

MEMORANDUM TO CABINET BY THE MINISTER OF PUBLIC BUILDINGAND WORKS

Assistance to Messrs Malta Developments Ltd to develop two estates for Maltese Citizens

Messrs Malta Developments Ltd. have made a proposal to develop two housing estates, one at Birzebbugia and one at Mosta for sale exclusively to Maltese Citizens.

Birzebbugia

The company own an area of land shown bounded by a blue line on site plan I attached. There is a permit for development in respect of portion "A" only and on this portion a housing project comprising 106 flats and 6 bungalows is in the course of construction. Twelve of the flats are three-bedroomed and have two bathrooms, the remaining 96 flats are 2 bedroomed and single bathroom ones. The 6 bungalows have 3 bedrooms and two bathrooms each.

All are due for completion within twelve months with a total of 24 flats by May/June of this year.

The company owns a larger portion of land marked "B" sited in the "green" area northwest of the planned peripheral road. Presently, therefore, this area is not covered by planning permission

If the company is allowed to build on this land using a 40% site coverage and rising three storeys high between 270 and 300 additional flats could be erected on Portion "B" each flat having a gross area of 1,000 square feet.

The company proposes to sell all the flats for an average price of £3,500. The amount will be repayable within 15 to 20 years by monthly instalments. The ground rent will be £10 per unit per annum.

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Mosta

The company owns a plot of land at Mosta shown on site plan II. This plot measures just over 28 tumoli and is designated for two-storey terrace house development. The company is requesting to build flats instead of terrace houses and to go up to three floors instead of two. On this latter basis some 400 flats each with a gross area of 1,000 square feet could be erected. The prices range from £3,300 to £3,500 and the amount is repayable within 15 to 20 years in monthly instalments. The ground rent is £10 per unit per annum.

The company is requesting, therefore, an extension of the Planning Scheme in the case of Birzebbugia and a slight change of use in the case of Mosta. Both requests appear reasonable and if Hon. Ministers agree that the project merits backing the Public Works Department will be directed to amend both schemes.

Messrs Malta Developments also request assistance from the Government by way of free extension of services (drainage, water and electricity) within the site and free surfacing of roads within the development. The formation of these roads will be carried out by the company.

These requests are reasonable since it is normal for the sewer to be extended along streets at Government expense and water and electricity are as a rule extended free of charge to large communities.

This is the first serious attempt by a private developer to place large numbers of well designed flats at the disposal of the Maltese at prices which are considered reasonable. The Director of Public Works remarks that the prices compare favourably with those suggested by companies proposing building factory produced housing units.

In view of the above it is suggested that Hon. Ministers approve that the project be given backing and that the requests be acceded to.

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