

MEMORANDUM BY THE MINISTER OF JUSTICE

Grant of additional land to Messrs Cremona

By deed dated the 22nd November 1961 in the records of Notary V. Miller, Giuseppe and Carmelo Cremona were granted on emphyteusis a plot of land at Il-Ponta ta' Bertu, St. Paul's Bay for a period of 99 years expiring on the 21st November, 2060. This Deed was signed during the previous Administration.

Messrs. Cremona had made representations to the effect that a large fissure cut across the site which prevented the erection of a restaurant and requested the grant of an additional plot of adjoining land.

Director of Public Works confirmed that the fissure would create difficulties and would involve extra and substantial expenditure if the building were to bridge it; he recommended the grant of the additional land requested. Commissioner of Land considered that the request was justified.

In anticipation of the favourable consideration of their request, Messrs. Cremona proceeded with the building works and the position today is that the restaurant, which has been completed, stands partly on land which is not held on emphyteusis by Messrs. Cremona.

Hon. Ministers may wish to consider whether, in the circumstances, legal action should be taken against Messrs. Cremona or whether the additional land requested should be granted on emphyteusis to Messrs. Cremona.

If the latter alternative is decided upon, the grant would be made as given hereunder:

- Land: Plot of land at Il-Ponta ta' Bertu, St. Paul's Bay shown coloured red on plan L.D. 54/64 measuring 72 sq. canes.
- Emphyteutae: Giuseppe and Carmelo Cremona.
- Ground-rent: £31.14. -. per annum.
- Term: From date of deed to the 21st November, 2060.
- Conditions: i) under the same conditions as those contained in the 1961 deed;
- ii) the land is to be considered as being integral with the land granted by the 1961 deed.

2nd February, 1966.

L/420/63

L-Arkivji nazzjonali ta' Malta