

FIL-PRIM' AWLA TAL-QORTI ĊIVILI

FL-ATTI TAS-SUBBASTA NUMRU 86/13

BANK OF VALLETTA P.L.C.

Versus

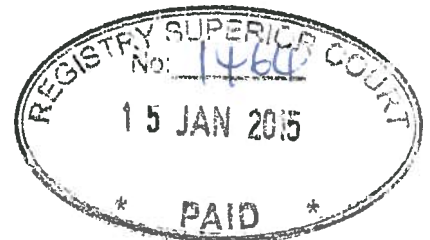
LOUIS GRECH

(detentur tal-karta tal-identita' numru 263470M)

RELAZZJONI TAL-PERIT ROBERT C. VELLA
ESPERT TEKNIKU

Iljum 3 ta' Frar 2014
Deher il-Perit Legall / Tekniku:
ROBERT C. VELLA
Li wara li ddikjara li thallas l-ammont illu
dovut, halef/hallat li qed/cadet fediment
u onestament l-inkarigu mogħtu lilu/ha.
Deputat Registratur

RUDOLPH MARMARA
Deputy Registrar



FIL-PRIM' AWLA TAL-QORTI ĊIVILI

FL-ATTI TAS-SUBBASTA NUMRU 86/13

BANK OF VALLETTA P.L.C.

Versus

LOUIS GRECH

RELAZZJONI TAL-PERIT ROBERT C. VELLA ESPERT TEKNIKU

Jesponi bir-rispett:

Illi b'digriet ta' din l-Onorabbli Qorti tal-14 ta' Novembru 2013, fl-atti tal-mandat ta' Qbid ta' Hwejjeg Immobli fl-atti ta' Subbasta numru 86/13, l-esponent gie innominat bhala Espert Tekniku għall-fini tad-deskrizzjoni u valutazzjoni tal-propjeta seggwenti;

- *fond numru wiehed (1), "Aurora Court", fi Triq Guze Orlando, gewwa Birkirkara.*
- *Garaxx numru erbgha (4), "Aurora Court Garage Complex", fi Triq Guze Orlando, gewwa Birkirkara.*
- *Garaxx numru hmistax (15), fi Triq San Tumas, gewwa l-Hamrun.*

Kopja tad- digriet ta' din l-Onorabbli Qorti tal-14 ta' Novembru 2013 u l-hatra tal-esponent Perit Tekniku huma mhemuza u mmarkata bhala Dok A u B rispettivament.

Għaldaqstant l-esponent bagħat notifika ta' aċċess lill-intimat sabiex isir aċċess fuq il-post. Kopja tan-notifika hi mhemuza u mmarkata bħala Dok C. L-aċċess ma sarx fid-data indikata fl-ittra mhemuza għax l-ittra irregistrata u mibgħuta lil intimati ma waslitx. In-notifika mibgħuta lil intimat reġgħet lura bil-posta għand l-esponent u din hija mhemuza ma Dok C.

Fill- frattemp l-esponent Perit Tekniku gie notifikat mill- Bank of Valletta biex temporanjament ma jipproċedix bir-relazzjoni tiegħu fuq il- fondi indikati fir-rikors promotur. Dan sakemm l-esponent gie notifikat b' ittra eletronika mill-ufficju legali tal-istess Bank fil-31 ta' Ottubru, 2014 biex jipproċedi bid-deskrizzjoni u valutazzjoni tal-propjeta segwenti.

- *fond numru wiehed (1), "Aurora Court", fi Triq Ġuze Orlando, ġewwa Birkirkara.*
- *Garaxx numru hmistax (15), fi Triq San Tumas, ġewwa l-Hamrun.*

Wara intervent mill-Bank of Valletta, l-intimat gie ikkuntatjat b'mezzi oħra u fil-qadi ta'dan l-inkarigu l-esponent Perit Tekniku zamm aċċess nhar is-Sibt 29 ta' Novembru 2014 fil-presenza tal-intimat.

Għaldaqstant, wara li zamm aċċess fuq il-fond fil-mertu ta' din is-subbasta, l-esponent Perit Tekniku qed jirrelata dan li ġej, għall-aħjar konsiderazzjoni ta' din l-Onorabbli Qorti.



DESKRIZZJONI U VALUTAZZJONI TAL-FOND:

Flat 1, "Aurora Court", Triq Ġuze Orlando, Birkirkara.

1. DESKRIZZJONI

Il-post inkwestjoni huwa magħruf bħala flat numru wiehed (1), "Aurora Court", fi Triq Ġuze Orlando, ġewwa Birkirkara u jinsab f' zona residenzjali mibnija pjuttost riċenti fl-akkwati tal-Knisja l-Qadima ta' Santa Marija. Dan il-flat jinsab fl-ewwel sular (it-tieni livell mit-triq) fuq in-naħa tax-xellug int u tħares lejn il-blokka tal-appartamenti inkwestjoni mit-triq bl-isem ta' Ġuze Orlando. Dan il-flat hu aċċessibli minn partijiet komuni, servuti bl-*lift*, suggetti għal dritt ta' użu komuni flimkien mal-propjetarji l-oħra fl-istess blokka. Il-blokka, li minnha jagħmel parti l-flat inkwestjoni, huwa konfinanti mit-Tramuntana mal-imsemmija triq u mill-irjieh l-oħra kollha minn propjeta ta' terzi. Id-distanza minn dan il- fond sal-eqreb kantuniera ma' Triq Spiru Mizzi hi ta' ċirca 58.8 metri. *Site Plan* immarkata bl-aħmar hi mhemuza u mmarkata bħala Dok D.

Meta wiehed jidhol mill-bieb ta' barra, li huwa tal-injam mastizz, isib *open plan* li fiha wiehed isib kċina, mejda tal-ikel u salott. Din il-kamra fiha ċirka 32 metri kwadri u tagħti aċċess għal kamra tas-sodda u l-gallerija fuq in-naħa ta' quddiem tal-flat, li jigi fuq ix-xellug kif tidhol mill-bieb ta' barra. Il-parti tal-kċina tagħti aċċess għall-kurutur li jwassal għal kumplement tal-kmamar l-oħra li jinsabu fuq in-naħa ta' wara tal-flat.

Il-kamra tas-sodda, li tinsab fuq in-naħa ta' quddiem tal- flat, fiha ċirka 10 metri kwadri u tieġu d-dawl minn tieqa li qiegħda fuq il-faċċata u li tħares fuq Triq Ġuze Orlando. Hekk kif tidhol mill-kurutur lejn in-naħa

ta' gewwa, issib il-ħajt tal-appoġġ fuq in- naħa tax-xellug, il-kamra tal-banju u l-kamra tas-sodda matrimonjali b'aċċess dirett għal-kamra tax-xawer fuq il-lemin u kamra tas-sodda oħra fil-faċċata, li tiġi fuq in- naħa ta' wara tal-flat. Il-kamra tas-sodda matrimonjali; li fiha ċirka 14 –il metru kwadri, l-*ensuite*; li fiha ċirka 3 metri kwadri u l-kamra tal-banju li fiha ċirka 5 metri kwadri, jieħdu id-dawl u huma ventilati mit-twieqi li jħarsu għal fuq bitħa interna ta' terzi. Il-kamra tas-sodda ta' wara, li fiha ċirka 15-il metru kwadru, tieħu d-dawl mill- bieb li jagħti għall- gallarija ta' wara.

Inkluż mal-flat hemm l-użu ta' parti diviża tal-bejt u dritt ta' użu ta' *washroom* li tagħmel parti mill-istess bejt, bi dritt ta' passagġ fuq parti komuni li tagħti aċċess għal imsemmija porzjon art tal-bejt. Il-propjeta assoluta tal-bejt u l-arja jibqgħu propjeta ta' terzi.

2. KEJL

Il-post jokkupa *area* ta' ċirka 110 metri kwadri, li minnhom ċirka 100 metru kwadri huma mibnijja, kif deskritt permezz tal- pjanta mhemuża u mmarkata bħala Dok E. Il-faċċata fiha tul ta' seba' metri u nofs (7.5 metri). Dan il-kejl huwa approssimattiv u għal skop ta' valutazzjoni biss.

3. KOSTRUZZJONI U FINITURI

Il-ħitan huma tal-gebel tal-franka/*bricks* u s-soqfa u t-taraġ huma tal-konkos rinfurzat. Il-post huwa fi stat komplut u abitabli. Huwa miksi u mbajjad u l-faċċata għanda parti fuq il-fil u parti bil-kisi kulurit. Is-servizzi tad-dawl, l-ilma u d-dranagġ huma mogħddija. L-art miksija bil-madam taċ-ċeramika 45ċm x 45ċm. L-aperturi esterni huma tal-

aluminium griż skur bid-*double glazing*. L-aperturi interni huma tal-injam mastizz. Il-kmamar tal-banju miksijin bil-madum sas-saqaf u l-aċċessorji huma taċ-ċeramika. Jirreferu ir-ritratti mir-Rekord Fotografiku tad-29 ta' Novembru 2014 mhemuż bħala Dok F.

4. LEGIŻLAZZJONI

L-esponent Perit Tekniku għamel ricerka fl-arkivji tal- Awtorita' ta' Malta dwar l-Ambjent u l-Ippjanar fejn gie stabilit li din il-propjeta hija koperta bil-permess tal-bini numru PA 04521/04 maħruġ mill-istess Awtorita (MEPA) fit-30 ta' Settembru 2004 u l-amenda suċċessiva approvata fil-15 ta' Gunju 2005. Kopja ta' dan il-permess tal-bini hu mhemuż u mmarkat bħala Dok G.

Il-post inkwistjoni huwa soġġett għall-kundizzjonijiet kollha elenkati fil-kuntratt tas-6 ta' Ġunju 2006, *in atti* tan-Nutar Dottor Bartolomeo Micallef, li kopja tiegħu qed tiġi hawn mhemuza u mmarkata bħala Dok H.

STIMA TAL-FOND

Wara li għamel dak kollu li titlob l-Arti, b'konsiderazzjoni tal-punti hawn fuq imsemmija u kif ukoll il-valur tal-propjeta fil-prezent, l-esponent qiegħed jistma l-valur tal-fond; **flat numru wiehed (1), "Aurora Court", fi Triq Ġuze Orlando, għewwa Birkirkara, bis-somma ta' mija, wiehed u hamsin elf u hames mitt Euro (Eur 151,500) bħala liberu u frank u bid-drittijiet u l-pertinenzi kollha tiegħu.**

DESKRIZZJONI U VALUTAZZJONI TAL-FOND:

Garaxx Numru 15, Triq San Tumas, Hamrun.

1. DESKRIZZJONI

Il-post inkwistjoni huwa magħruf bħala garaxx numru hmistax (15), fi' Triq San Tumas, ġewwa l-Hamrun. Dan jinsab f' kumpless intern ta' garaxxijiet f' zona residenzjali, fis-*semi-basement level* meta mqabbel ma' Triq San Tumas, u għalkemm fuqu mhux mibni, l-arja mhux tiegħu. Il-garaxx hu internament immarkat bin-numru hmistax u aċċessibli minn *drive-in* komuni flimkien mal-propjetarji l-oħra tal-garaxxijiet f'dan il-kumpless. Il-partijiet komuni jiżbokkaw fi' Triq San Tumas.

Il-kumpless, li minnu jagħmel parti l-garaxx inkwestjoni, bl-eccezzjoni taż-żewġ partijiet komuni li jiżbokkaw mil-Punent fi' Triq San Tumas, huwa konfinanti mill-irjiehat kollha ma' propjeta ta' terzi. Id-distanza minn dan is- sit sal-eqreb kantuniera ta' Triq Stiefnu Zerafa hi ta' ċirca 42.4 metri. *Site Plan* immarkata bl-aħmar hi mhemuza u mmarkata bħala Dok I.

2. KEJL

Il-garaxx jokkupa *area* ta' ċirka 24 metru kwadri u l-partijiet komuni jokkupaw *area* ta' ċirka 757 metru kwadri, kif deskritt permezz tal- pjanta mhemuza u mmarkata bħala Dok J. Il-faccata tal-garaxx fiha 3.2 metri. Dan il-kejl huwa approssimattiv u għal skop ta' valutazzjoni biss.



3. KOSTRUZZJONI U FINITURI

Il-ħitan huma tal-franka u s-soqfa huma magħmula minn planks tal-konkos rinfurzat. Il-ħitan huma mkaħla u mbajda u l-garaxx magħluq b'bieb tal-ħadid galvanizzat. Fuq ix-xellug hekk kif tidhol fil-garaxx hemm tieqa li tagħti għal fuq il-partijiet komuni. L-art hi tal-konkos. Jirreferu r-ritratti mir-Rekord Fotografiku tad-29 ta' Novembru 2014 mhemuż bħala Dok K.

4. LEGIŻLAZZJONI

L-esponent Perit Tekniku għamel riċerka fl-arkivji tal-Awtorita' ta' Malta dwar l-Ambjent u l-Ippjanar fejn gie stabilit li din il-propjeta, hija koperta bil-permess tal-bini numru PA 01974/92 u segwentament bil-permess PA 06817/97 maħruġ mill-istess Awtorita (MEPA) fis-6 ta' April 2001. Dan tal-ahhar issanzjona l-bini ta parti mill-garaxxijiet interni fil-kumpless. Kopja ta' dan il-permess tal-bini hu mhemuż u mmarkat bħala Dok L.

Dan il-garaxx u soggett għar-rata ta' ċens annwu u temporanju ta' euro u sbatax il-ċentezmu (Eur 1.17) kull sena għal ċirka tmenin (80) sena oħra.

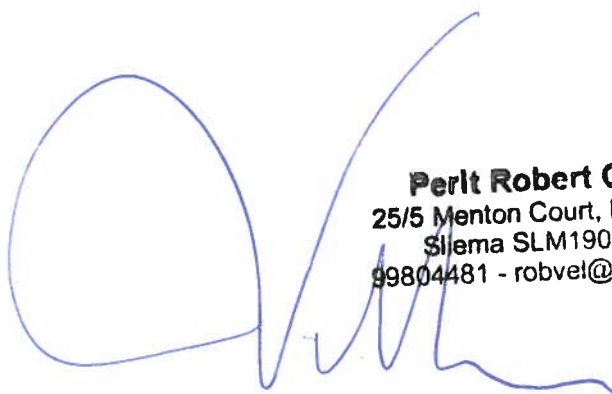
Il-post inkwistjoni huwa soggett għall-kundizzjonijiet kollha elenkati fil-kuntratt insinwat fl-erbgha ta' Ottubru 2004, *in atti* tan-Nutar Dottor Pierre Falzon, li kopja tiegħu qed tigi hawn mhemuża u mmarkata bħala Dok M.



STIMA TAL-FOND

Wara li għamel dak kollu li titlob l-Arti, b'konsiderazzjoni tal-punti hawn fuq imsemmija u kif ukoll il-valur tal-propjeta fil-prezent, l-esponent qiegħed jistma l-valur tal-fond; **Garaxx Numru 15, fi Triq San Tumas, gewwa l- Hamrun, bis-somma ta' dsatax il- elf Euro (Eur 19,000) bid-drittijiet u l-pertinenzi kollha tiegħu.**

Daqstant għandu l-unur x'jirrelata l-esponent Perit Tekniku għas-savju konsiderazzjoni ta' din l-Onorabbli Qorti.



Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@maltanet.net

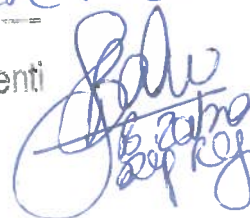
Perit Robert C. Vella
25/5 Menton Court, Triq Sir Adrian Dingli,
Sliema SLM 1904

Data: 13 ta' Jannar, 2015

15 JAN 2015

Perit Robert C Vella

b' dokumenti



Dokumenti mhemuza ma' din ir-relazzjoni:-

- Dok A: Kopja tad- digriet ta' din l-Onorabbli Qorti tal-14 ta' Novembru 2013
- Dok B: Kopja tal-ħatra tal-esponent Perit Tekniku bhala espert
- Dok C: Notifika ta' Aċċess
- Dok D: Site Plan ta' Flat 1, "Aurora Court",
Triq Ġuze Orlando, Birkirkara
- Dok E: Pjanta tal-post għal skop ta' Valutazzjoni ta' Flat 1,
"Aurora Court", Triq Ġuze Orlando, Birkirkara
- Dok F: Rekord Fotografiku ta' Flat 1, "Aurora Court",
Triq Ġuze Orlando, Birkirkara
- Dok G: Kopja tal- permess tal-bini maħruġ mill-Awtorita' ta'
Malta dwar l-Ambjent u l-Ippjanar ta' Flat 1, "Aurora
Court", Triq Ġuze Orlando, Birkirkara
- Dok H: Kopja tal-kuntratt tas-6 ta' Ġunju 2006, *in atti*
tan-Nutar Dottor Bartolomeo Micallef, ta' Flat 1,
"Aurora Court", Triq Ġuze Orlando, Birkirkara
- Dok I: Site Plan ta' Garaxx 15, Triq San Tumas, Hamrun
- Dok J: Pjanta tal-post għal skop ta' Valutazzjoni ta'
Garaxx 15, Triq San Tumas, Hamrun
- Dok K: Rekord Fotografiku ta' Garaxx 15, Triq San Tumas,
Hamrun
- Dok L: Kopja tal- permess tal-bini maħruġ mill-Awtorita' ta'
Malta dwar l-Ambjent u l-Ippjanar ta' Garaxx 15,
Triq San Tumas, Hamrun
- Dok M: Kopja tal-kuntratt tat-2 ta' Settembru 2004, *in atti*
tan-Nutar Dottor Pierre Falzon, ta' Garaxx 15,
Triq San Tumas, Hamrun





Qorti Ċivili – Prim' Awla

Fl-atti tal-bejgħ bl-irkant numru 26/13

Fl-ismijiet:

Bank of Valletta PLC

Vs

Louis Grech.Il-Qorti rat ir-rikors ipprezentat 11 ta' Novembru 2013 u d-dokumenti hemm eżebiti;

Ti lqa' t-talba għall-ħruġ ta' mandat ta' qbid ta' hwejjeġ immobbli fuq il-proprjeta' msemmija fir-rikors u tipprovdi kif ġej:

1. Tordna lir-Registratur jahtar Arkitett u Inġinier Ċivili – li lili jmiss it-turn skont il-lista pubblikata skont id-dispożizzjoni tal-artikolu 89 tal-Kodiċi ta' Organizazzjoni u Proċedura Ċivili (Kap 12) – bhala espert sabiex jagħmel l-istima tal-proprjeta' immobbli, liema stima għandha tinkludi r-ritratti tal-fond jew sit inkwistjoni, pjanta tar-Registru tal-Artijiet, l-iskema tal-MEPA u r-raġunijiet tal-valutazzjoni;
2. Tordna lill-espert hekk mahtur sabiex jipprezenta l-istima tiegħu kif trid il-liġi fi żmien xahar wara li jagħlaq iż-żmien imsemmi fl-artikolu 307 tal-Kap. 12;
3. Tordna lir-Registratur jahtar irkantatur pubbliku – li lili jmiss it-turn skont il-lista pubblikata skont id-dispożizzjoni tal-artikolu 89 tal-Kodiċi ta' Organizazzjoni u Proċedura Ċivili (Kap. 12) – sabiex imexxi l-irkant;
4. Tordna li l-bejgħ *sub hasta* tal-immobbli jsir fid-data, hin u lok imsemmija hawn taħt:
 - a. il-Hamis 23 ta' Jannar 2014
 - b. fil-kdax u nofs ta' fil-ghodu (11.30am)
 - c. Fil-kurituri tal-Qrati tal-Ġustizzja, Triq ir-Repubblika, Valletta
5. Tordna lir-Registratur sabiex iġharraf lid-Direttur tar-Registru Pubbliku u lir-Registratur tal-Artijiet b'dan id-digriet tallum;
6. Tordna lid-Direttur tar-Registru Pubbliku sabiex jirregistra dan id-digriet minnufih;
7. Tordna n-notifika ta' dan id-digriet lid-debitur li għandu, kif iġhid u jrid l-artikolu 307 tal-Kap. 12, żmien għoxrin ġurnata min-notifika sabiex jitlob li ma ssirx stima ġdida u, minflok, jipprezenta stima mahlufa b'nota li għandha tiġi notifikata lir-rikorrent kif trid il-liġi.

Imhallet

Data:

15/11/2013

FIL-QORTI CIVILI, PRIM' AWLA

Fi-Att ta-Subbasta

nr. 86/13 fi-ismijiet:

Bank of Valletta Plc

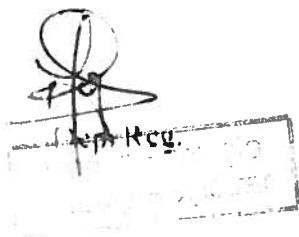
vs

Louis Grech

Lill Ac Robert Teira

Inti mgharraff illi gejg mahtur bhala espert fi-att ta-Mandat ta' Qbid ta' Hwejjeg Immobli hawn fuq imsemmi sabiex taghmel deskrizzjoni ta-fond jew fondi indikat fir-rikors promotur u sabiex tiffisser il-pizijiet, kirjiet u jeddjet ohra, sew reali kemm personal, jekk ikun hemm, li ghalhom dan il-fond jew fondi ikun suggett, kif ukoll l-ahhar trasferiment tieghu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

Inti mittub sabiex tigi tigbor l-inkartament relattiv mi 4.12.2013 i quddiem filwaqt illi mgharraff illi ghandhekk sa 10.1.2014 sabiex tippresenta r-rapport dettaljat tieghek.



ROBERT C. VELLA EN(USA), B.E.& A. (HONS.), A.& C. E.	PERIT
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L-Erbgħa, 11 ta' Dicembru, 2013

Referenza: S8613

FIL-PRIM AWLA TAL-QORTI ĊIVILI

Subbasta 86/2013
 Bank of Valletta p.l.c.
 vs
 Louis Grech

BIL-POSTA

NOTIFIKA TA' AĊĊESS

Bħala l-Perit Tekniku mahtur mill-Qorti Ċivili ta' Malta b'digriet sabiex nagħmel stima tal-fondi mertu ta'dan il-bejgħ b'subbasta, qiegħed navżak illi ser isir aċċess hekk kif indikat:

DATA: Is-Sibt, 21 ta' Dicembru, 2013**HIN: 09:30am (disgħa u nofs ta' filgħodu)**

POST: Flat 1, Block A, Aurora Court, Triq Guze' Orlando, B'Kara
 sussegwentament
Garage 4, Aurora Court Garage Complex, Triq Guze' Orlando,
B'Kara
 u
Garage 15, Triq San Tumas, Hamrun

Nitolbok tavża lill-avukat tiegħek u f'każ ta' diffikulta' nitolbok tinfurmani billi tikkuntattjani fuq in-numri hawn taht imsemmija, jew bil-posta.

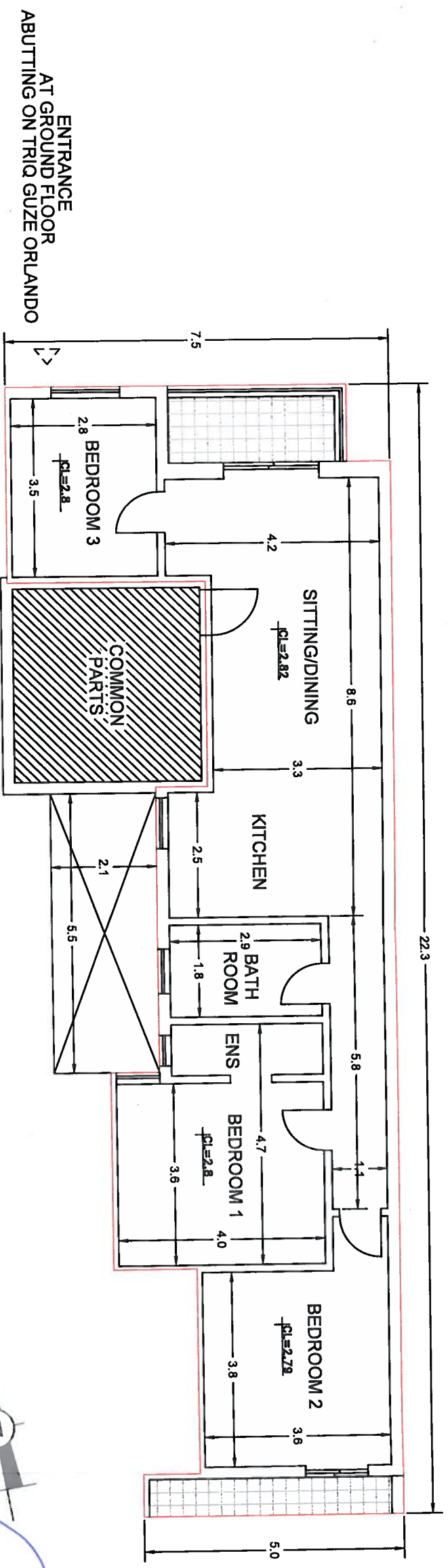
Perit Robert C. Vella

Esponenti: Bank of Valletta p.l.c (C.2833)
 1/5, Misraħ San Ġorg, Valletta VLT1190

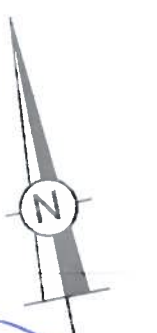
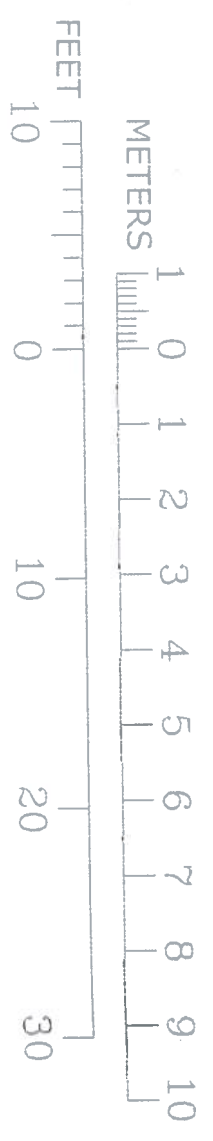
Intimat: Louis Grech
 Flat 1, Block A, Aurora Court, Triq Guze' Orlando, Birkirkara

DOK'E!

NOTES
DRAWING for Valuation purposes only
BUILDING compliant to MIEPA
development permit PA 04521/04



LEGEND
[Red outline] OWNERSHIP AT FIRST FLOOR
Gross External Area: circa 110 sq.mtrs.



Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@malta.net

PROJECT TITLE : SURVEY	REF : RCV-2911/14
SITE : Flat 1, Aurora Court, Triq Guze Orlando, Birkirkara (Malta)	PROJECT No. : RCV-2911/14
DRAWING TITLE : Plan	DWG. N° : 1
ARCHITECT/PLANNER : ROBERT C. VELLA EN (USA), B.E. & A. (HONS), A.& C.E. Architect & Civil Engineer 25/5, Menton Court, Sir Adrian Dingli Street, Sliema email: robvel@malta.net Tel: 21316311 Mob 99804481	SCALE : 1:100
	DATE : 29 November, 2014
	REVISION N° : --
	DRAWN BY : RCV
	PAPER SIZE : A3

REKORD FOTOGRAFIKU – 29 TA' NOVEMBRU 2014
Flat 1, "Aurora Court", Triq Ġuze Orlando, Birkirkara

DOK. F
Subbasta
86/2013



Sit

Faċċata tal-fond fuq Triq Ġuze Orlando f' Birkirkara



"Open Plan" Salott u Kamra tal-ikel

Perit Robert C. Vella – 25/5 Menton Court, Sir Adrian Dingli Street, Sliema SLM 1904, Malta
Tel: (00356) 21316311 + Mob: (00356) 99804481 + E-mail: robvel@maltanet.net

REKORD FOTOGRAFIKU – 29 TA' NOVEMBRU 2014
Flat 1, "Aurora Court", Triq Ġuże Orlando, Birkirkara

DOK. F
Subbasta
86/2013



Kurutur



Kamra tal-Banju

A blue handwritten signature or mark, resembling a stylized 'e' or a similar character.

REKORD FOTOGRAFIKU – 29 TA' NOVEMBRU 2014
Flat 1, "Aurora Court", Triq Ġuże Orlando, Birkirkara

DOK. F
Subbasta
86/2013



Kamra tas-Sodda Matrimonjali



Kamra tas-Sodda li tagħti għal fuq il-gallerija ta' wara

a

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REKORD FOTOGRAFIKU – 29 TA' NOVEMBRU 2014
Flat 1, "Aurora Court", Triq Ġuże Orlando, Birkirkara

DOK. F
Subbasta
86/2013

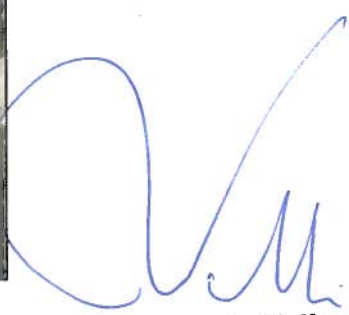
Sit



Kamra tal-bejt "washroom"



Veduta minn naħa ta' wara


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Sliema SLM1904, Malta
99804481 - robvel@maltanet.net

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Doc 'G'14

*Certified true copy
of original*

Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@maltanet.net



13/1/15

To: Ms Josephine Cini
obo Ivydene Ltd.
"Ivydene"
Triq Il-Hwawar
Iklin NXR 09

Date: 30 September,
2004
Our Ref: PA 04521/04

Application Number: PA 04521/04
Application Type: Full Development Permission / 01
Date Received: 2 August, 2004
Approved
Documents : PA 4521/04/1D/1E/1F/1G/1H/1J/1K/1L/1M/1N

Location: Site at, Triq Guze Orlando, Birkirkara
Proposal: To construct garages at basement levels, office, 4 maisonettes and 8 flats.

Development Planning Act 1992 Section 33 Full Development Permission

The Malta Environment & Planning Authority hereby grants development permission in accordance with the application and plans described above, subject to the following conditions:

1. This permission relates only to the additions and alterations specifically indicated on the approved drawings, as an amendment to permit PA 869/03, dated 19th December 2003. This permission is also subject to all the conditions imposed in permit PA 869/03, except for conditions no. 5 and 6 which are no longer applicable due to the release of the bank guarantee.
2. The use of the approved office space is subject to Trading Licence approval and to any other approval or clearance which may be required from other Government Departments.
3. No approval is hereby granted for the display of any sign or advertisement. These must form the subject of a separate application for advertisement consent.
4. The garage no1 linked with the office as shown in the approved plan PA 4521/04/1F shall only be used for the parking of private cars.
5. a) This development permission is valid for a period of FIVE YEARS from the date of this notice but will cease to be valid if the development is not completed by the end of this five year period.

b) It should be noted that a third party may have the right of appeal against this permission. Any development which is carried out when such an appeal has been

made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Planning Appeals Board or quashed by the Court of Appeal.

c) This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.

d) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.

e) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.

f) The enclosed Commencement Notice shall be returned to the Malta Environment & Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.

g) Copies of all approved plans and elevations shall be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.

h) No building material, waste material, machinery or plant shall obstruct the pavement or the smooth flow of traffic on the road in the vicinity of the site. The deposit of materials or the placing of equipment in the street must be authorised by the Police.

i) Waste materials resulting from this development shall be deposited at an official waste disposal site or used as fill material. If waste materials from the development are not to be reused, they shall not be disposed of other than at an official waste disposal site.

j) The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Malta Environment & Planning Authority.

6. Issue of the Final Compliance Certificate will also be subject to certification by an independent consultant, at the applicant's expense, of the implementation of the fire safety and ventilation standards in accordance with the document PA 869/03/12a, already approved and sent with permit PA 869/03.

*Certified true copy
of original*

Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@maltanet.net

13/1/15

This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law. The applicant should contact the following regarding the location and provision of services prior to commencing development:- Enemalta, Water Services Corporation, Maltacom, Drainage Department and Melita Cable.



Frances Pisani
Secretary
Development Control Commission

*Certified true copy
of original*



Perit Robert C. Vella
25/5 Menton Court, Dingli Street
Sliema SLM1904, Malta
99804481 - robvel@maltanet.net

13/1/15



33

Mr Mario Axisa A&CE
156, Triq Luigi Billion
Pembroke STJ 07

Date: 15 June, 2005
Our Ref: PA 04521/04
Your Ref: 3702A

Dear Sir/Madam,

Minor Amendment on PA 04521/04

Please refer to your letter dated 23/03/2005 requesting an amendment to the above quoted development permission.

The changes you propose are acceptable as a minor amendment to the development permission. I am therefore returning a copy of the submitted drawings endorsed by the undersigned and listed below:

PA 4521/04/MA/23e, 23g, 23j, 23m
PA 4521/04/MA/28a

This endorsement relates only to the changes described in your letter and specifically indicated on the drawings. Any other changes from the original permission, which may be shown on the drawings but which are not referred to in your letter, are not endorsed or accepted. Please note that the conditions and amendments in the original permission remain valid and are therefore applicable to the development as amended, including the condition on the validity period of the permission.

Yours faithfully,

No Area Team Input
Martin Saliba B.A. (Hons.)
Senior Planning Officer

DocMinAmAcc

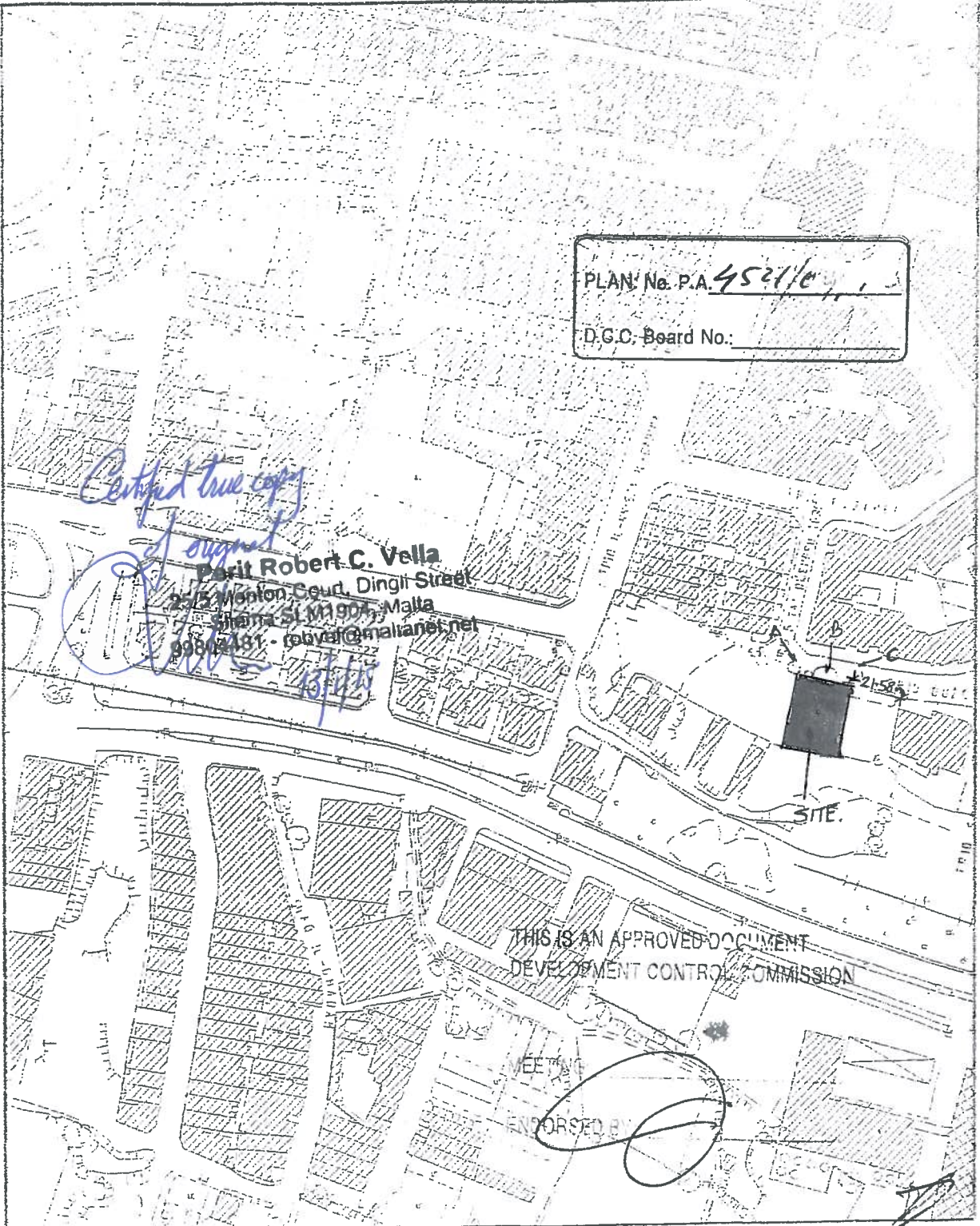
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of original

Perit Robert C. Vella
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Sliema SLM1904, Malta
99804481 - robvel@maltanet.net

13/1/15

500m



PLAN No. P.A. 4521/e
 D.C.C. Board No.:

*Certified true copy
 of original*

Perit Robert C. Vella
 25/5 Winton Court, Dingli Street
 Floriana SL M1907, Malta
 99842181 - r.vella@malianet.net

THIS IS AN APPROVED DOCUMENT
 DEVELOPMENT CONTROL COMMISSION

MEETING
 ENDORSED BY

Min Easting = 51258.27, Min Northing = 72216.67, Max Easting = 51658.27, Max Northing = 72717.16



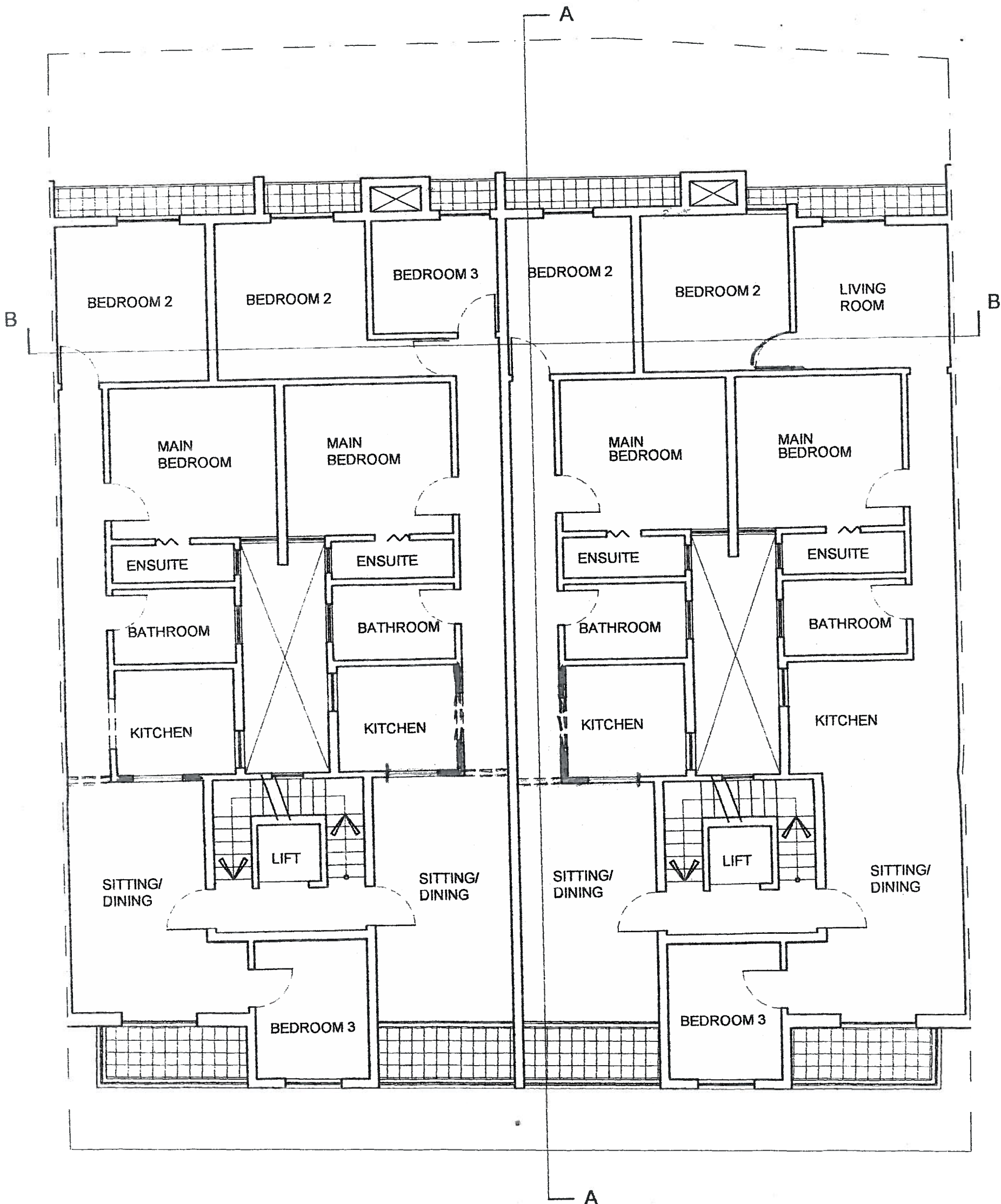
MEPA

St. Francis Ravelin
 Floriana
 PO Box 200, Valletta, Malta
 Tel: +356 240970 Fax: +356 224545

www.mepa.org.mt

MARIO ARISA
 B.E. & A. (Hons) A. & C.E.
 Architect & Civil Engineer
 156, Trio Luigi Billion,
 Pembroke ST 107, Malta

Site Plan, Scale 1:2500 Printed on: 14 December 2002
 Not to be used for interpretation or scaling of scheme alignments



FIRST FLOOR PLAN

As proposed

SANITÁ APPROVED
 14 JUN 2005
 Jean de' Conti Miranda
 Sanitary Engineer

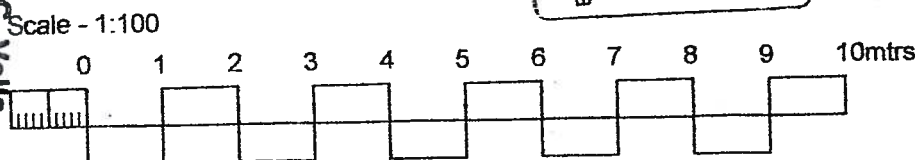
MINOR AMENDMENTS APPROVED
 24 MAY 2005
 MARTIN SALIBA BA (HONS)
 4521, 04/MAY/2005

MARIO AXISA B.E.&A.(Hons.)A.&C.E.
 ARCHITECT & CIVIL ENGINEER

156, TRIQ LURGI BILLION, PEMBROKE STJ-07 21384853

Amended application to construct 4 maisonettes, 8 flats & underlying garages at B'Kara
 Drawing Title: Proposed first floor plan

Drawn By: G.C.	Checked By: M.A.	Scale: 1:100
Date: 16.07.2004	Project Ref. No: 3702A	Reg No: 4
Revisions: A. General amendments		12.01.2005

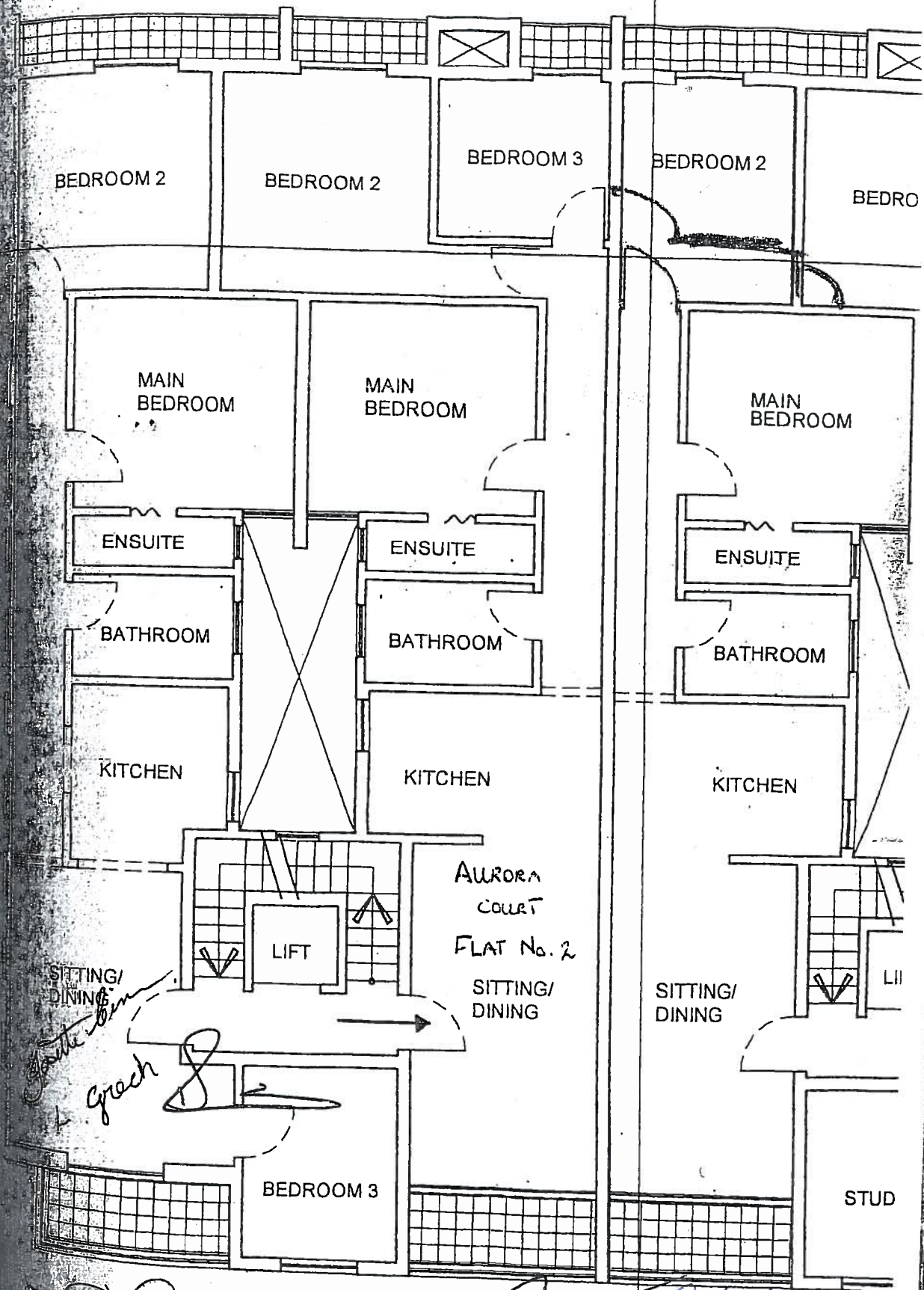


Robert C. Vella
 Certified true copy
 25/5 Menton Court, Dingli Street
 Sliema SLM1904, Malta
 99804481 - robvella@malta.net

P2

Docⁿ Aⁿ

CP 1494



SITTING/
DINING
grach

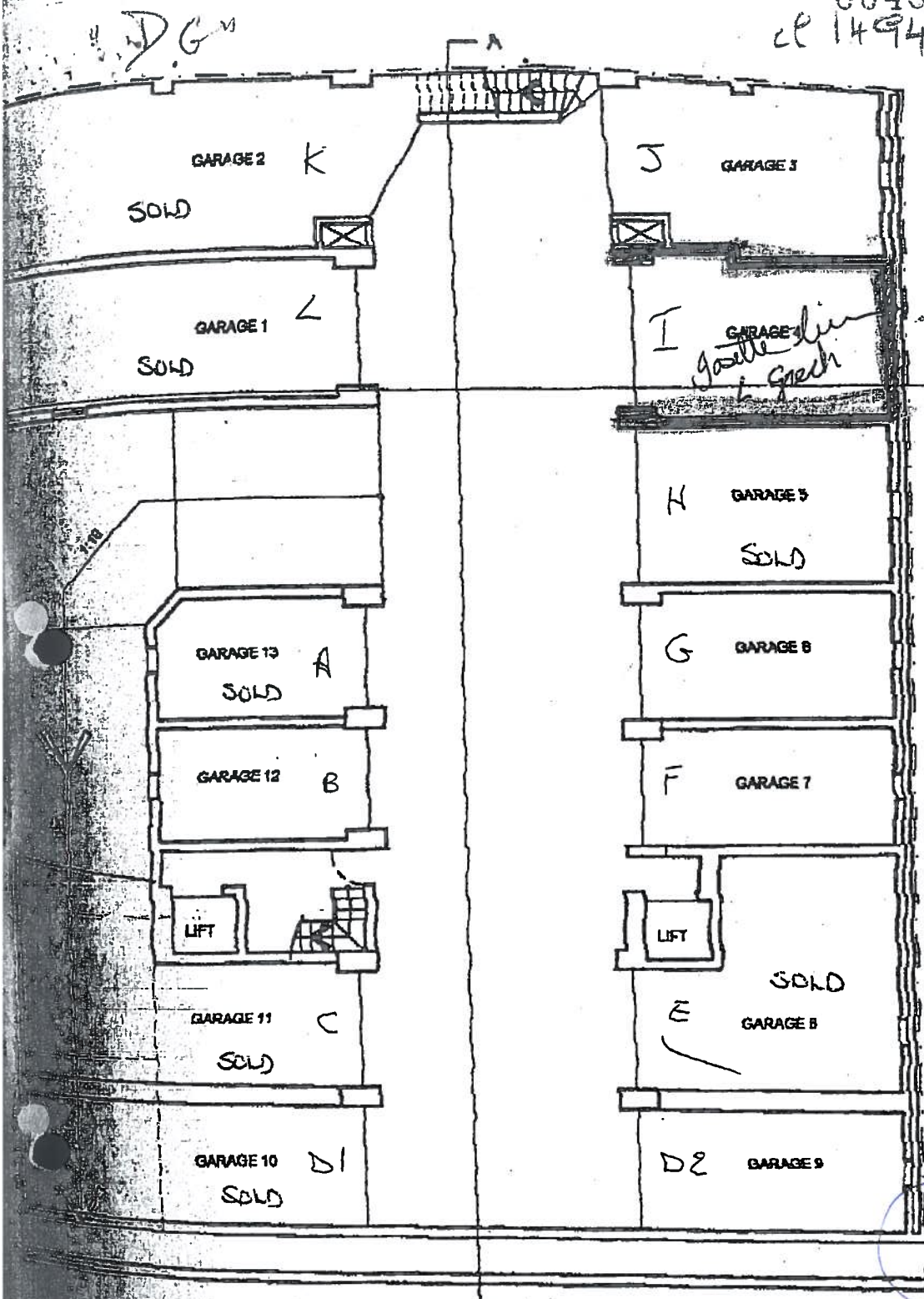
AURORA
COURT
FLAT No. 2
SITTING/
DINING

SITTING/
DINING

*Certified true copy
of original 13/1/15*

Perit Robert C.
25/5 Menton Court, Ding...
Siema SLM1904, M...
00004484...@ma...

004917
28 1494



LOWER BASEMENT PLAN

Handwritten signature: Josette Ben
Handwritten signature: L Grech

Certified true copy
of original
 Perit Robert C. Vella
 25/5 Merton Court, Dingli Street
 Sliema SLM 1905, Malta
 99804481 - rove@malta.net

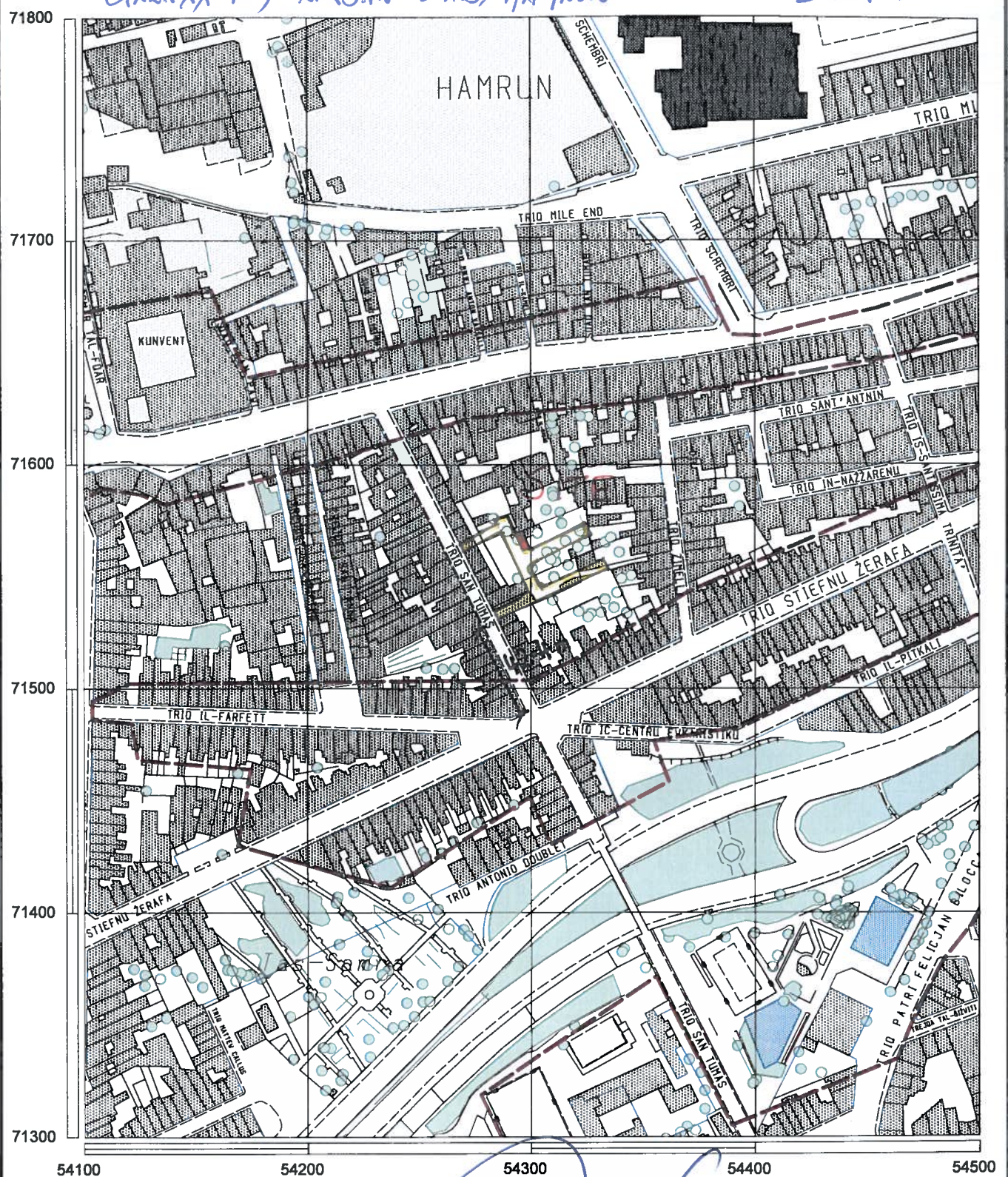
MARIO AXISA B.E. & J. V. A.C.E. ARCHITECT & CIVIL ENGINEER		
Approved application in contract 4 notwithstanding, 8 flats & underlying garages of 875sqm		
Proposed lower basement plan.		
G.C.	M.A.	1:100
18.07.2004	27/02A	1

3 4 5 6 7 8 9 10m

Handwritten signature

GARAXX 15, TRIQ SAN TUMAS, HAMRUN

DOK 'I'



Malta Environment & Planning Authority
 Mapping Unit Site Plan, Scale 1:2500

St. Francis Ravelin
 Floriana
 PO Box 200, Valletta
 Tel:22900000 Fax:22902295
 www.mepa.org.mt



Part of Survey Sheet(s): 540710 540715 545710 545715

Perit Robert C. Vella

Date Issued:- 6/1/15

- The numbered lines indicate 100m intervals on a U.T.M. grid
- This site plan is not to be used for interpretation or scaling of scheme alignments
- Users noting additions or corrections to this map are kindly requested to inform the Mapping Unit

25/5 Menton Court, Dingli Street
 Sliema SLM1904, Malta
 99804481 - robvel@maltanet.net



Sit

Faċċata tal-fond fis- "*semi basement level*"



Sit

Partijiet komuni tal-kumpless ta' garaxxijiet interni

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a flourish.

REKORD FOTOGRAFIKU – 29 TA' NOVEMBRU 2014
Garaxx Numru 15, Triq San Tumas, Hamrun

DOK. K
Subbasta
86/2013



**Aċċess tal-partijiet komuni li jiżbokka fi triq San Tumas
ta' ċirca 42.4 metri minn Triq Stiefnu Żerafa**



**Aċċess tal-partijiet komuni li jiżbokka fi triq San Tumas
aktar il- fuq lejn Triq il-Kbira San Ġuzepp**


Perit Robert C. Vella
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Sliema SLM1904, Malta
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