BIRKIRKARA

KUNSILL LOKALI BIRKIRKARA

Lil Membri u l-Ufficjali kollha tal-Kunsill

Laqgha tal-Kunsill

Qieghed terga tigi msejjah biex tattendi ghall-Hamsa-u-Tletin laqgha tal-Hames Kunsill Lokali Birkirkara fl-ufficcji taghhom, li ser issir nhar it-Tnejn 12 ta' Jannar 2009, fis-6:00pm

Joseph Tabone
Segretarju Ezekuttiv tal-Kunsill

Agenda

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1. **Talba**
2. **Approvazzjoni tal-Minuti tal-laqghat numru 33 u 34**
3. **Kunsiderazzjonijiet u affarijiet li jirrizultaw mill-minuti tal-laqgha numru 34**
4. **Rapport tal-Perit -** ***Urban Regeneration Project***
5. ***Cash Flow Projections*** **(sal-ahhar ta' Marzu 2009)**
6. **Eghluq**

DIN IL-LAQGHA HI MIFTUHA GHALL-PUBBLIKU

BIRKIRKARA

Minuti tal-Hamsa-u-Tletin Laqgha tal-Hames Kunsill Lokali Birkirkara li saret fl-Ufficcju Amministrattiv tal-Kunsill nhar it-Tnejn 12 ta' Jannar 2008 mis-6:10p.m. sas- 7:10pm.

Prezenti:	Il-Membri
Is-Sindku	Is-Sur Michael Fenech Adami
Il-Kunsilliera	Is-Sur Mark George Abdilla
	Is-Sinjura Doris Borg
	Is-Sinjura Joanne Borg
	Is-Sinjorina Charlene Camilleri
	Is-Sur John Mary Calleja
	Is-Sur Michael Camilleri
	Is-Sur Sergio Carbonaro
	Dr. Josianne Cardona Gatt
	Is-Sur Anthony Buttigieg
	Is-Sinjura Mary Spiteri Shaw –Assenti, imma Skuzata
	Dr George Debattista – Assenti, imma Skuzat
	Is-Sur Roberto J. Buontempo ---Assenti, imma Skuzat
L-Ufficjal:	
Segretarju Ezekuttiv	Is-Sur Joseph Tabone

Fil-bidu tal-laqgha kienu prezenti s-Sindku s-Sur Michael Fenech Adami, il-Vici Sindku s-Sinjura Doris Borg, u l-Kunsilliera s-Sinjuri: Mark G. Abdilla, Joanne Borg, Anthony Buttigieg, John Mary Calleja, Michael Camilleri, Dr.Josianne Cardona Gatt, u Sergio Carbonaro Gatt. Il-Kunsilliera Charlene Camilleri dahlet fil-kamra fis-6:40pm. Il-Kunsilliera s-Sinjuri : Roberto J. Buontempo, Dr. George Debattista u Mary Spiteri Shaw. kienu assenti, imma skuzati. Ghal din il-laqgha ma' kienx hemm il-prezenza tal-pubbliku.

Il-Laqgha kienet preseduta mis-Sindku s-Sur Michael Fenech Adami.

1. Talba.

Il-laqgha bdiet billi s-Sindku s-Sur Michael Fenech Adami qal it-talba.

2 Approvazzjoni tal-minuti tal-laqgha bin- numru 33 u 34

Il-Minuti tat-Tlieta-u-Tletin Laqgha kienu tqassmu ma' l-agenda tal-laqgha ta' qabel u ttieħdu bħala moqrija. Wara li saret korrezzjoni f'*item* 7d, huma gew approvati b'disa' voti favur, xejn kontra u xejn astenzjonijiet. Dan wara li tressqu ghall-approvazzjoni mis-Sindku s-Sur Michael Fenech Adami li kien sekondat mill-Kunsillier is-Sur Anthony Buttigieg. Dawk li vvutaw favur kienu s-Sindku s-Sur Michael Fenech Adami, il-Vici Sindku s-Sinjura Doris Borg, u l-Kunsilliera s-Sinjuri : Mark G. Abdilla, Joanne Borg, Anthony Buttigieg, Michael Camilleri, John Mary Calleja, Dr. Josianne Cardona Gatt u Sergio Carbonaro.

Il-Minuti tal-Erbgha-u-Tletin Laqgha kienu tqassmu ma' l-agenda u ttieħdu wkoll bħala moqrija. Wara li saret korrezzjoni fit-tielet paragrafu, u f'*item* 2, gew approvati b'disa' voti favur, xejn kontra u xejn astenzjonijiet. Dan wara li tressqu ghall-approvazzjoni mis-Sindku s-Sur Michael Fenech Adami li kien sekondat mill-Kunsillier is-Sur Anthony Buttigieg. Dawk li vvutaw favur kienu s-Sindku s-Sur Michael Fenech Adami, il-Vici Sindku s-Sinjura Doris Borg, u l-Kunsilliera s-Sinjuri : Mark G. Abdilla, Joanne Borg, Anthony Buttigieg, Michael Camilleri, John Mary Calleja, Dr. Josianne Cardona Gatt u Sergio Carbonaro.

3 Kunsiderazzjonijiet u affarijiet li jirrizultaw minn minuti numru 34

3.1 Il-Kunsillier is-Sur Anthony Buttigieg staqsa lis-Sindku :- Meta l-Kunsilliera kienu ser jinghataw kopja tal-minuti li kienu approvati u ffirmata ? Is-Sindku s-Sur Michael Fenech Adami wiegeb illi kopja tal-minuti kollha approvati kienu ntbaghtu bl-email lill-Kunsilliera li ghandhom email. Ghal dawk li m'ghandhomx kienet qeghda tigi ppreparata *hard copy.*

Hawnhekk is-Sindku s-Sur Michael Fenech Adami ssuggerixxa bdil fl-ordni ta' l-agenda u talab biex il-Kunsill jiddiskuti *item* 5 qabel *item* 4. Dan minhabba li l-Perit tal-Kunsill kien ghadu ma wasalx. Fuq dak li ssuggerixxa s-Sindku kien hemm qbil unanimu.

5 Cash Flow Projections (sa' l-ahhar ta'Marzu 2009)

Ghall-habta tas-6.34pm, is-Sindku s-Sur Michael Fenech Adami bil-permess tal-membri kollha prezenti stieden lill-*accountant* tal-Kunsill is-Sur Christian Vella biex jipprezenta u jispjega r-rapport li kien juri l-**Cash Flow Projections (sa' l-ahhar ta'Marzu 2009)**. Dan ir-rapport kien tqassam lill-membri kollha ma' l-agenda.

Hawnhekk dahlet fil-kamra l-Kunsilliera s-Sinjorina Charlene Camilleri. Il-hin kien is-6:36pm

Waqt l-ispjegazzjoni saret diskussjoni qasira fejn diversi kunsilliera staqsew numru ta' mistoqsjiet li ghalihom wiegeb is-Sindku, kif ukoll is-Sur Vella. Il-mistoqsijiet kienu jikkoncernaw dwar il-kontijiet bir-rati l-godda tad-dawl u l-ilma, dwar LES, dwar il-magazine tal-Kunsill kif ukoll dwar is-servizz tas-sigurta fi Gnien l-Istazzjon. **Is-Sur Anthony Buttigieg staqsa lis-Sur Vella kif inhi s-sitwazzjoni finanzjarja ?. Is-Sur Vella qal li s-sitwazzjoni ghadha l-istess.**

Dwar is-servizz tas-sigurta' s-Sur Vella qal illi l-ispejjez konnessi ma' dan is-servizz ghax-xhur minn Jannar 09 sa Marzu 09 ma gewx inkluzi minhabba lil-Kunsill kien ser johrog sejha ghall-offerti. Dwar LES hu qal li s-Sur Raphael Carabott kien infurmana verbalment illi fil-gimghat li gejjin il-Kunsill kien ser jircievi s-somma ta' € 11,650. Dwar il-kontijiet ta' l-ilma s-Sur Vella qal li bhalissa s-Sindku ghaddej b'tahditiet biex kull dipartiment fic-Centru Civiku ikollu *meters* ghalih. B'hekk l-ispiza fuq il-Kunsill dwar il-konsum tonqos drastikament ghall-Kunsill. Is-Sur Vella enfasizza wkoll biex il-Kunsill ikompli jaghmel dak kollu li hu possibbli biex jigbor il-flus dovuti lilu.

Kif spiccat id-diskussjoni s-Sindku s-Sur Michael Fenech Adami rringrazzja lis-Sur Vella. Is-Sur Vella hareg mill-kamra ghall-habta tas-6:53pm

Wara ir-rapport dwar *il-Cash Flow Projections* (sa' l-ahhar ta'Marzu 2009) gie approvat unanimament mill-membri kollha prezenti. Dan wara li r-rapport tressaq ghall-approvazzjoni mis–Sindku s-Sur Michael Fenech Adami li kien sekondat mill-Kunsillier s-Sur Mark Abdilla.

Hawnhekk il-Kunsillier is-Sur Jimmy Calleja talab li jkun skuzat. Il-hin kien is-6:56pm

4 Rapport tal-Perit – *Urban Regeneration Project*

Ghall-habta tas-6.57pm, is-Sindku s-Sur Michael Fenech Adami bil-permess tal-membri kollha prezenti stieden lill-Perit tal-Kunsill is-Sur Joe Bugeja biex jipprezenta u jispjega r-rapport dettaljat dwar l-***Urban Regeneration Project*** Dan ir-rapport kien tqassam lill-membri kollha ma' l-agenda u gie anness mal-minuti.

L-ispjega tal-Perit is-Sur Joe Bugeja kienet ibbazata billi qara r-rapport li kien gie prezentat lill-membri kollha ma' l-agenda liema rapport kien jispjega l-fatti kif graw, kif ukoll ir-rakkomandazzjoni tieghu lill-Kunsill fuq il-proposta li kienet ghamlet l-Awtorita' tad-Djar dwar il-hlas. Wara li saret diskussjoni qasira s-Sindku s-Sur Michael Fenech Adami rringrazzja lill-Perit is-Sur Joe Bugeja. Il-Perit hareg mill-kamra ghall-habta tas-7:08pm.

Wara r-rapport tal-Perit dwar *l-Urban Regeneration Project* gie **accettat** unanimament mill-membri kollha prezenti. Dan wara li tressaq ghall-approvazzjoni mis–Sindku s-Sur Michael Fenech Adami li kien sekondat mill-Kunsilliera s-Sinjura Joanne Borg.

6 Eghluq

Bil-permess tal-membri prezenti s-Sindku s-Sur Michael Fenech Adami ghalaq il-laqgha. Il-hin kien is-7:10pm.

Joseph Tabone
Segretarju Ezekuttiv

Michael Fenech Adami
Sindku

Joe Bugeja
M.Sc.(Lond), D.I.C., B.A.(Arch.), A & C E
ARCHITECT & CIVIL ENGINEER

30th December 2008

The Mayor and Secretary
B'kara L.C

Ref. **Urban Regeneration at Tal-Wejter – Status for Closure with Housing**

1. **Contract of Works.**

Following the initiative of the BLC to eliminate the unsafe flooding problem at Tal-Wejter, the BLC applied for MEPA permission to demolish and re-build the run-down and dangerous area. The permit was obtained in 1999 according to the regulations applicable at the time. Government then entrusted BLC and the Housing Authority to enter into a Project Management Agreement to undertake the project. Thus, BLC prepared the tender documents for the execution of the works and the contract was awarded in 2002 to Vassallo Builders for the sum of Lm 566,109.10. Delays due to bad weather and storm water on the site and service deviations of mains not disclosed to BLC at the preparation stage caused the project to be completed in 2005. The certified works in 2006, when the first residents took up habitation, amounted to Lm 623,125.12.

2. **BLC Project Management Fee.**

At the onset, BLC entered into an agreement with Housing to provide full PM services including Architect, Quantity Surveying, Project Management and Contract Management. BLC also handled all evictions and temporary allocations whilst the undersigned undertook the above. The BLC was to get 15% of the value of the measured works for its responsibilities. The undersigned was to do the CM and design as per his existing on-going tender rate of 2.6%. The fee for the design was based on the Architect's legal tariff reduced on a pro-rata basis according to the CM fee of 2.6%, which worked out at 1.5% of the measured work (this rate is half the legal fee) Thus, basically, the BLC was to charge 15% whilst the undersigned 4.1% of the value of the measured work.

3. **Fees issued by BLC to date.**

BLC issued its 15% fees on all works certified amounting to Lm 83,770.92. Of these, Lm 53,654 were paid by Housing. In turn, my CM and design fees to date amounted

Joe Bugeja
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ARCHITECT & CIVIL ENGINEER

to Lm 21,407.47. In the meantime, Lm 37,000 unforeseen expenses by Housing were incurred due to the following:

a. Showroom access from the back;
b. Longer alternative accommodation of former residents due to new laws in 2000 requiring compliance by Handicapped Accessibility Board when the compliance certificates were submitted;
c. An estimated Lm 17,020 additional remedial works due to differential settlement.

A claim for compensation by the Contractor due to extension of time, bad weather, water mains deviation, etc has been forwarded to Housing amounting to Lm 64,247.29 and this is being handled separately by Housing and independently of BLC. Neither BLC nor the undersigned are claiming any fees on the latter claim.

4. Housing proposal for settlement of Outstanding payment to BLC.

In their letter of the 10th November, Housing are proposing that the unforeseen costs be shouldered by both entities. This reasoning makes sense since the project gave mileage to BLC with regards to flooding prevention and Housing have are not allocated funds for that. Following apportionment and BLC is given its due, BLC will get a total of Lm 66, 697.47. Thus, this would be equivalent to the amount already invoiced by BLC to Housing, Lm 83,770.92 deducted by circa half the unforeseen expenses.

Recommendation.

Since most of the work by the BLC was undertaken by the undersigned at a very advantageous rate and also that, out of the Lm 66,697.47 settlement amount, a clear profit of at least Lm40,000 would be made by the BLC, it is recommended that the matter is settled as proposed by Housing. The money would be forwarded now and no arbitration delays encountered.

Thus for your consideration.

Joe Bugeja A&CE
Contract Manager

approved during meeting NO 35

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