



PRESS HANDOUT

MDA welcomes legal notice sanctioning minor breaches

The Malta Developers Association (MDA) welcomes the decision of the General Services Board to approve the issue of a legal notice that will empower the Malta Environment and Planning Authority to sanction existing residential units that are not in accordance with sanitary law when these breaches are not extensive and concern the size of internal and back yards, floor to ceiling height and rooms built in the back yard.

Through its presence in the Building Industry Consultative Council (BICC), the MDA has long been insisting that the authorities should strive to find a solution for properties with small breaches of the sanitary regulations that were hindering their sale – more so when potential purchasers would need a bank loan to be able to buy them. The announced Legal Notice goes a long way to solving these problems.

While noting that this concession applies only to existing residential buildings, the MDA feels that the reduction of the minimum floor to ceiling height, which has long been arbitrarily established at 2.75 metres should be a permanent amendment to the law, now that the height of courses has since been reduced and modern day buildings frequently have suspended soffits for various reasons, including the provision of air-conditioning.

14 July, 2012

PRESS HANDOUT

L-MDA tilqa' l-avviz legali li tissanzjona nuqqasijiet zghar

Il-Malta Developers Association (MDA) tilqa' d-deċizzjoni tal-General Services Board li japprova l-ħrug ta' Avviż Legali li jagħti l-poter lill-MEPA (l-Awtorità tal-Ambjent u l-Ippjanar) biex tissanzjona postijiet residenzjali eżistenti li ma josservawx il-liġi tas-sanità meta dawn in-nuqqasijiet ma jkunux estensivi u jikkonċernaw id-daqs tal-btiehi interni u ta' wara, l-għoli bejn l-art u s-saqaf u kmamar mibnijin fil-btiehi ta' wara.

Permezz tal-preżenza tagħha fil-Building Industry Consultative Council (BICC), l-MDA kienet ilha tinsisti ma' l-awtoritajiet biex ifittxu li jsibu soluzzjoni għal proprjetajiet li jkollhom nuqqasijiet żgħar mil-lat ta' regolamenti tas-sanità li kienu qed jostakolaw il-bejgħ tagħhom – aktar u aktar meta xerrejja potenzjali jkollhom bżonn ta' self mill-bank biex ikunu jistgħu jixtruhom. L-Avviż Legali li thabbar se jgħin ħafna biex dawn il-problemi jkunu solvuti.

Filwaqt li tinnota li din il-konċessjoni tapplika biss għal bini residenzjali eżistenti, l-MDA thoss li t-tnaqqis tal-għoli minimu bejn l-art u s-saqaf ta' 2.75 metru li ilu stabbilit arbitrarjament għal ħafna żmien għandu jkun emendat b'mod permanenti fil-liġi, illum li l-għoli tal-filata tnaqqas u bini modern spiss ikollu soffitti għal ħafna raġunijiet, fosthom il-proviżzjoni ta' sistema ta' arja kondizzjonata.

14 ta' Lulju, 2012
