġibbli;

Spejjeż eliġibbli jinkludu l-ispejjeż tax-xogħolijiet eżegwiti b'rabta mal-iskema, u jinkludu spejjeż ta':

a. materjal,

b. xogħol,

ċ. kiri ta' tagħmir/makkinarju,

d. spejjeż professjonali (spejjeż ta' perit, konsulenti speċjalizzata, spejjeż ta' project manager) – dawn ser ikunu limitati sa rata massima ta' 10% tan-nefqa totali eliġibbli li ssir talba għaliha f'kull applikazzjoni.

e. spejjeż tal-permess għall-ippjanar u hlasijiet governattivi ohra li huma direttament relatati max-xogħol tar-restawr u irfinar;

'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 sussegwentament emendat u skont il-Pjan Strateġiku. għall-Ambjent u l-Iżvilupp TO8 UO2, UO3 u ohrajn u kif elenkat fil-Pjanijiet Lokali.

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

'finishing works' means, the final part of the construction process, which includes the exterior and interior finishing of the building including plastering and painting, electricity and plumbing, tiles and marble, internal and external doors, windows and bathrooms.

'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;

'fiscal receipt' means a receipt as defined in the Thirteenth Schedule to the Value Added Tax Act (Cap.406), as subsequently amended, and also includes any regulation made by the same Act;

'eligible expenditure' means the total final costs including VAT that has been paid in full, directly related to the restoration, and finishing, works on the private residential property and which works are completed and paid for within the eligible period.

Eligible expenditure includes the cost of works performed in conjunction with the scheme, comprising cost of:

a. materials,

b. labour,

c. hire of equipment,

d. professional fees (architect's fees, specialist consultancy, project management costs) - these shall be capped at maximum rate of 10% of the total eligible expenditure applied for in each application.

e. planning permit fees and other government charges that are directly related to restoration and finishing.

'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.

'xogħol' tfisser kwalunkwe xogħol immirat lejn restawr u irfinar ta' proprjetà privati residenzjali li jkunu fiż-Żona ta' konservazzjoni Urbana (ZkU), propjetajiet li ilhom mibnija għal aktar minn għoxrin sena u huma vakanti għal aktar minn seba' snin, u dawk il-propjetajiet għodda li jinbnew u jigu irfinati kif definiti mil-linji gwida stabbiliti u approvati mill-awtorità kompetenti.

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

(i) Din l-iskema għandha x'taqsam man-nefqa eligibbli li ssir mill-applikant, u hija direttament relatata mar-restawr u l-irfinar, ta' proprjetà residenzjali privata hekk kif definiti fl-ewwel sezzjoni.

(ii) Din l-iskema tapplika għal dawk li ser jixtru jew li diġa għandhom dawn it-tip ta' propjetajiet u jixtiequ jirrestawrawhom u jirfinawhom u għal min diġa` xtara propjeta' qabel il-Baġit 2022 li ġie prezentat fil-11 ta' Ottubru 2021 u għamel ir-restawr u irfinar minn 12 ta' Ottubru 2021 'il quddiem.

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

(iv) Applikant jista' japplika għall-għotja fuq proprjetajiet multipli, fejn se jiehu/ tiegħu massimu aggregat ta' €54,000 fuq kull proprjetà. Se tingħata konsiderazzjoni lill-applikazzjonijiet għal għotjiet relatati mat-tlestija ta' fazzjiet ta' xogħol differenti li jaqgħu bejn il-bidu tax-xogħlijiet u t-tmiem tagħhom, fejn l-applikant fil-perjodu bejn it-12 ta' Ottubru 2021 u l-31 ta' Diċembru 2024 ikunjista' japplika darbtejn taht l-għotja, għal kull proprjetà sugġett għal-limitu massimu aggregat ta' €54,000 għal kull proprjetà.

(v) Barra minn hekk għal perjodu ta' ħames snin minn mindu tinagħta l-għotja, l-applikant ma jistax japplika għal għotja oħra taht din l-iskema jew xi skema simili oħra maħruġha mill-Gvern fuq l-istess tip ta' xogħol ta' restawr u finitura fuq l-istess proprjet,

(vi) Kwalunkwe xogħol imwettaq taht din l-iskema irid ikun kopert minn permess validu tal-PA u fejn applikabbli Dikjarazzjoni ta' Metodu ta' Restawr approvat u kwalunkwe awtorizzazzjoni oħra kif meħtieġ mil-liġi.

(vii) Applikazzjonijiet għal proġetti li jinvolvu xi aspett jew aktar elenkati fil-lista' li tidher hawn taht ma jiġux ikkunsidrati:

(a) Sanzjonijiet ta' xogħlijiet mhux awtorizzati;

'works' means any works aimed at the restoration and finishing of private residential properties in Urban Conservation Area (UCA), property that has been built for more than 20 years and has been vacant for seven years, and property that are built and finished as defined by the established guidelines and approved by the competent authority.

2. Area of applicability

(i) This scheme relates to the eligible expenditure that is incurred by the applicant and is directly related to the restoration and finishing of privately owned properties as defined in section one.

(ii) This grant applies for those who are going to buy or already have these types of properties and wish to restore and finish these properties and for those who have already bought the property prior to the Budget 2022 presented on the 11 October 2021 and have done restoration and finishing works starting from 12 October 2021.

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

(iv) An applicant can apply for the grant on multiple properties, where he/she will get an aggregate maximum of €54,000 on each property. Consideration will be given to applications for grants related to the completion of different work phases that fall in between the commencement of works and their complete termination, whereby during the period between 12th October 2021 and the 31st December 2024, an applicant can apply twice under the grant, for each property subject to the aggregate maximum threshold of €54,000 on each property.

(v) Furthermore, the applicant cannot apply for another grant for the same type of restoration and finishing works on the same property, within five years from the award of a grant under this scheme or under any other similar schemes, issued by the Maltese Government or any public entity.

(vi) Any works performed under this scheme must be covered by a valid PA development permit, where applicable an approved Restoration Method Statement, and other authorisation as required by law.

(vii) Applications involving one or more items listed in the list shown hereunder shall not be considered:

(a) Sanctioning of unauthorised works,

(b) siti li għandhom każi pendenti ta' infurzar mill-PA jew applikazzjoni ta' regolarizzazzjoni pendenti;

(c) illegalitajiet tal-iżvilupp;

(d) demolizzjoni;

(e) restawr/konservazzjoni ta' tagħmir mobbiljar, fdalijiet storiċi jew għamara,

(f) bini mill-ġdid u rikostruzzjoni fin-nuqqas ta' evidenza storika għad-dettal u d-disinn (Applikabbli għal proprjetajiet f'ŻkUs);

(g) alterazzjonijiet, zidiet u titjib li ma jikkwalifikawx bħala restawr jew irfinar.

3. Infiq li għandu jiġi rrapportat

L-infiq li għandu jiġi rrapportat huwa dwar xogħlijiet ta' restawr u irfinar kif imfisser f'sezzjoni wieħed (1) ta' din l-iskema.

4. Kif wieħed japplika u dokumenti li għandhom jiġu provduti:

Applikazzjonijiet taħt din l-iskema għandhom isiru biss permezz ta' portal/s elettroniku/ċi ufficċjali u għandu jkun fihom dak it-tagħrif, dettalji u dokumenti kollha kif meħtieġa fl-imsemmija formola u skont din l-iskema u kull dokument ieħor li l-Ministeru responsabbli għall-finanzi, jista' minn żmien għal żmien jeħtieġ.

F'każijiet fejn applikant ikollu l-ħsieb li japplika għall-ghotja fuq aktar minn proprjetà waħda, għandu jissottometti applikazzjoni separata għal kull proprjetà li l-applikant ikun qed japplika għaliha.

(i) L-applikazzjonijiet għandu jkollhom meħmuża magħhom id-dokumenti li ġejjin:

(a) Sottomissjoni ta' ċertifikat maħruġ mill-PA li jiċċertifika li l-proprjetà taqa' f'żona tal-iżvilupp magħrufa bħala Zona ta' Konservazzjoni Urbana (ŻKU), skont l-artikolu 57 tal-Att dwar l-Ippjanar tal-Iżvilupp jew kwalunkwe Att li jista' jissostitwixxi l-istess (Applikabbli biss għal proprjetajiet f' ŻKU);

(b) L-irċevuta fiskali f'isem l-applikant li juru hlasijiet magħmula mill-applikant fuq oġġetti mixtrija u xogħlijiet imwettqa relatati mar-restawr u l-irfinar tal-proprjetà. L-irċevuta fiskali trid tinkludi wkoll l-indirizz tal-proprjetà li tkun qed issir applikazzjoni għaliha fl-applikazzjoni sottomessa;

Barra minn hekk, kull irċevuta fiskali għandha tkun akkumpanjata minn fatturi kummerċjali li jkun fihom dettalji ta' oġġetti mixtrija jew servizzi mogħtija lill-applikant inklużi d-dettalji tal-applikant;

(c) Fir-rigward ta' proprjetajiet li ilhom mibnija għal aktar minn għoxrin sena u ilhom vakanti għal aktar minn

(b) sites that have a pending PA enforcement cases or a pending regularisation application;

(c) development illegalities;

(d) demolitions;

(e) restoration/conservation of movable objects, artefacts or furnishings;

(f) reinstatement and reconstruction where there are lack of historic evidence of detail and design (Applicable for properties in UCAs);

(g) alterations, additions, and improvements which do not qualify as restoration or finishing.

3. Expenditure to be reported

The expenditure to be reported is in respect of works of restoration and finishing as defined in section one (1) of this scheme

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 documents as required in the said form and in terms of this scheme and any other documents which the Ministry responsible for finance, may, from time to time require.

In cases where an applicant intends to apply for the grant on more than one property, he must submit a separate application for each property the applicant is applying for.

(i) Applications are to be accompanied by the documents shown hereunder:

(a) Submission of a certificate issued by the PA certifying that the property falls within a UCA, in accordance with article 57 of the Development Planning Act or any Act which may be substituted therefor (Only applicable for properties in UCA);

(b) Fiscal receipts in the name of applicant, showing payments made by the applicant on goods purchased and works carried out related to restoration and finishing of property. The fiscal receipt must also include the address of the property being applied for in the submitted application;

Furthermore, each fiscal receipt is to be accompanied by invoices containing details of goods purchased or services given to the applicant including the applicant's details;

(c) When it comes to properties that have been built for more than twenty years and have been vacant for more than

seba' snin, l-applikant irid jissottometti wkoll id-dokumenti adegwati mahruġa minn ARMS li jikkonferma li l-proprjetà kienet fil-fatt vojta għal aktar minn seba' snin u ċertifikat tal-perit li jiċċertifika d-data li fiha nbriet il-proprjetà. Dan id-dokument m'għandux għalfejn jiġi sottomess f'kazijiet fejn il-proprjetà li fuqha qed issir it-talba nxtrat wara l-11 ta' Ottubru 2021.

(d) F'dak li għandu x'jaqsam ma' proprjetajiet ġodda, l-applikant għandu jissottometti Ċertifikazzjoni mill-awtorità kompetenti mahtura mill-Ministeru responsabbli għall-finanzi li tikkonferma li l-propjetà nbriet u giet irfinata skont il-linji gwida stabbiliti.

(ii) L-applikazzjonijiet għandu jkollhom mehmuża magħhom id-dokumenti kollha meħtieġa elenkati hawn fuq. L-applikant għandu jissottometti wkoll kwalunkwe dokumenti li l-Ministeru responsabbli għall-finanzi, jirrkjedu 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.

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

(iv) L-applikant għandu perjodu bejn it-12 ta' Ottubru, 2021 u l-31 ta' Diċembru, 2024 fejn ikun jista' japplika darbtejn taht l-ghotja għal kull proprjetà.

(v) Għal perjodu ta' mhux inqas minn sentejn mid-data tal-aħħar applikazzjoni sottomessa l-applikanti jistgħu jintalbu jipprezentaw id-dokumenti oriġinali li fuqhom tkun qed issir it-talba. Fin-nuqqas li jipproduċi tali dokumenti, l-applikanti jkunu obbligati li jhallsu lura l-ammont mogħti taht l-iskema u f'każ ta' applikazzjonijiet frawdolenti tittieħed azzjoni kriminali skont l-artikolu 309 tal-Kodiċi Kriminali (Kap 9).

5. Ghotja li tithallas taht din l-iskema

Applikanti eliġibbli jistgħu japplikaw darbtejn għal kull proprjetà għal ghotja ta' 18% fuq l-ispejjeż tar-restawr u irfinar sa massimu aggregat ta' €54,000 għal kull proprjetà.

6. Hlas tal-ghotja

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

seven years, applicant must also submit the appropriate documents issued by ARMS that confirms that the property was in fact vacant for more than seven years and an architect's certificate certifying the date the property was built. This document does not need to be submitted in cases where the property on which the claim is being made was acquired after the 11th of October 2021.

(d) When it comes to new properties, the applicant must submit a Certification from the competent authority appointed by the Ministry responsible for finance confirming that the property was built and finished according to the established guidelines.

(ii) Applications are to be accompanied by all the required documents listed above. 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.

(iii) 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.

(iv) The applicant has a period in between 12th October, 2021 and 31st December, 2024 where one can apply twice under the grant for each property.

(v) 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. Grant payable under this scheme

Eligible applicants may apply twice for each property for a grant of 18% on the costs of restoration and finishing up to an aggregate maximum of €54,000 for each property.

6. Payment of Grant

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

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;