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**K A M R A T A L - P E R I T I**

*To support members of the profession in achieving excellence in their practice of architecture and engineering in the interest of the community*

**Judge Emeritus Dr. Lino Farrugia Sacco**  
**Chairman, Board of Governors**

**Mr Carlo Mifsud**  
**Chief Executive Officer**

Lands Authority  
Auberge de Baviere  
St. Sebastian Street,  
Valletta  
Malta VLT 2000

Our Ref: 7/6

31<sup>st</sup> October 2017

Dear Sirs,

Reference is made to the seminar held last week for *periti* who have been selected to provide property valuation services to the Lands Authority. A number of our members have voiced several serious concerns with the *Kamra tal-Periti*, following this seminar, including, but not limited to, the following:

1. Discrepancies between Chapter 573 of the Laws of Malta and certain “official” statements made during the seminar;
2. The requirement for substantiation of the value “through comparable transactions”, and the meaning that was suggested would be given to this term ;
3. The language in which the report is to be written, given that (a) nothing in the said Law refers to this, (b) both Maltese and English are official languages, and (c) EU legislation which prohibits barriers to the provision of service by virtue of language;
4. The time period within which the report is to be submitted, irrespective, it seems, of the difficulty and complexity of the assignment;
5. The procedures to be adopted when the three appointed *periti* do not agree on the valuation, and when they require further information or guidance from the Authority;
6. The “approved methodologies” to be adopted, and whether these are different from internationally approved methodologies, (and if so, why?);
7. The treatment of material considerations which are potentially speculative in nature;
8. The information to be provided by the Authority, including the engagement letter;
9. The mechanisms to be adopted for fee settlement;
10. The fees that would be due to *periti* for attendance of Court sittings.
11. Clarification about who will be liable to pay these fees when Government is acquiring the title of specific immoveable assets.

Given the nature of these matters and the detail necessary to elaborate on these concerns, we would like to propose a meeting with your good selves in order to discuss these matters, and that such meeting should be held prior to the assignment of any valuations in terms of the Law.

With sincere regards,

A handwritten signature in blue ink, appearing to read 'A. Torpiano', is centered on a light gray rectangular background.

**Prof Alex Torpiano**  
**President, Kamra tal-Periti**