

# Zone

UPDATE

## Central Business District



### Message from the CEO

**AS ANOTHER YEAR COMES TO AN END, THE CENTRAL BUSINESS DISTRICT CONTINUES TO GROW, EVOLVE, AND GRADUALLY TRANSFORM INTO THE BUSINESS DISTRICT THAT WAS ENVISIONED NEARLY TEN YEARS AGO, WHEN THE FOUNDATION WAS FIRST ESTABLISHED AS A SUCCESSFUL JOINT EFFORT BETWEEN GOVERNMENT AND THE PRIVATE SECTOR.**

Much has changed over the years and much has been achieved; however, significant challenges remain. One of the main concerns continues to



be flooding during periods of heavy rainfall. While Phase 1 and Phase 2 of the Storm Water Project have greatly contributed to easing this problem, Phase 3 is scheduled to take place in 2026 and is expected to further address the remaining issues. Nevertheless, it is essential to ensure that, before commencement of works, the project will effectively mitigate flooding caused by flash storms. For this reason, the need was felt to re-discuss the planned project with the Storm Water Division within the Department of Public Works and Infrastructure Malta.

Another significant challenge facing the area is the need for more parking spaces. Office facilities within the district are now operating largely at full capacity, and the existing private parking spaces within office buildings are insufficient to meet the increased demand created by additional staff and visitors. Consequently, the Foundation continues to explore solutions to help alleviate this issue.

The final, and perhaps greatest, challenge is the identification of public spaces that can be developed into recreational areas. This is particularly difficult given that approximately 80% of the district is privately owned and developed, making the availability of suitable sites extremely limited. However, the need to embellish the area is very much needed as this will complement the investment made today.

Despite these challenges, we remain committed. I am determined to persist until appropriate solutions are found to further enhance the Central Business District and provide it with the qualities it truly deserves.

Finally, and most importantly, I wish you and your loved ones a joyful Christmas season, as well as a healthy and prosperous New Year. I look forward to working with you again in the near future.

**Carmelo Abela**

#### THE CENTRAL BUSINESS DISTRICT FOUNDATION

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**CENTRAL BUSINESS DISTRICT**  
MALTA

# In Memoriam: Joanne Debono Grech



IT IS WITH DEEP SADNESS THAT WE SHARE THE PASSING OF OUR DEAR BOARD MEMBER, **JOANNE DEBONO GRECH**, DURING THE MONTH OF NOVEMBER. JOANNE PASSED AWAY AT A YOUNG AGE AFTER COURAGEOUSLY FACING A LONG ILLNESS.

Since the Foundation's establishment in 2016, Joanne served on our Board

with dedication and generosity of spirit. Her compassion, wisdom, and commitment played a meaningful role in shaping our mission from the very beginning, and her presence will be deeply missed.

We extend our heartfelt condolences to her family, friends, and loved ones during this difficult time.

May she rest in peace.

## Change in the Board of Administrators: David Valencia

WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO EXTEND OUR HEARTFELT THANKS TO **MR DAVID VALENCIA**, WHO SERVED AS A VALUED MEMBER OF OUR BOARD REPRESENTING PWC FOR SEVERAL YEARS, UP UNTIL SEPTEMBER 2025.

As David prepares to retire from work at the end of 2025, we wish him every happiness and success in this new chapter of his life. His contribution,

knowledge, and dedication to the Board have been greatly appreciated and will be sorely missed.

**Ms Lucienne Pace Ross** has been appointed as a Board Member representing PWC in his stead, and we look forward to working with her.

A sincere thank you, David, for your commitment and service — your presence will be very hard to replace.



Mr David Valencia



Ms Lucienne Pace Ross



The Chairman, Board of Administrators, CEO and STAFF would like to wish all operators and their employees

Merry Christmas  
and a  
Happy New Year