



## Minutes of the 103rd Annual General Meeting

### Kamra tal-Periti

**Date:** 6th December 2023

**Time:** 5:30 PM

**Venue:** Trident Park, Conference Hall

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### 1. Approval of Minutes

The minutes of the previous AGM (2022) were reviewed and approved by the assembly.

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### 2. President's Report

The President's report was read out and attached at the end of the document for reference. It provided a comprehensive overview of the Kamra's achievements, challenges, and plans moving forward.

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### 3. Items Discussed

#### 1. Conduct:

- A significant increase in the number of cases handled by the Kamra was noted.
- The Council also experienced an increase in cases being presented for review.

#### 2. Warrant Regulations:

- The **Periti Act** came into force on 27th December 2022, alongside the initial subsidiary legislation governing the warrant application and the Warranting Board.
- The lists of **Periti Arkitetti** and **Periti Inġiniera Ċivili** were published by the Warranting Board in October.
- A draft amendment to the Warrant Regulations, focusing on partial access to the warrant, is under review by the Permanent Committee on Engineering.
- Elections for the Warranting Board are scheduled for January.

#### 3. Certificate to Practice (CTP):

- A Memorandum of Understanding (MOU) was signed with the MPWP, allocating €90,000 for a digital platform to manage CTP and CPD processes.
- Discussions are ongoing regarding a group insurance policy with international brokers.

#### 4. Continuous Professional Development (CPD):

- The same MOU allocates funding for CPD initiatives.
- A series of courses will be launched in January 2024.

#### 5. Codes of Practice:

- National Design Codes were announced at the MARE Summit in May.
- Updates to Valuation Standards and guidelines on risk management are being drafted by the Permanent Committee on Property.

#### 6. Chapters:

- Admission criteria for Chapters were prepared by the Permanent Committee on Heritage.

- The Chapter of Conservation Architects will be the first to be established.
- 7. **Contracts:**
  - The first draft of standard contracts was prepared by Ganado Advocates.
- 8. **Plan of Work (PoW):**
  - The Permanent Committee on Business & Practice Management is finalizing the first draft of the Plan of Work for architects.
  - A PoW for engineers is also being developed.
- 9. **Directives:**
  - A new directive on protecting UNESCO World Heritage sites will be included in the updated Code of Professional Conduct.
- 10. **Design Review Panels (DRPs):**
  - Discussions are ongoing with MPWP regarding the format of a Board on Quality Architecture.
  - The Planning Authority (PA) supports DRPs, but the MPWP views the Kamra as a consultee rather than a partner.
- 11. **Architectural Design Competitions:**
  - The Housing Development Fund, in collaboration with the Kamra, will launch design competitions in 2024.
- 12. **Intangibles:**
  - Ongoing lobbying efforts include MOUs, public inquiries (notably on Jean Paul Sofia), collaboration with the Malta Development Association, and international affiliations (ECCE, ACE, CAA, UMAR, UIA).

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#### 4. Financial Statements

The financial statements for the periods **2021-2022** and **2022-2023** were presented and approved.

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#### 5. Motions Passed ( Vide exact text with modifications in red below)

- **Motion 1:** Approval of financial statements for 2021-2022.
  - **Motion 2:** Approval of financial statements for 2022-2023.
  - **Motion 3:** Reappointment of Mr. Andrew Ellul as Auditor for 2023-2024.
  - **Motion 4:** Reappointment of Mr. Anthony Cassar as Administrative Secretary for 2023-2024.
  - **Motion 5:**
    - Recognition of the increased workload for council members due to the Periti Act and other initiatives.
    - Approval of remuneration for council members for specific tasks at a rate of €35/hour + VAT, subject to council approval and capping at €30,000.
    - Membership fees for council members will be covered by the Kamra, and those serving three terms or more will receive lifetime membership.
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## 6. Elections

The following members were elected to the Council:

- Perit Toni Bezzina
  - Perit Matias Camilleri de Marco
  - Perit Rebecca Dalli Gonzi
  - Perit Philip Farrugia
  - Perit Sebastian Grima
  - Perit Ivynne Grixti
  - Perit Nicky Mallia
  - Perit Matthew J. Mercieca
  - Perit Andre Pizzuto
  - Perit Joeaby Vassallo
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The meeting concluded at 8pm with attendees thanked for their participation.

### Minutes prepared by:



Matias Camilleri de Marco  
Vice President, Honorary Secretary Kamra tal-Periti

ANNEX: President's Report

Annual General Meeting 2023

# President's Report

06/12/2023

Dear Colleagues and friends,

I welcome you all to this 103<sup>rd</sup> Annual General Meeting of the Kamra tal-Periti.

I wish to thank you for finding the time to attend. Your physical presence here is an acknowledgement that you value the role of the Kamra in your professional lives. It is hopefully also an expression of support for the work this Council has conducted over the past twelve months.

This Council was composed of several new faces that needed some time to adjust to the procedures and the mindset required of a Council member to perform. However, our rejuvenated team has been extremely quick to catch on and contribute in various ways to the Council's ongoing strategic agenda.

I will start this report by presenting you first a summary of the strategy that the Council is working towards since the start of my term as president in 2021. This strategy is entitled the Renewal Agenda. **<slide>**

Some of you may be familiar with the branding of this strategy from our Periti Act conference of November 2021 or the Renewal Agenda section on our website. **<slide>** The slides explaining the strategy adopt an older branding however, **<slide>** so I apologise for the contrasting style of the slides.

The strategy presentation consists of four parts: the first part covers **<slide>** an introduction to management and organisational theory **<slide>** explaining salient principles of management **<slide>** and their effect **<slide>** on organisational behaviour **<slide>**.

**<slide>**

The second part presents **<slide>** a deep analysis of the Kamra as an organisation.

Over time the number of subject matters the Council has been required to deal it has grown exponentially to the point where it became humanly impossible to tackle them without a thorough reform of the organisational structure of the Kamra. **<pause>**

The organisational structure that characterised the Council for many decades was the one shown in the slide **<slide>**. It is a structure suitable for a small committee or association, but certainly unable to fulfil all the roles and responsibilities envisaged in the law, and to satisfy the expectations of our members, the public, the press and even the government, ironically. On the latter point, the expectations the government has of us it is worth pointing out that the number of public consultations affecting our industry since 2015 has been massive, and we have unfortunately been unable to respond to all of them, including some critical ones. We had to prioritise our resources based on our limitations. This strategy helped provide a framework for the prioritisation.

Another characteristic **<slide>** of the Council has been that of struggling to find the necessary tension or anxiety to deliver on the strategy and its obligations. **<slide>** This resulted in an unequal distribution **<slide>** of the workload, with work being done mainly thanks to the personal sacrifice of the few. **<slide>**

The situation with professional conduct **<slide>** was presented in a comprehensive manner for the first time to the Council **<slide>** to ensure that everyone is made aware of unacceptable backlogs **<slide>** and to ensure that we committed to driving disciplinary proceedings forward as expeditiously as possible. **<slide>**

A run through of the financial performance of the Kamra over the previous ten years was also presented. **<slide>**

It is amply clear, that without events such as the Premju Emanuele Luigi Galizia, the Kamra's financial position was very precarious. Our inability to organise the awards have resulted in an average net loss of €20,000 to €25,000 per year. **<slide>**

An extensive analysis of the Kamra's external organisation **<slide>** was also presented to the Council. **<slide>**

The strategy of the Kamra centred on the three roles of the Kamra as envisaged in the new Periti Act, namely the roles of regulator of the profession, official sole national representative body of all warrant holders, and a consultative body of the State. **<slide>**

To fulfil these roles, the structure of the Kamra present at the time needed to be significantly revised to draw in significantly more periti into the structure. **<slide>** The main innovation was

the setting up of the Permanent Committees in mid-2021. Through their setting up, policy and research could be delegated to Committee chairpersons by the Council, to split the load.

A system of delegations was mapped out at an individual level for specific roles <slide> with the main emphasis being on management <slide> rather than direct implementation, and at an organisational level <slide> for specific bodies within the Kamra.

As a result the various subject matters could be allocated and delegated in a more structured manner with clear lines of responsibility.

To fulfil the role of <slide> regulator, we had to focus of four main areas:

1. Raising standards within the profession
2. Improving the perception of the professions
3. Bring about a change in culture and practice within the industry
4. Raise revenues

The tangible methods to achieve these aims were highlighted in 11 headings as shown. Clearly, the intangible methods such as lobbying, networking, public relations were also paramount for the successful implementation of the strategy.

Each heading, had its own specific deliverables.

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The presentation also presented a financial plan based on a business plan that had been presented to Council in December 2020. Part of the strategy included requesting public funding to deliver to public services the law has entrusted us with. For many years, the Kamra avoided requesting public funding under the pretence of maintaining its independence. I disagree with this strategy. The government has a duty to fund the Kamra, and we should not be shy to make cogently and insistently put forward our demands.

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I will dedicate the rest of my report to outlining how successful we have been in implementing the strategy. <slide>

On professional conduct, arguably the most important role of the Kamra, our performance this year has been exceptionally strong thanks to the patience and dedication of my fellow Council members, who accepted to also hold extra sessions on Saturday mornings to catch up with the backlog from previous years.

As can be seen in the table, the Council has greatly improved numbers across the various phases of the disciplinary process this year. <slide>

Regarding the warrant, I am happy to announce at this General Meeting that the new Periti Act came into force on 27<sup>th</sup> December 2022. Concurrently a suite of regulations, mainly drafted by us, was published. These regulations include the regulations for applications to be granted a warrant, as well as a set of regulations governing the Warranting Board.

For the first time in the profession's history, two lists identifying Periti Arkitetti and Periti Ingegneria Civile have been published. This publication will permit the holding of the Warranting Board elections electronically under the behest of the Kamra in January.

We are meanwhile undertaking internal consultations, mainly with the Permanent Committee on Engineering regarding the amendments to the Periti Warrant Regulations to permit for the first time the issuance of partial access warrants, that is warrants to professionals that are only qualified to perform a part of the profession's role. The first partial access warrants will be granted to geotechnical engineers, fire safety engineers, and environmental engineers.

Work on the implementation of the Certificate to Practise has regrettably been delayed. This is mainly due to the bureaucratic and political approvals necessary for the Kamra to be granted a budget to develop a digital platform to manage the system. In July 2023, an agreement was signed with the Ministry for the allocation of €90,000 for the procurement of the development of such a system, which will be largely bespoke.

We have also been holding talks with international brokers to explore the possibility of having a group professional indemnity insurance policy or cover.

Likewise, the CPD system, which was also dependent on the setting up of the digital platform was delayed. Nevertheless, we will be launching a series of courses in January at this very venue.



In May 2023, we announced our plans for the development of the first National Design Codes, which will encompass various areas of design: from structure to fire, from drainage systems to lighting design. They will include a list of Eurocodes that the Kamra will be officially recognising, recommended design details, as well as specific local design parameters such as loading tables on vernacular and local building materials to be conducted in collaboration with the Faculty of the Built Environment.

The Permanent Committee on Property is also working on reviewing the Valuation Standards, converting them into a national annex as the Kamra adopts the TeGOVA standards directly.

Meanwhile, the Permanent Committee on Heritage has finalised the first draft of admission criteria for the setting up of the Kamra's first specialisation chapter. Indeed, we are planning to launch the Chapter of Conservation Architects in the first quarter of next year. Membership of chapters will provide reassurance to clients and public entities about the competences and qualifications of the members of each respective chapter. This is expected to raise the quality of the service our profession delivers.

On standard contracts, the Council is unfortunately severely behind schedule. We do, however, have a first draft from Ganado Advocates, which I am hoping the Business and Property Committees can finalise in the year ahead.

Likewise, the Business Committee has been working on the preparation of the Plan of Work, however here to we are greatly behind schedule. It is hoped that this will be concluded in the first quarter of next year, as we have plans to undertake a second Plan of Work, this time for engineering in buildings.

The Council published one directive in the current year, namely that intended to protect UNESCO World heritage sites and the reputation of the profession from highly damaging speculative projects. The plan is to consolidate many of the various directives into the new Code of Professional Conduct next year.

On design review panels we have had mixed success. While the Planning Authority agrees with the concept, and the Ministry of Finance is willing to provide funding for their development, we were faced with an unpredicted impasse in November when the Ministry of Public Works and Planning sought to nudge the Kamra out of the development of the National Architecture Policy,

and treat it as a mere consultee. The Council will be rejecting all attempts by the government to formulate such a strategy without the Kamra's direct participation and leadership.

On the final point of the strategy, while architectural design competitions are still largely avoided by contracting authorities, the Housing Development Fund has shown strong interest in organising a series of competitions in 2024 with the assistance of the Kamra. This augurs well for ever strengthening ties between the Kamra, the Housing Authority and the HDF.

Finally, I would like to mention a few of the intangible tasks that we have been performing.

Firstly, lobbying with government. This is arguably the task that takes up most of our time. Negotiations and discussions, at times friendly while in others less so, are continuous and at all hours of the day. They range from changes in policy to funding requests, from legislative reform to procedural improvements. There are too many of these to mention, but I can say that our lobbying has been largely effective, particularly in the last year as Minister Zrinzo Azzopardi has been open to listening to our proposals, and in some cases has accepted them.

The use of MOUs to get funding has had mixed results. We pushed for four MOUs but have only been able to close on one, as explained earlier. The plan for next year is to keep pushing for the signing of more MOUs. If there's one quality that defines this Council it is persistence.

The effects of the public inquiry on Jean Paul Sofia's tragic death are difficult to predict. The direction the public inquiry board with its recommendations are clearly unknown. However, we have been noting various attempts by the government to pre-empt any negative outcomes by tweaking existing regulations or publishing new regulations and laws in the past six months.

Part of the solution to the industry's problem is, however, how we manage our relationship with other stakeholders, particularly the MDA. Over recent months, particularly as a result of the excessive bureaucracy of the PA, BCA, and SCH, we have been holding regular meetings and are planning to form a joint committee in the weeks ahead to coordinate whenever possible our positions.

Finally, I wish to dedicate my closing remarks to the successes we are having at an international level. I wish to remind the General Meeting of Perit Dr Jeanette Munoz Abela's election to the

Executive Board of the European Council of Civil Engineers in 2021, a post she still occupies. Jeanette was also elected to the Monitoring Committee of Engineers Europe, formerly FEANI, establishing the standards for recognition of the Eur.Ing title.

And more recently I was humbled by my confirmation to the ACE's Executive Board. Indeed, this morning I attended the first Executive Board meeting during which I was briefed on the complex strategy engaged by this organisation to ensure the needs of the architectural profession across Europe.

Finally, I would like to thank my colleagues on Council for the patience they have had with me, for the chairs and members of our various committees, and for those periti who found the time to send best wishes and words of encouragement for our work. It meant a lot.

**Andre Pizzuto**  
**President**

ANNEX 2- Motions with amendments in red

**MOTION 1:**  
PRESENTED BY PERIT IVYNNE GRIXTI  
SECONDED BY PERIT ANDRE PIZZUTO

It is proposed that the financial statements for 2021-2022,  
presented during this Annual General Meeting, are approved.

**MOTION 2:**  
PRESENTED BY PERIT IVYNNE GRIXTI  
SECONDED BY PERIT ANDRE PIZZUTO

It is proposed that the financial statements for 2022-2023,  
presented during this Annual General Meeting, are approved.



**MOTION 3:**  
PRESENTED BY PERIT IVYNNE GRIXTI  
SECONDED BY PERIT ANDRE PIZZUTO

It is proposed that this General Meeting reappoints Mr Andrew Ellul as Auditor for the Kamra tal-Periti for the period 2023-2024.

**MOTION 4:**  
PRESENTED BY PERIT MATIAS CAMILLERI DE MARCO  
SECONDED BY PERIT ANDRE PIZZUTO

It is proposed that this General Meeting reappoints Mr Anthony Cassar as Administrative Secretary of the Kamra tal-Periti for the period 2023-2024.

**MOTION 5:**

PRESENTED BY PERIT NICKY MALLIA  
SECONDED BY PERIT IVYNNE GRIXTI

Whereas the ordinary duties of council members include the attendance of weekly council meetings, replying to correspondence and assisting the Kamra when organizing AGM's and EGM's. These ordinary duties amount to an estimated input of 4hrs/week/ council member. /1

**MOTION 5:**

PRESENTED BY PERIT NICKY MALLIA  
SECONDED BY PERIT IVYNNE GRIXTI

Whereas the coming into effect of the Periti Act has significantly increased the duties and obligations of the council of the Kamra Tal-Periti.

Whereas the coming into effect of the Perit Act overlaps the implementation of the Kamra's 'Renewal Agenda', the restructuring of the construction industry, the creation of the BCA , the licensing of contractors and others./2

**MOTION 5:**  
PRESENTED BY PERIT NICKY MALLIA  
SECONDED BY PERIT IVYNNE GRIXTI

Whereas in view of the added duties and objectives of the KTP, the council members are required to invest several additional hours of their time dedicated to the completion of these tasks to the benefit of the profession at large./3

**MOTION 5:**  
PRESENTED BY PERIT NICKY MALLIA  
SECONDED BY PERIT IVYNNE GRIXTI

Now, therefore, this **Annual** General Meeting of the Kamra tal-Periti resolves that **as an interim measure until the Kamra is in a position to employ permanent staff and with effect until the next AGM: /4**

**MOTION 5:**

PRESENTED BY PERIT NICKY MALLIA

SECONDED BY PERIT IVYNNE GRIXTI

1. The Kamra may delegate and consequently renumerate ANY KTP member in relation to performing tasks in service of the Kamra. The tasks include, but are not limited to:
  - a) Representation of the Kamra during meetings with third parties
  - b) Replies to consultations.
  - c) Position papers in relation to Legal notices / policies etc
  - d) Articles for publication
  - e) Report writing
  - f) Decisions (sentenzi) in relation to conducts cases (applicable only to council members). /5



**MOTION 5:**

PRESENTED BY PERIT NICKY MALLIA

SECONDED BY PERIT IVYNNE GRIXTI

1. The **Council** may delegate and consequently remunerate ANY KTP member in relation to performing tasks in service of the Kamra. The tasks include, but are not limited to:
  - a) Representation of the Kamra during meetings with third parties
  - b) Replies to consultations.
  - c) Position papers in relation to Legal Notices / policies / **bills**, etc
  - d) Articles for publication
  - e) Report writing
  - f) Decisions (sentenzi) in relation to conducts cases (applicable only to council members). /5

**MOTION 5:**

PRESENTED BY PERIT NICKY MALLIA

SECONDED BY PERIT IVYNNE GRIXTI

2. A reasonable rate of Euro35/hr+ VAT is payable to the council members performing the above-mentioned tasks.
3. That prior to the onset of a task worthy of remuneration, the council is to approve the scope together with an estimate of the hours required to complete the task.
4. That prior to the disbursement of funds, the Council shall review the results in relation to the hours invested and shall approve the fees by means of a simple majority vote during council meetings. /6

MOTION 5:  
PRESENTED BY PERIT NICKY MALLIA  
SECONDED BY PERIT IVYNNE GRIXTI

2. A reasonable rate of **up to Euro35/hr+ VAT** is payable to **any KTP member** performing the above-mentioned tasks.
3. That prior to the onset of a task worthy of **remuneration**, the council is to approve the scope together with an estimate of the hours required to complete the task.
4. That prior to the disbursement of funds, the Council shall review the results in relation to the hours invested and shall approve the fees by means of a simple majority vote during council meetings. /6

**MOTION 5:**

PRESENTED BY PERIT NICKY MALLIA

SECONDED BY PERIT IVYNNE GRIXTI

5. That a capping is set to limit the remunerations attributable to KTP members. The capping is hereby being set at 30% of the annual income of the council which may be altered from year to year depending on the requirements of the council.
6. The membership fee of KTP council members will be covered by the Kamra.
7. Council members serving three terms and over are awarded a lifetime membership status /7//END

MOTION 5:  
PRESENTED BY PERIT NICKY MALLIA  
SECONDED BY PERIT IVYNNE GRIXTI

5. That a capping is set to limit the remunerations attributable to KTP members. The capping is hereby being set at **€30,000. A detailed breakdown shall be presented together with the Annual Finance Statements.**
6. Council members serving three terms and over are awarded a lifetime membership status./7//END