

## **Fil-Prim Awla' tal-Qorti Ċivili**

Referenza fl-Atti tas-Subbasta: 20/17

18 ta' Lulju 2017

Fl-Atti tas-Subbasta Nru. 20/17 fl-ismijiet:

**HSBC Bank Malta p.l.c (C3177)**

**vs**

**Small Properties Limited (C29977)**

**Rapport ta' I-Arkitett u Inġinier Ċivili**

**Lino Micallef**

**Valutazzjoni tal-fond:**

**Appartament fuq ix-Xellug ta' I-Ewwel Sular tal-Blokk**

**Cottonera Flats, Triq Wiċċi Rosato, Bormla (Cospicua), Malta**

## Inkarigu

Minħabba l-ħtiega ta' Perit Tekniku il-Qorti Ċivili appuntat lill- Perit Lino Micallef sabiex jaċċedi fuq il-fond in kwistjoni mertu ta' din il-kawża sabiex jispezzjona u jagħmel stima ta' l-istess propjeta' immobli skond l-ordni mogħtija lilu fid-digriet datat 31 ta' Mejju, 2017.

## Aċċessi

Sar aċċess nhar is- 7 ta' Lulju, 2017 fl-10.00 a.m. fejn kien hemm preżenti rappreżentant tal-HSBC u is-sottoskritt wara li intbġħatu żewġ notifikasi b'ittri registrati lill- HSBC, Mr Brian Baldacchino, u 'Small Properties Limited'. Għall-aċċess ma' kienx hemm rappreżentant ta' 'Small Properties Limited' preżenti minkejja id-diversi notifikasi li intbġħatu. L-ittri mibgħuta qed jiġu annessi ma' dan ir-rapport.

Il-bieb prinċipali tal-propjeta' in kwistjoni ma' kienx imsakkar, li iffaċilita l-aċċess għall-propjeta' in kwistjoni.

## Rapport

Irid jiġi kjarifikat fil-bidu ta' dan ir-rapport li l-Perit hawn taħbi iffirmat, fiż-żmien li qed jinkiteb dan ir-rapport, ma' għandu l-ebda konfliett ta' nteress relatat ma' din l-evalwazzjoni. Iktar minn hekk, għandu jkun čar li dan ir-rapport mhux intenzjonat bħala rapport strutturali u l-ebda responsabilita` m'hi ser tinżamm għal xi difetti li jistgħu jeżistu f'din l-istruttura.

Irid jingħad ukoll li għar-raġuni ta' dan ir-rapport, il-Perit qiegħed jassumi li l-propjeta` hija ħielsa minn kwalunkwe litigazzjonijiet tal-liġi.

Dan il-fond jikkonsisti f'appartament mingħajr isem u mingħajr numru uffiċjali (*R-03*) li jinsab fl-ewwel sular ('first floor') tal-blokk bl-isem mhux uffiċjali ta' 'Cottonera Flats' (*R-02*) liema flat meta wieħed iñħares lejn il-blokk mit-triq jinsab fuq ix-xellug tal-blokk (*R-01*), u huwa sovrapost għall-entratura komuni fil-pjan terran, fi blokk ta' sitt appartamenti u 'penthouse' bla isem u bla numru uffiċjali fi Triq Wiġi Rosato, Bormla (Cospicua) li huwa aċċessibl mill-istess triq liberu u frank inkluż il-wieħed minn sitta (1/6) parti indiżi tal-bejt u 'washroom' komuni,

eskluż il-'penthouse', kif ukoll parti waħda minn sebgħa (1/7) tal-partijiet komuni, li jinkludu l-entratura, t-tarag sal-bejt u l-'lift' u 'lift shaft' u s-sistema tad-drenaġġ. Dan il-fond huwa suġġett u jgawdi mis-servitujiet interni mill-požizzjoni tiegħu. Il-blokk u l-'flat' jmissu mill-punent ma' Triq Wiġi Rosato, Lvant ma' Triq il-Kunċizzjoni u nofsinhar ma' bini ta' terzi jew irjieħi verjuri oħra. Dan il-blokk huwa mibni fuq is-sit li qabel kienet okkupata minn tliet fondi b'numru 25,27 u 28 fi Triq il-Kunċizzjoni, Bormla. Dawn il-fondi kellhom l-entratura u l-faċċata tagħhom tagħti għal fuq Triq il-Kunċizzjoni, Bormla.

Il-fond huwa preżentament vakanti u fi stat abbandunat. L-appartament jikkonsisti fil-lista ta' kmamar/spazji elenkat hawn taħt:

- Kċina ta' 24.3 metru kwadru (*R-20, R-21, R-22 u R-26*)
- Kamra tal-Pranzu ('Dining') ta' 26.1 metru kwadru (*R-23, R-24 u R-25*)
- Entrata ('Hall') u 'Living Room' ikkombinati ta' 44.4 metru kwadru (*R-04, R-05, R-06 u R-07*)
- Biċċha Interna ta' 5.9 metru kwadru (*R-16, R-17, R-18 u R-19*)
- Kamra tal-Banju ta' 9.2 metru kwadru (*R-14 u R-15*)
- Tliet (3) Kmamar tas-Sodda ('Bedroom') ta' 18.3, 18.3 u 28.5 metru kwadru rispettivament. (*R-08 u R-09, R-10 u R12, R-11 u R13*)

Il-kwadraġġ globali ta' l-appartament huwa 210 metru kwadru. Il-kmamar tas-sodda jieħdu d-dawl u l-ventilazzjoni minn Triq Wiġi Rosato filwaqt li il-kċina, il-kamra tal-pranzu u il-'living room' jieħdu id-dawl u il-ventilazzjoni minn bitha interna, 'shaft' ma' l-appogg ta' wara u Triq il-Kunċizzjoni, Bormla, kif muri fuq il-pjanta imkejla waqt l-aċċess u fuq il-pjanta tal-permess. Il-kamra tal-pranzu ('dining') tgawdi vedutti distanti tal-Baċir Numru 1 ('Dock 1') li kien għaddej minn xogħol ta' ristrutturar sa ftit xħur qabel l-aċċess. Il-fond huwa qrib hafna taċ-ċentru ta' Bormla (Cospicua) fejn għaddej xogħol ta' rino var fuq diversi bini biswix l-Universita' li qiegħda tinbena fil-vičinanzi preżentament. Dan l-iżvilupp jagħmel il-fond in kwistjoni propjeta' ideali għall-kiri.

Din il-propjeta' tgawdi aċċess minn komun ta' *circa* 21 metru kwadru li jigi aċċessat minn Triq Wiġi Rosato, Bormla. Il-bejt u il-'washroom' li minnu dan il-

fond għandu parti waħda minn sebgħa (1/7) għandom kwadraġġ 14.6 u 13.1 metru kwadru rispettivament. L-ġħoli intern ta' l-appartament huwa dak ta' 2.8 metri.

Il-fond għandu bżonn ammont ta' xogħol ta' manutenzjoni sostanzjali minħabba l-fatt li ilu vakanti għal diversi snin. Il-ħitan huma tal-ġebel franka u is-soqfa huma tal-konkos. Il-kmamar kollha, eskluż il-kamra tal-banju, għandhom il-fili miksija, il-ħitan u is-soqfa miżbugħin b'żebugħha bajda, madum 'gres' u servizzi tad-dawl, ilma u drenaġġ kollha mgħoddija. Il-propjeta' għandha arloġġ tad-dawl u ilma iżda dawn huma preżentament itterminati.

L-appartament in kwistjoni huwa mibni skond il-permess 'PA/2396/05 - To sanction alterations to facade of the building/internal alterations.' Kopja tal-permess kif ukoll tal-pjanti qegħda tiġi annessa ma' dan ir-rapport. L-unika diskrepanza mill-pjanti tal-permess approvati hija it-tieqa li tagħti id-dawl lil-kċina mill-bitħha interna. Din it-tieqa mhux indikata fil-permess pero' mhux qegħda mibnija kontra il-liġi sanitarja għaliex qegħda tipprovd i dawlu u ventilazzjoni addizjonali lil kamra li qegħda approvata b'tieqa wahda biss, li hija dik li tiehu ddawlu u l-ventilazzjoni mit-tieqa tax-shaft ma' l-appoġġ ta' wara.

Wara li eżamina l-propjeta' kif deskritt hawn fuq, ħa l-qisien meħtieġa u għamel il-kalkoli neċċesarji, kif ukoll ħa in konsiderazzjoni l-kundizzjoni tagħha, is-suq tal-lum u kwalunkwe ħażja oħra relevanti, il-Perit hawn taħt iffirmat qiegħed jistma l-valur tal-propjeta' hawn fuq deskritta għas-somma ta' **mija u ġamsin elf Ewro (Eur 150,000)**



**Perit Lino Micallef**  
B.E.&A. (Hons) (Melit), MSc (Surrey), A.&C.E., Perit

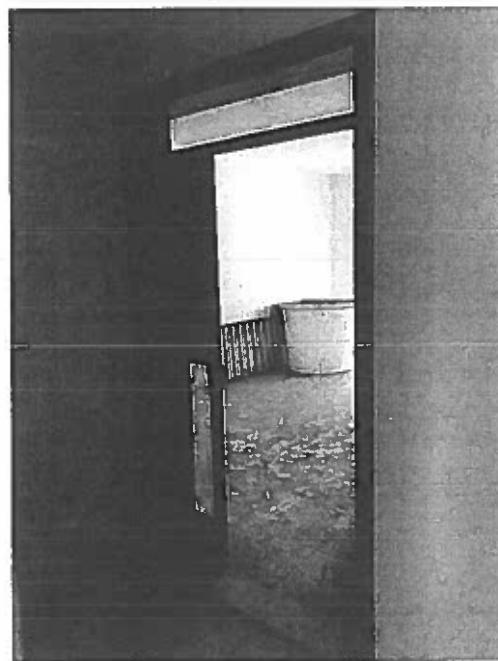
## 1. Ritratti tal-fond in kwistjoni



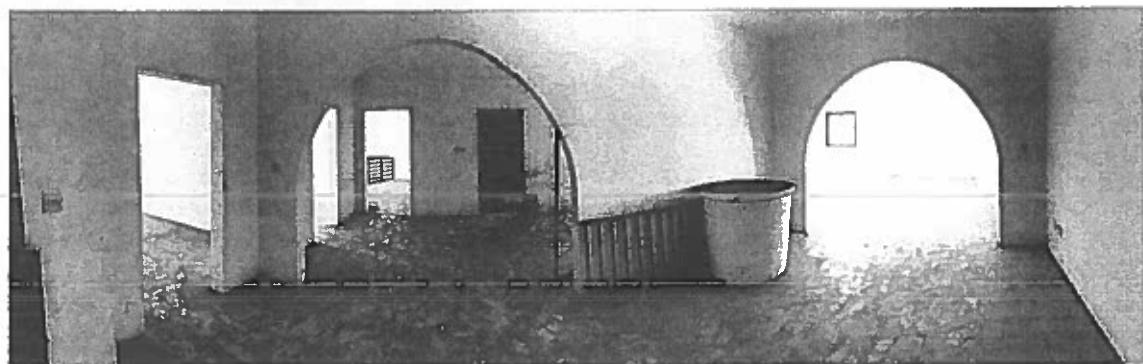
R-01



R-02



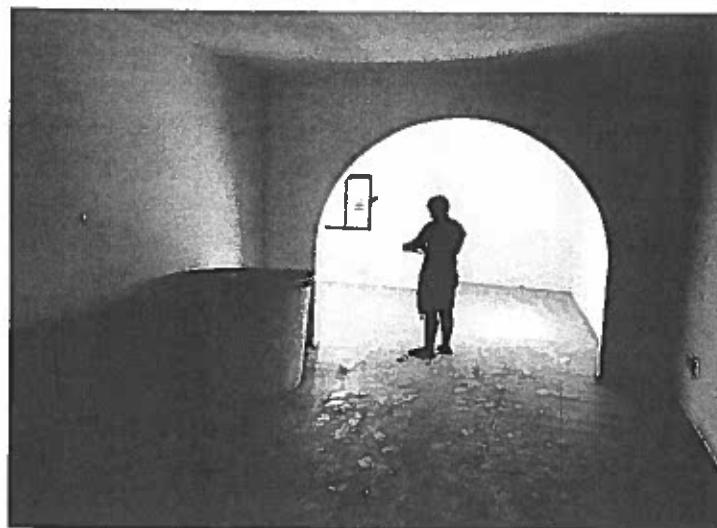
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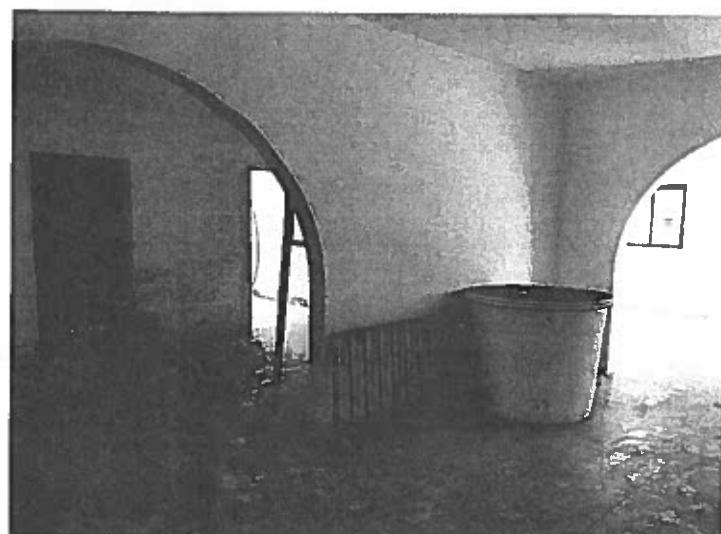
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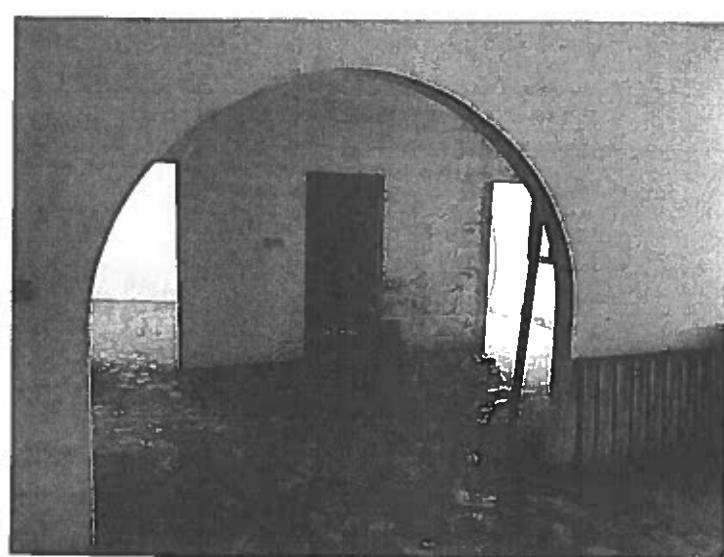
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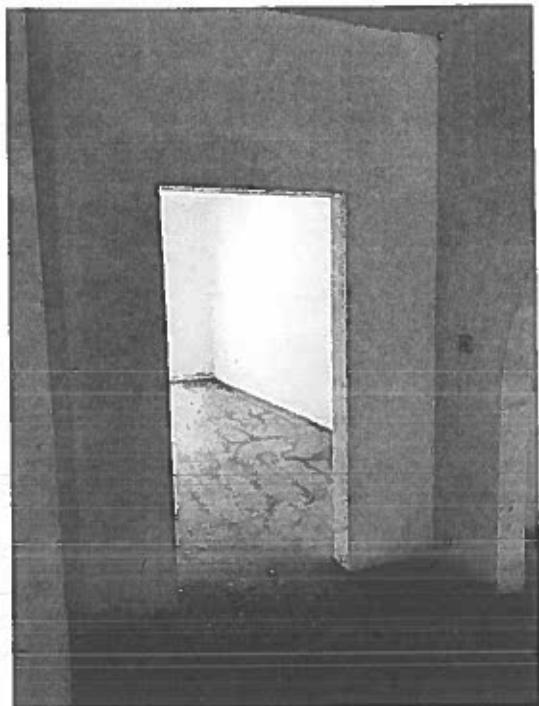
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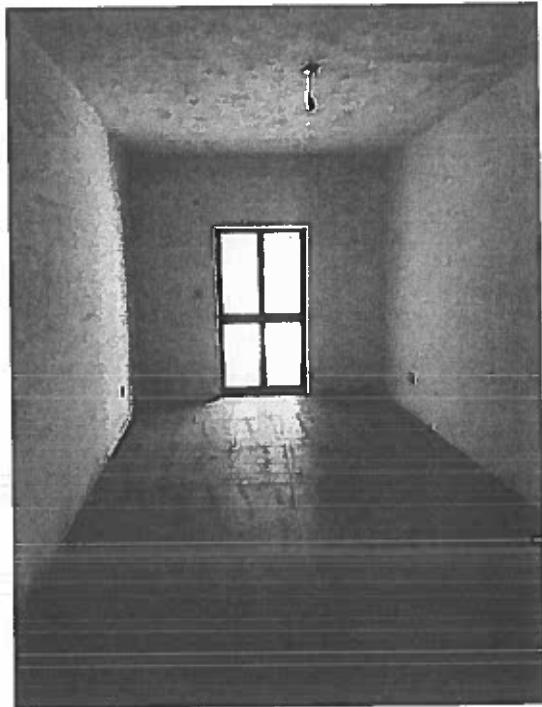
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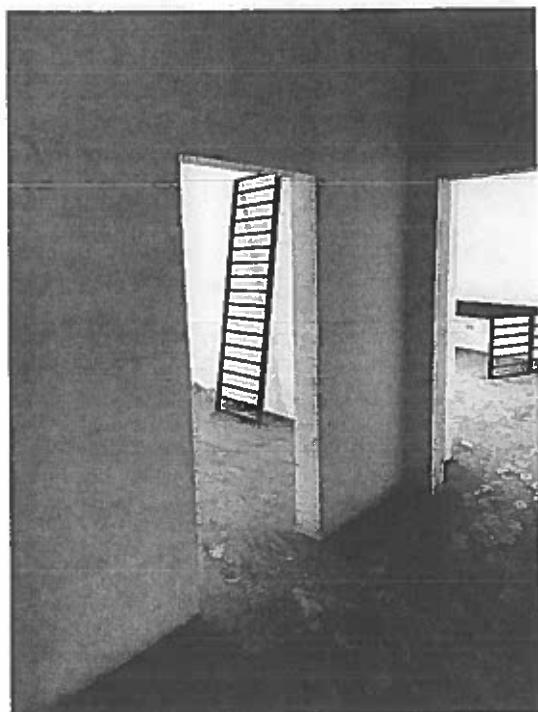
R-07



R-08



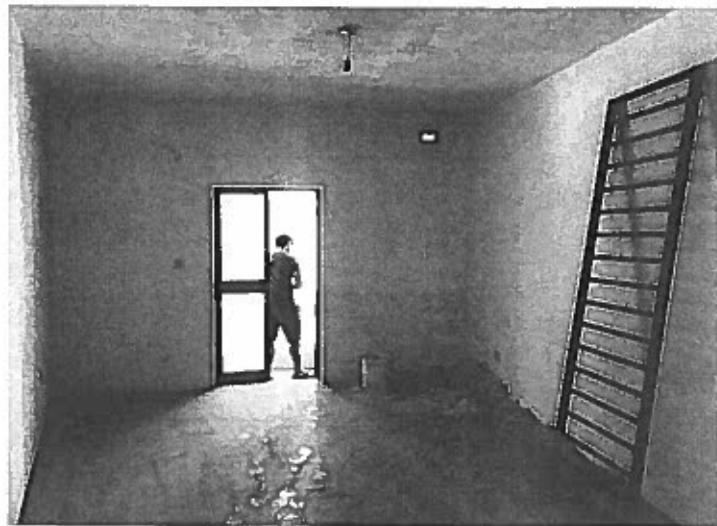
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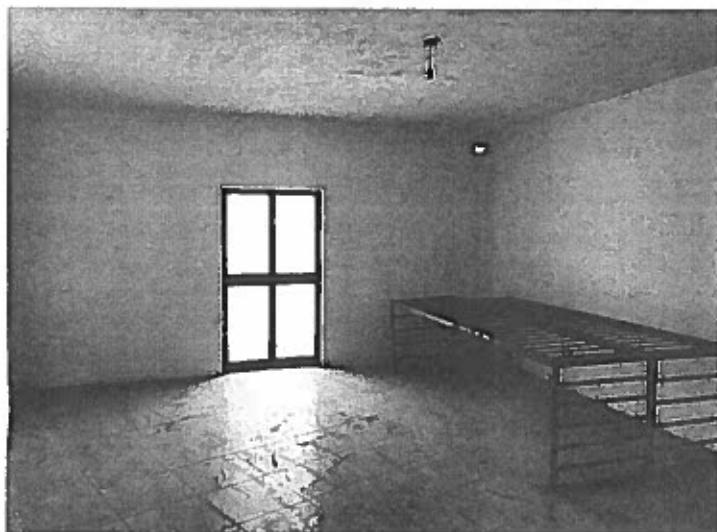
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R-11



R-12



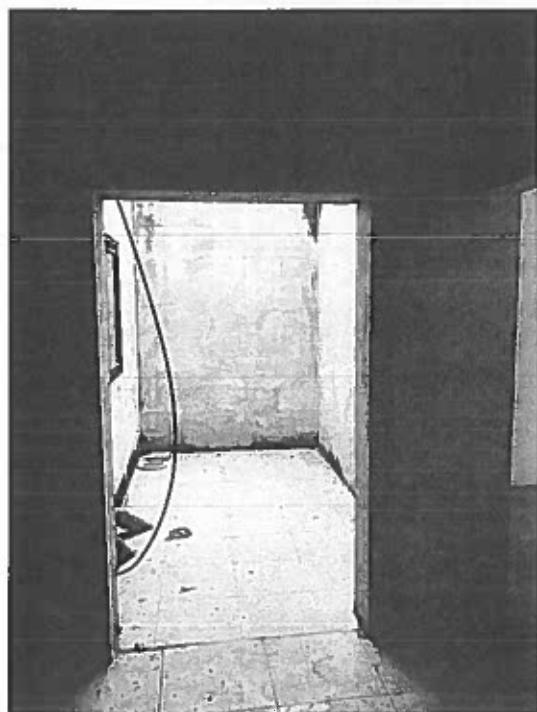
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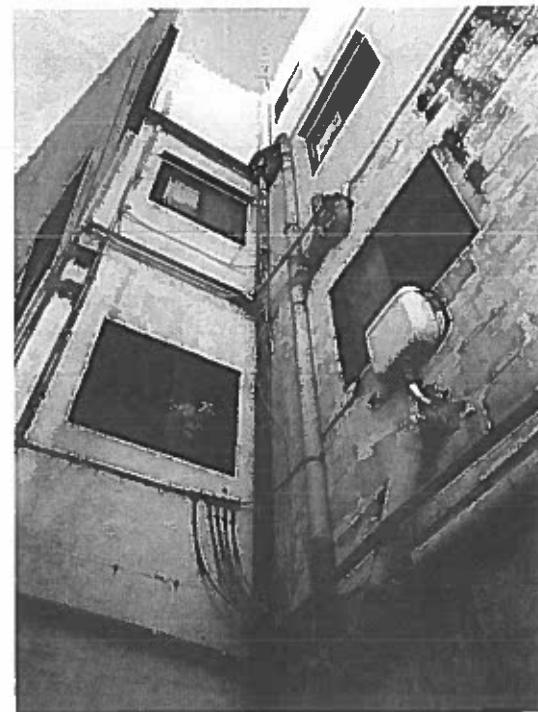
R-14



R-15



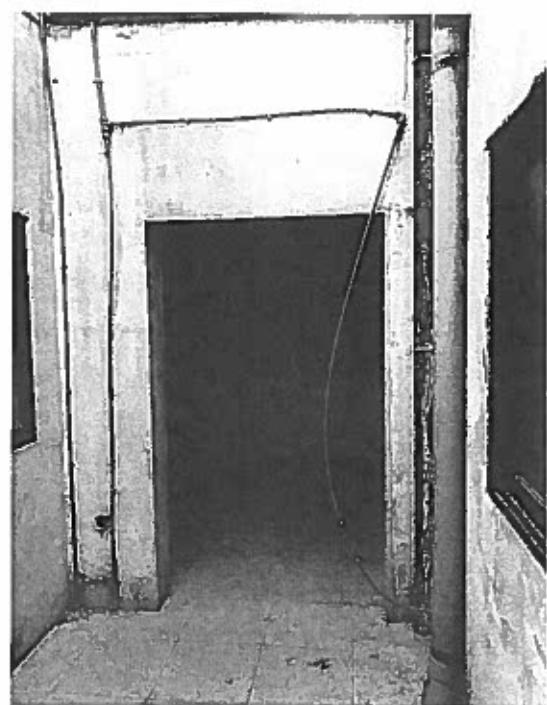
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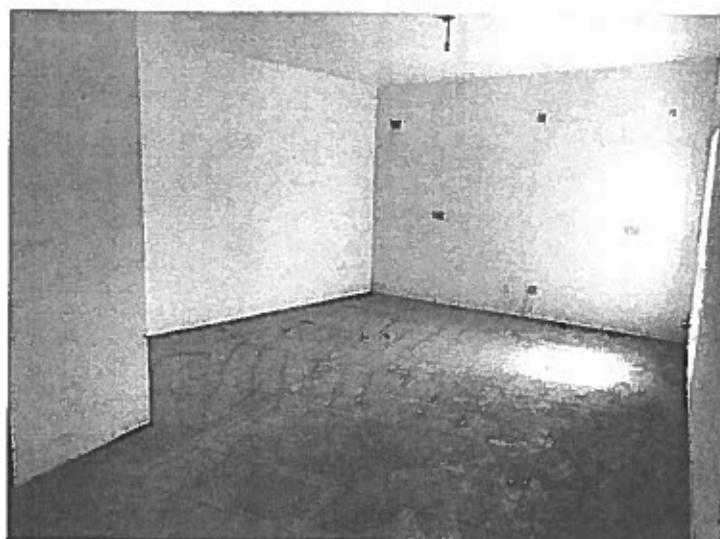
R-17



R-18



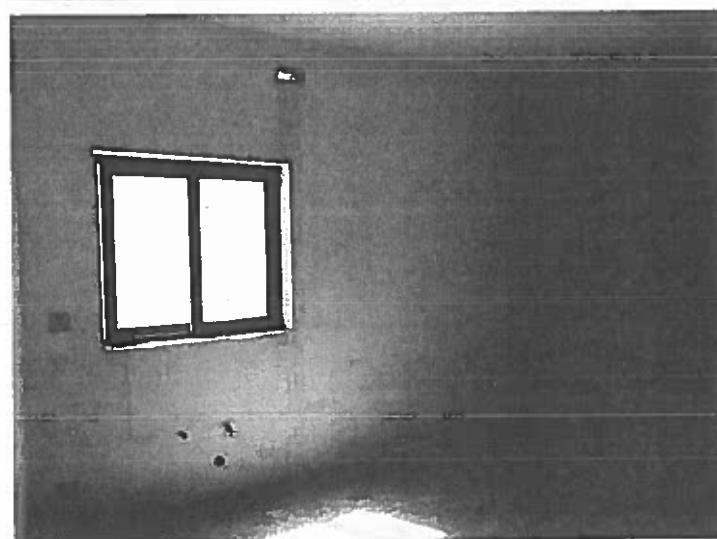
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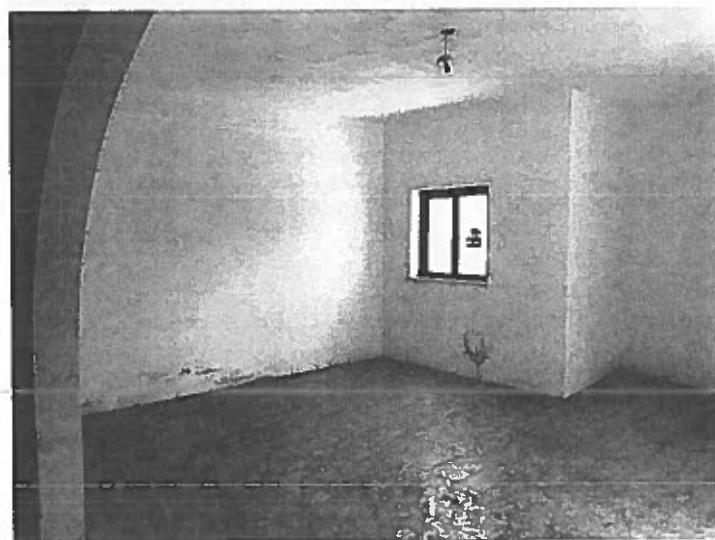
R-20



R-21



R-22



R-23

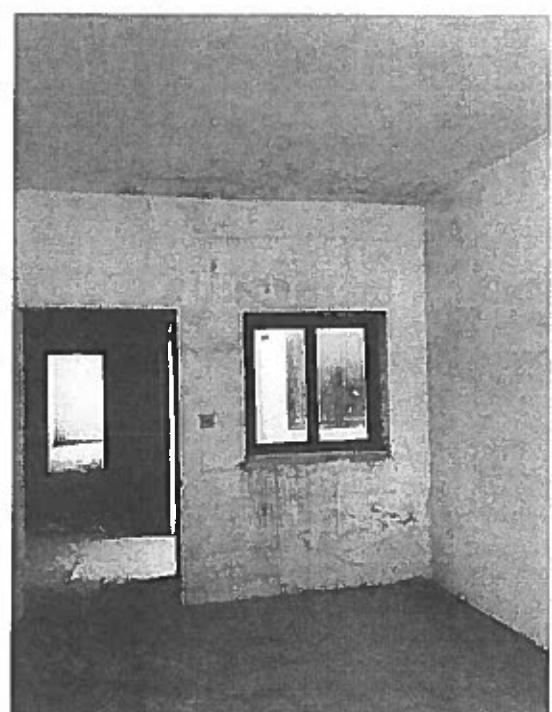
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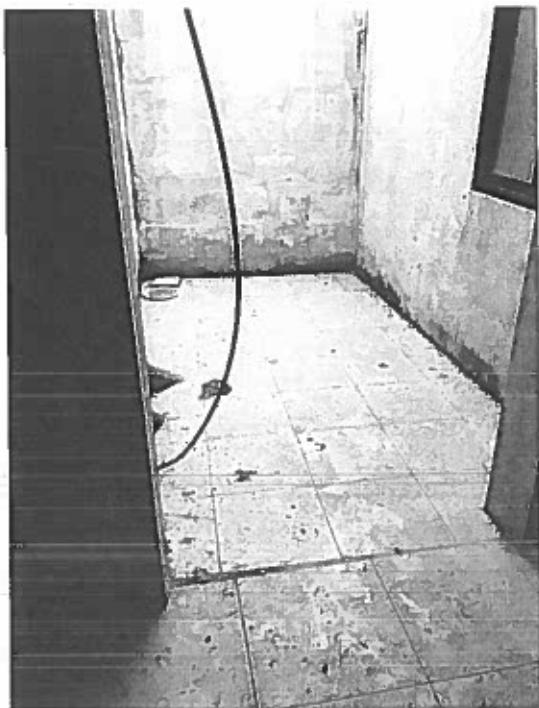
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R-25



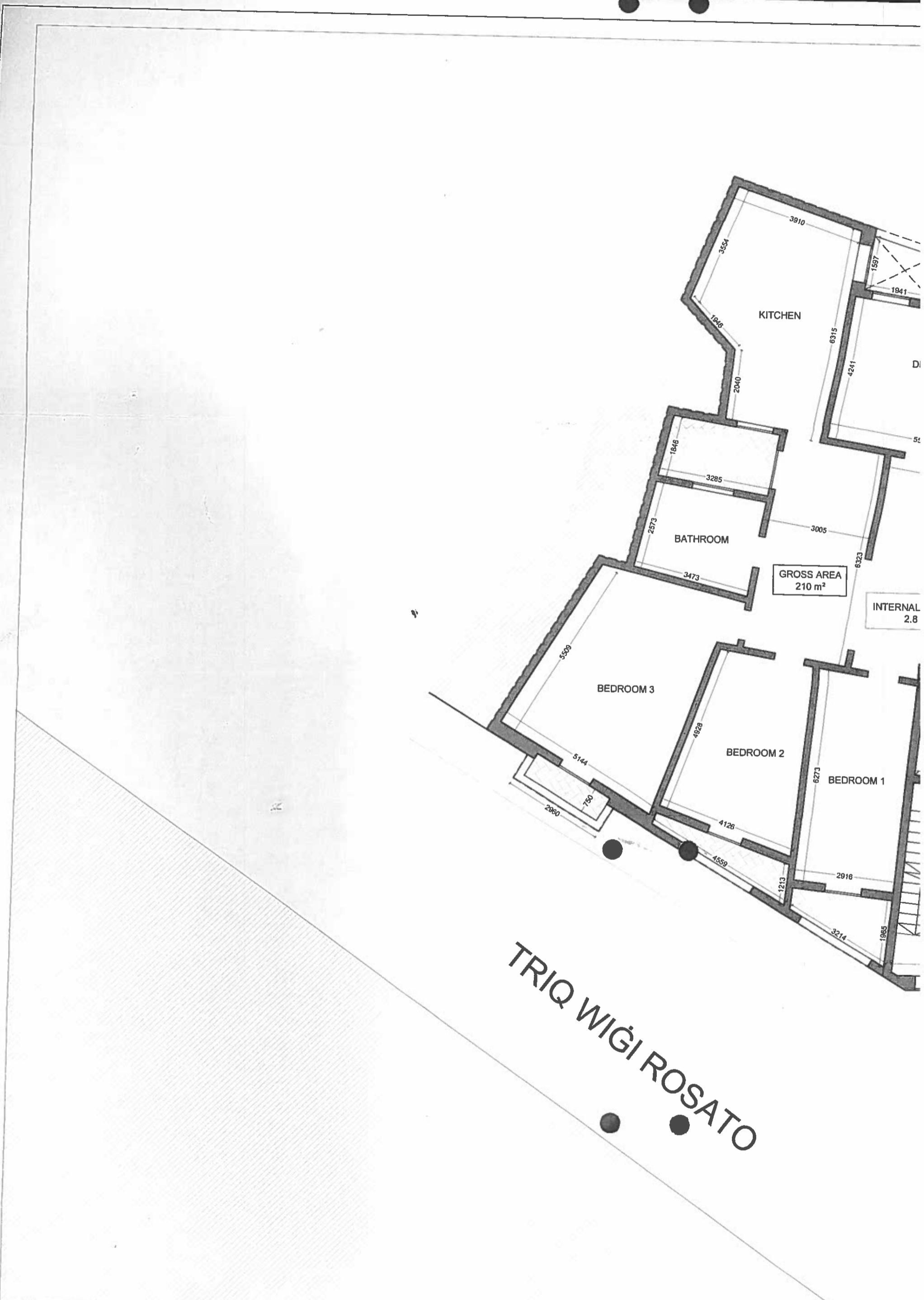
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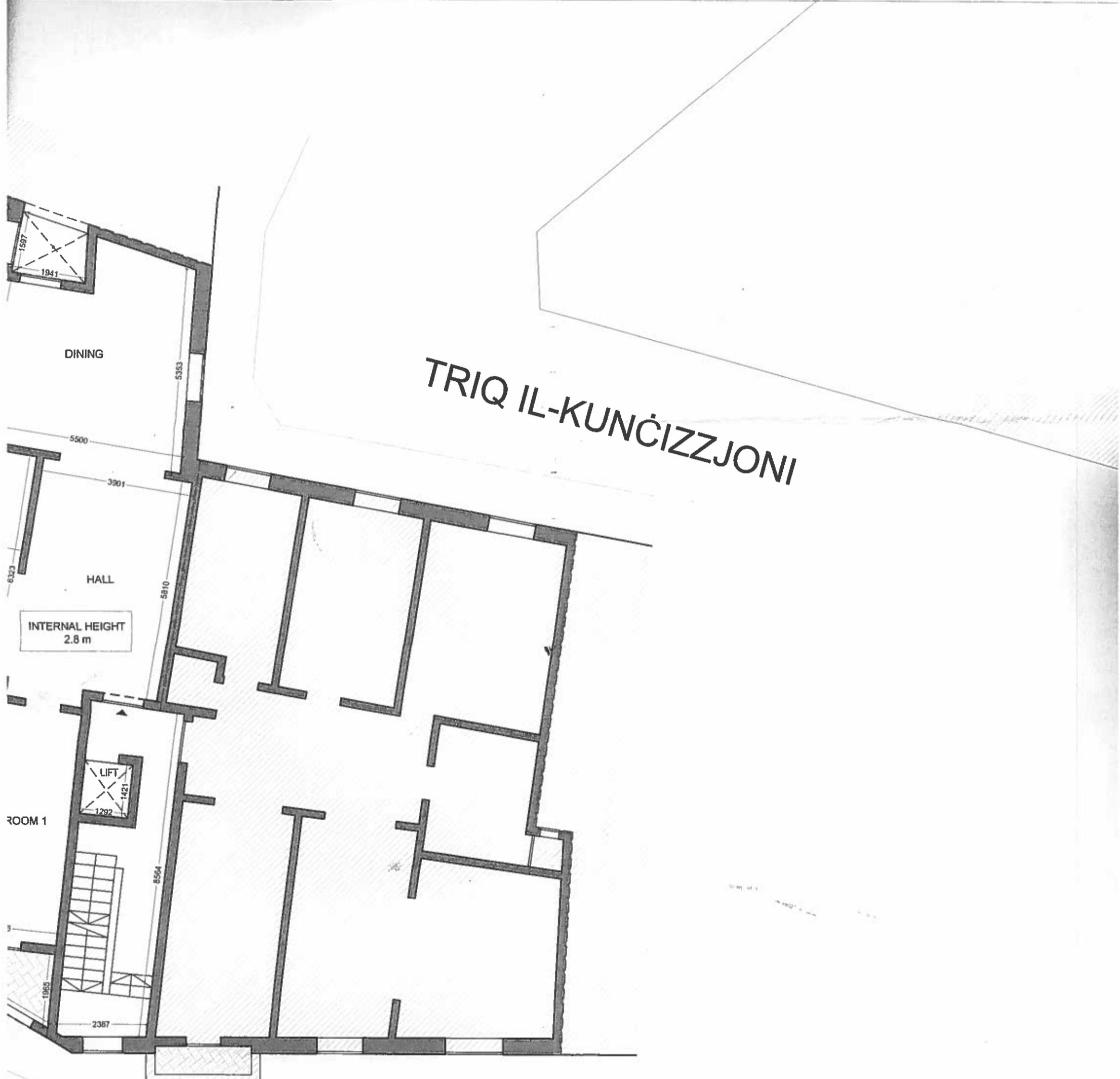
R-27

## 2. Pjanta eżistenti tal-fond in kwistjoni









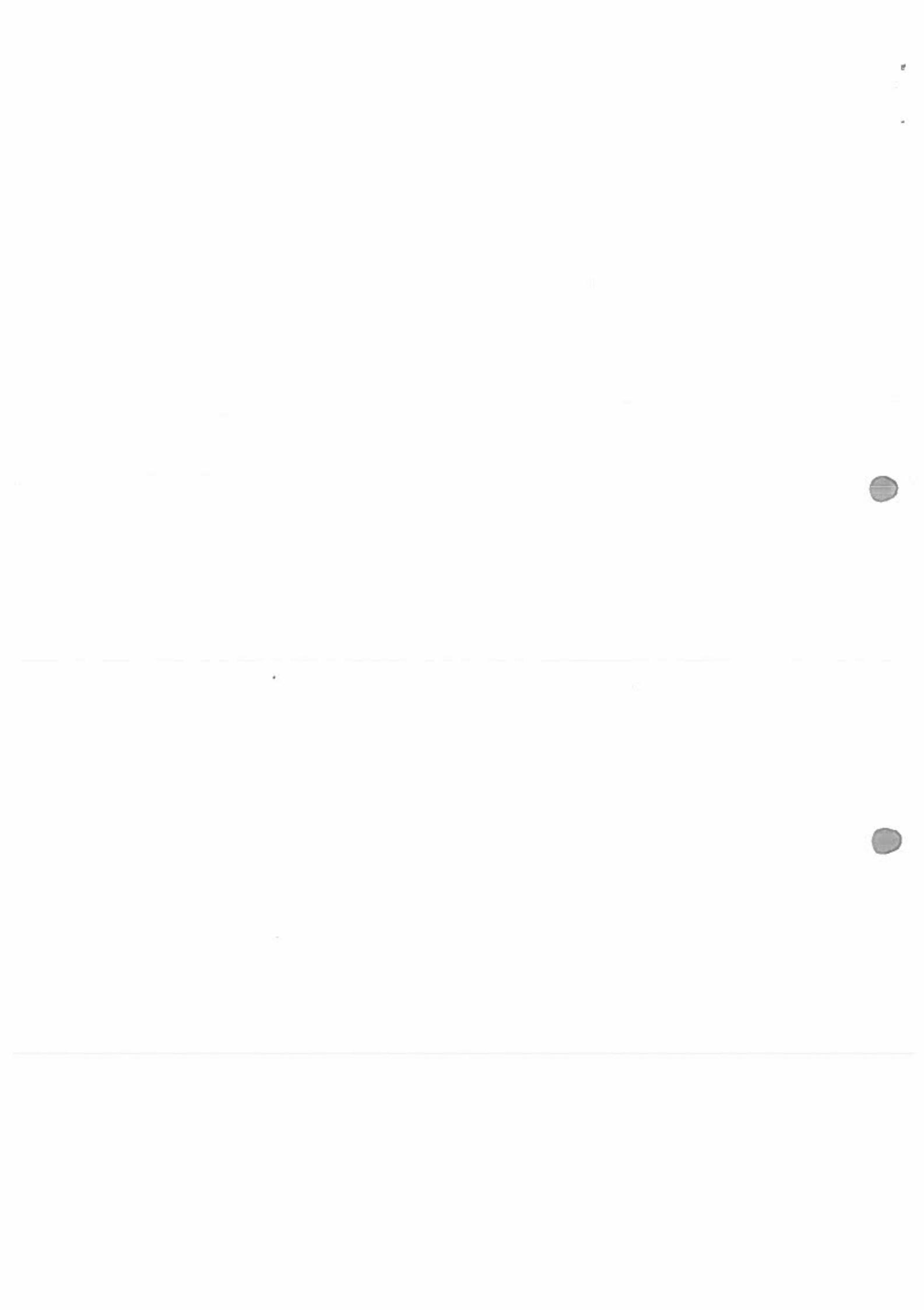
TRIQ WIĞI ROSATO





**DOK.B**

Valutazzjoni u pjanta eżistenti tal-fond 'Appartament fuq il-Lemin ta' l-Ewwel Sular tal-Blokk  
Cottonera Flats, Triq Wiji Rosato, Bormla (Cospicua), Malta'



## **Fil-Prim Awla' tal-Qorti Ċivili**

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**Lino Micallef**

**Valutazzjoni tal-fond:**

**Appartament fuq il-Lemin ta' l-Ewwel Sular tal-Blokk**

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## Inkarigu

Minħabba I-ħtieġa ta' Perit Tekniku il-Qorti Ċivili appuntat lill- Perit Lino Micallef sabiex jaċċedi fuq il-fond in kwistjoni mertu ta' din il-kawża sabiex jispezzjona u jagħmel stima ta' l-istess propjeta' immobili skond l-ordni mogħtija lilu fid-digriet datat 31 ta' Mejju, 2017.

## Aċċessi

Sar aċċess nhar is- 7 ta' Lulju, 2017 fl-10.00 a.m. fejn kien hemm preżenti rappreżentant tal-HSBC u is-sottoskritt wara li intbgħatu żewġ notifikasi b'ittri reġistrati lill- HSBC, Mr Brian Baldacchino, u 'Small Properties Limited'. Għall-aċċess ma' kienx hemm rappreżentant ta' 'Small Properties Limited' preżenti minkejja id-diversi notifikasi li intbgħatu. L-ittri mibgħuta qed jiġu annessi ma' dan ir-rapport.

Il-bieb principali tal-propjeta' in kwistjoni ma' kienx imsakkar, li iffacilita l-aċċess ghall-propjeta' in kwistjoni.

## Rapport

Irid jiġi kjarifikat fil-bidu ta' dan ir-rapport li l-Perit hawn taħbi iffirmat, fiż-żmien li qed jinkiteb dan ir-rapport, ma' għandu l-ebda konfliett ta' nteress relatat ma' din l-evalwazzjoni. Iktar minn hekk, għandu jkun čar li dan ir-rapport mhux intenzjonat bħala rapport strutturali u l-ebda responsabilita' m'hi ser tinżamm għal xi difetti li jistgħu jeżistu f'din l-istruttura.

Irid jingħad ukoll li għar-raġuni ta' dan ir-rapport, il-Perit qiegħed jassumi li l-propjeta` hija ħielsa minn kwalunkwe litigazzjonijiet tal-ligi.

Dan il-fond jikkonsisti f'appartament mingħajr isem u mingħajr numru ufficijal (R-03) li jinsab fl-ewwel sular ('first floor') tal-blokk bl-isem mhux ufficjal ta' 'Cottonera Flats' (R-02) liema flat meta wieħed iħares lejn il-blokk mit-triż jinsab fuq il-lemin tal-blokk (R-01) u huwa sovrapost għall-entratura komuni fil-pjan terran, fi blokk ta' sitt appartamenti u 'penthouse' bla isem u bla numru ufficijal fi Triq Wiegħi Rosato, Bormla (Cospicua) li huwa aċċessibl mill-istess triq liberu u frank inkluż il-wieħed minn sitta (1/6) parti indiżi tal-bejt u 'washroom' komuni,

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Din il-propjeta' tgawdi access minn komun ta' circa 21 metru kwadru li jigi accessat minn Triq Wiġi Rosato, Bormla. Il-bejt u il-'washroom' li minnu dan il-fond għandu parti waħda minn sebgħha (1/7) għandom kwadraġġ 14.6 u 13.1 metru kwadru rispettivament. L-għoli intern ta' l-appartament huwa dak ta' 2.8 metri.

Il-fond għandu bżonn ammont ta' xogħol ta' manutenzjoni sostanzjali minħabba l-fatt li ilu vakanti għal diversi snin. Il-ħitan huma tal-ġebel franka u is-soqfa huma tal-konkos. Il-kmamar kollha, eskluż il-kamra tal-banju, għandhom il-fili miksija, il-ħitan u is-soqfa miżbugħin b'żeġbħha bajda, madum 'gres' u servizzi tad-dawl, ilma u drenaġġ kollha mgħoddija. Il-propjeta' għandha arloġġ tad-dawl u ilma iżda dawn huma preżentament itterminati.

L-appartament in kwistjoni huwa mibni skond il-permess 'PA/2396/05 - To sanction alterations to facade of the building/internal alterations.' Kopja tal-permess kif ukoll tal-pjanti qiegħda tīgħi annessa ma' dan ir-rapport. L-unika diskrepanza mill-pjanti tal-permess approvati hija it-tieqa li tagħti għal fuq propjeta' ta' terzi persuni (R-23). Ir-raġuni għaliex din ġiet mibnija b'dan il-mod mhuwiex magħruf. Sakemm m'hemmx raġunijiet legali, din it-tieqa tista' tingħalaq sabiex il-fond jiġi konformi mal-pjanti approvati tal-permess PA/2396/05.

Wara li eżamina l-propjeta' kif deskritt hawn fuq, ħa l-qisien meħtieġa u għamel il-kalkoli neċċesarji, kif ukoll ħa in konsiderazzjoni l-kundizzjoni tagħha, is-suq tal-lum u kwalunkwe ħaġa oħra relevanti, il-Perit hawn taħt iffirmsat qiegħed jistma l-valur tal-propjeta' hawn fuq deskritta għas-somma ta' **mija u tletin elf Ewro (Eur 130,000).**



**Perit Lino Micallef**  
B.E.&A. (Hons) (Mellit), MSc (Surrey), A.&C.E., Perit

eskluż il-'penthouse', kif ukoll parti waħda minn sebgħa (1/7) tal-partijiet komuni, li jinkludu l-entratura, t-tarag sal-bejt u l-'lift' u 'lift shaft' u s-sistema tad-drenaġġ. Dan il-fond huwa suġġett u jgawdi mis-servitujiet interni mill-požizzjoni tiegħi. Il-blokk u l-'flat' jmissu mill-punent ma' Triq Wiċċi Rosato, Lvant ma' Triq il-Kunċizzjoni u nofsinhar ma' bini ta' terzi jew irjieħ verjuri oħra. Dan il-blokk huwa mibni fuq is-sit li qabel kienet okkupata minn tliet fondi b'numru 25, 27 u 28 fi Triq il-Kunċizzjoni, Bormla. Dawn il-fondi kellhom l-entratura u l-faċċata tagħhom tagħti għal fuq Triq il-Kunċizzjoni, Bormla.

Il-fond huwa preżentament vakanti u fi stat abbandunat. L-appartament jikkonsisti fil-lista ta' kmamar/spazji elenkti hawn tañt:

- Kċina ta' 17.9 metru kwadru (*R-18, R-19 u R-20*)
- Kamra tal-Pranzu ('Dining') ta' 17.5 metru kwadru (*R-16, R-17 u R-21*)
- Entrata ('Hall') ta' 18.5 metru kwadru (*R-24 u R-25*)
- 'Sitting Room' ta' 18.2 metru kwadru (*R-22*)
- 'Box Room' ta' 1.6 metru kwadru (*R-04*)
- Bitħha Interna ta' 1.4 metru kwadru (*R-14 u R-15*)
- Kamra tal-Banju ta' 9.1 metru kwadru (*R-12 u R-13*)
- Tliet (3) Kmamar tas-Sodda ('Bedroom') ta' 12.8, 15.5 u 18.5 metru kwadru rispettivament. (*R-05, R-06, R-07, R-08, R-09, R-10 u R-11*)

Il-kwadraġġ globali ta' l-appartament huwa 152 metru kwadru. Il-kċina, kamra tal-pranzu u 'sitting room' jieħdu d-dawl u l-ventilazzjoni minn Triq Wiċċi Rosato filwaqt li il-kmamar tas-sodda jieħdu id-dawl u il-ventilazzjoni minn Triq il-Kunċizzjoni, Bormla, kif muri fuq il-pjanta imkejla waqt l-aċċess u fuq il-pjanta tal-permess. Il-kamra tas-sodda centrali tgawdi veduti distanti tal-Baċir Numru 1 ('Dock 1') li kien għaddej minn xogħol ta' ristrutturar sa ffit xhur qabel l-aċċess. Il-fond huwa qrib hafna taċ-ċentru ta' Bormla (Cospicua) fejn għaddej xogħol ta' rino var fuq diversi bini bisvit l-Universita' li qiegħda tinbena fil-vičinanzi preżentament. Dan l-iżvilupp jagħmel il-fond in kwistjoni propjeta' ideali għall-kiri.

## 1. Ritratti tal-fond in kwistjoni



R-01



R-02

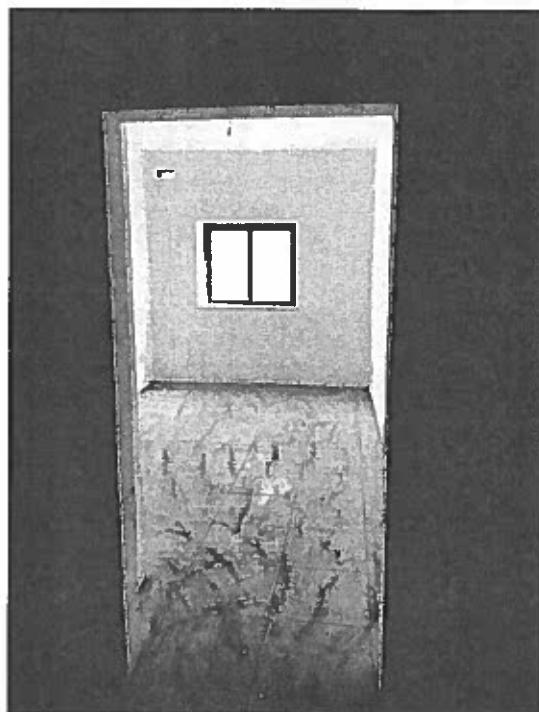


R-03

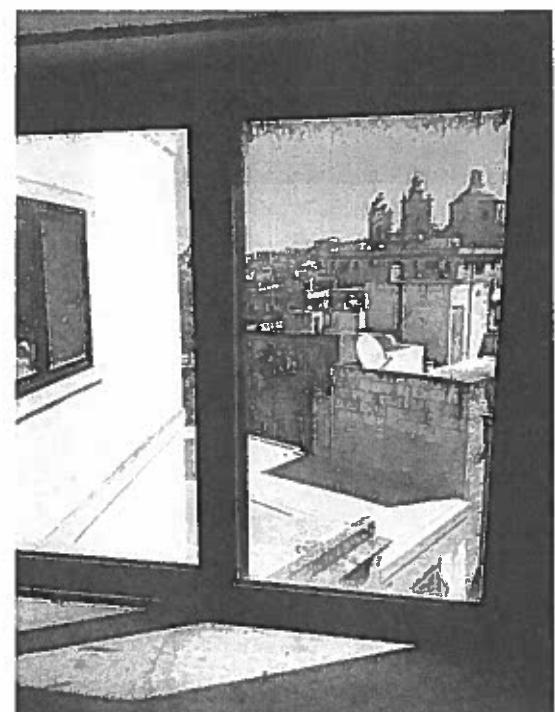
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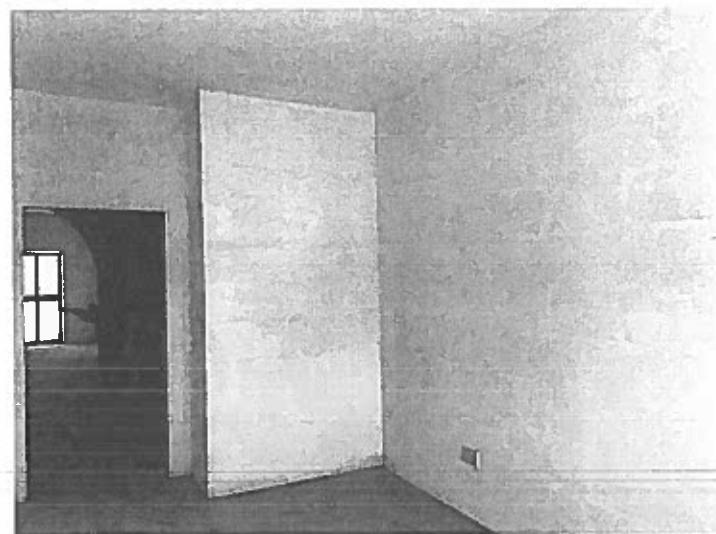
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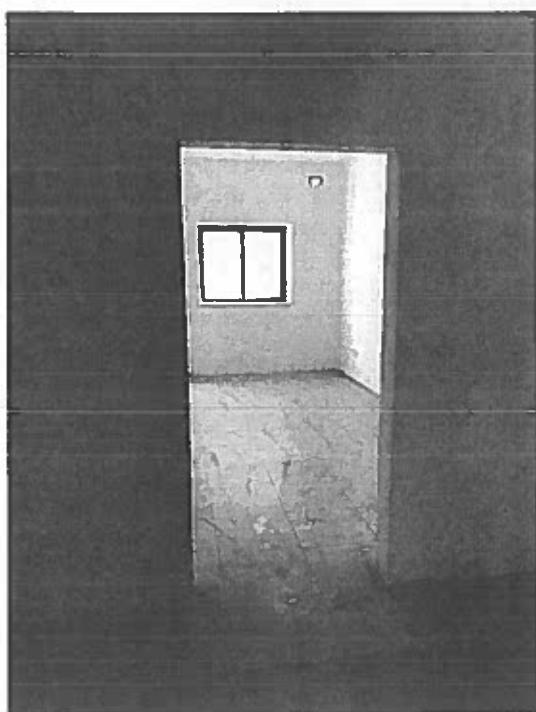
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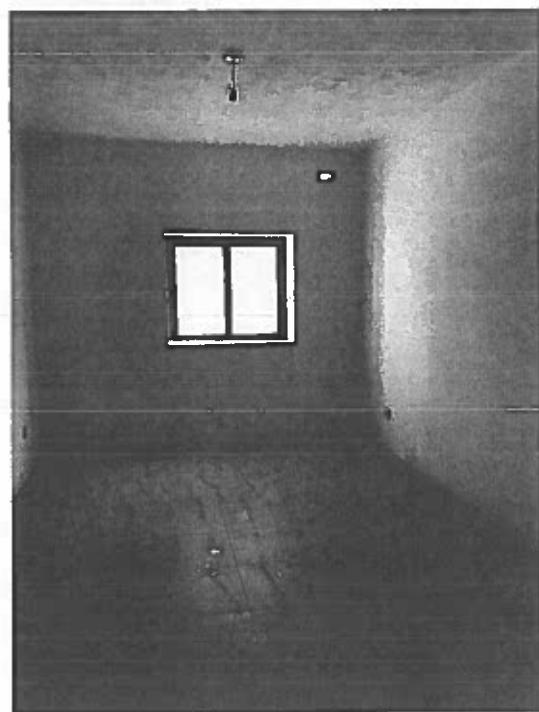
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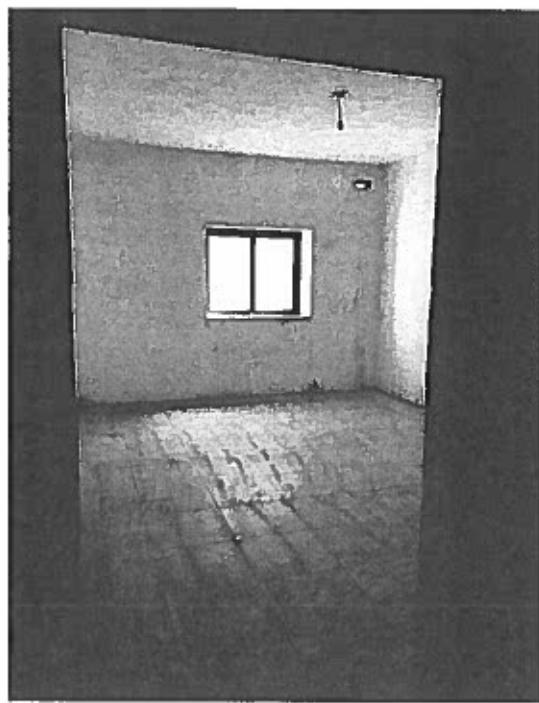
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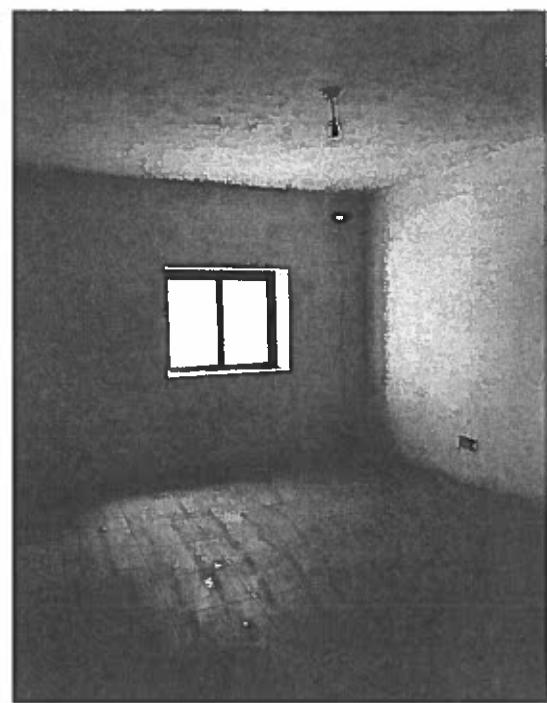
R-08



R-09



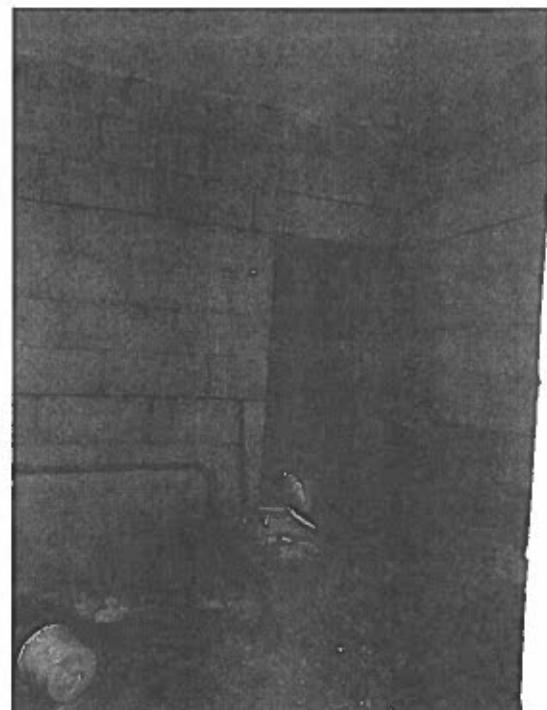
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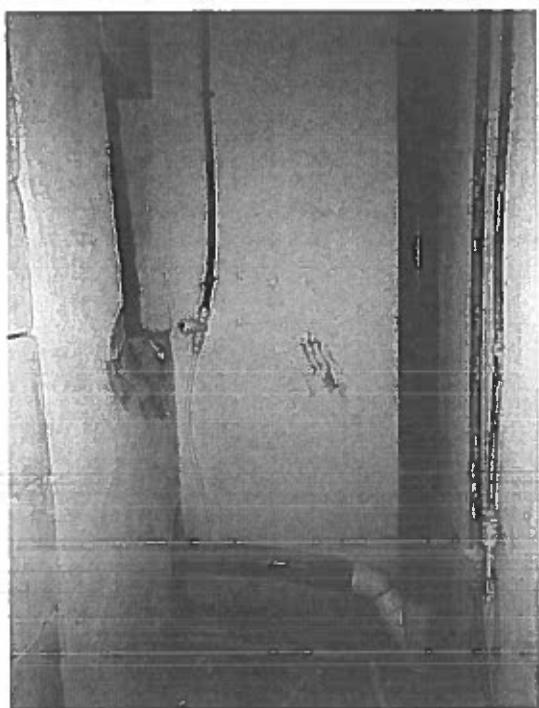
R-11



R-12



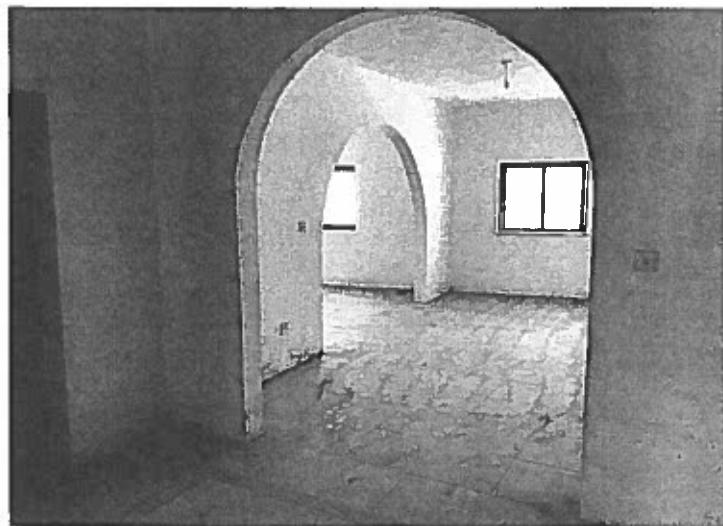
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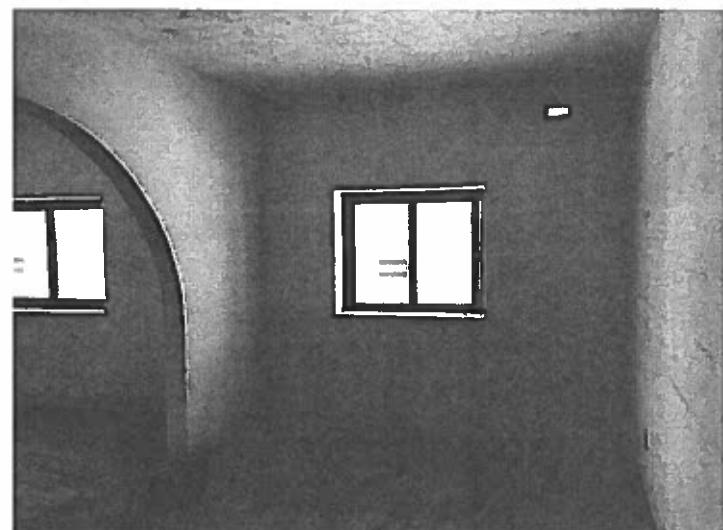
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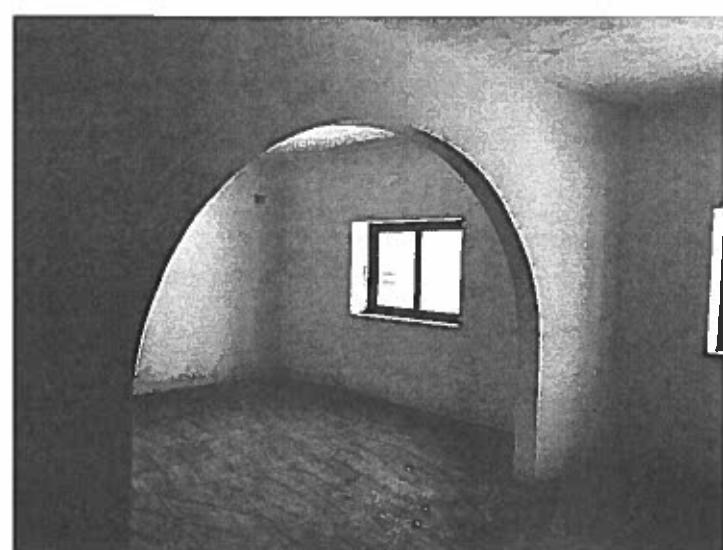
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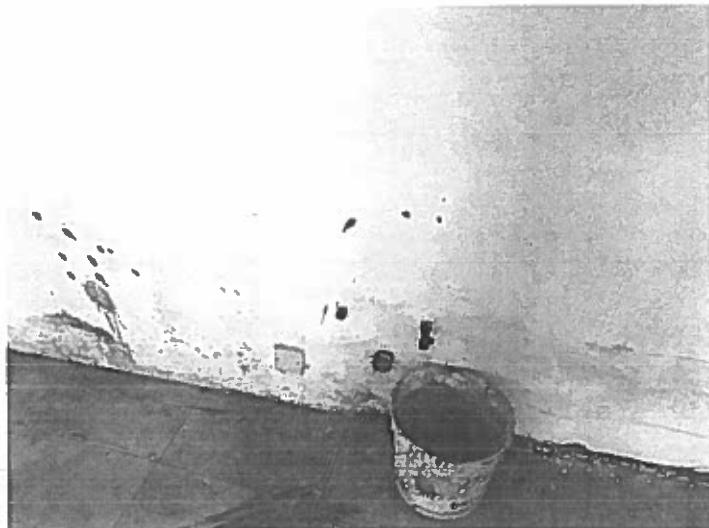
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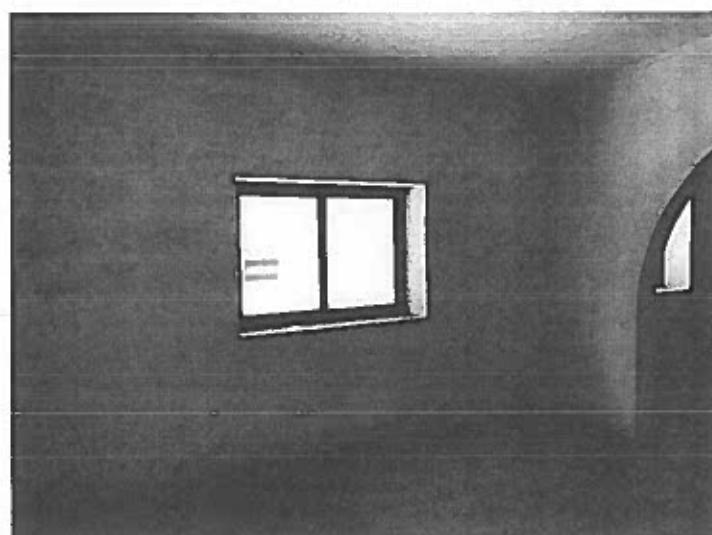
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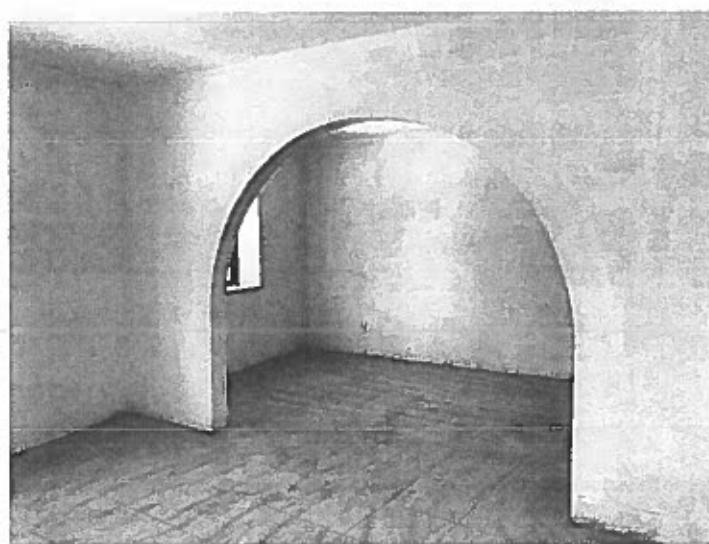
R-18



R-19



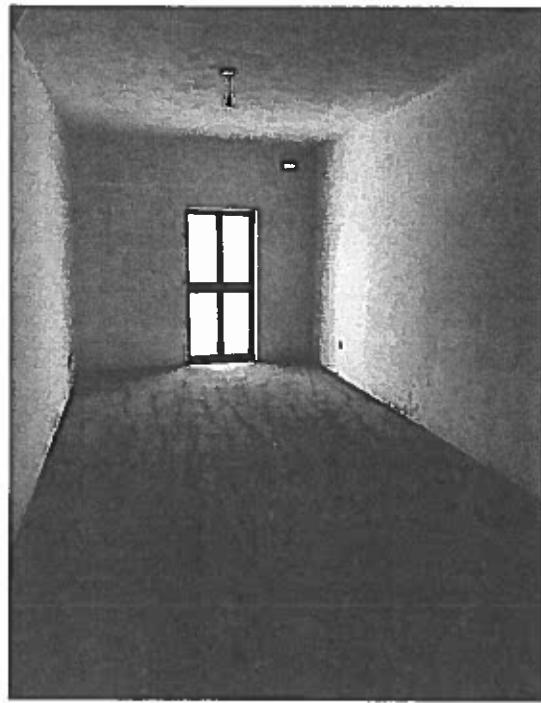
R-20



R-21

h

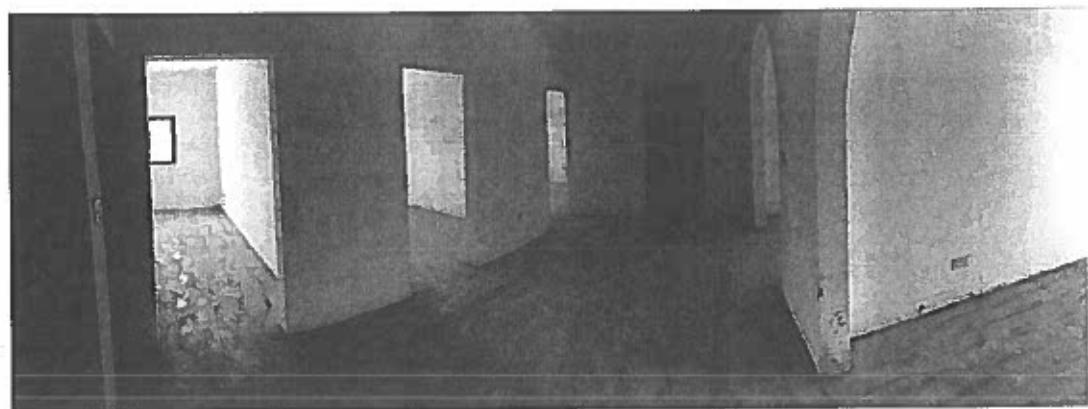
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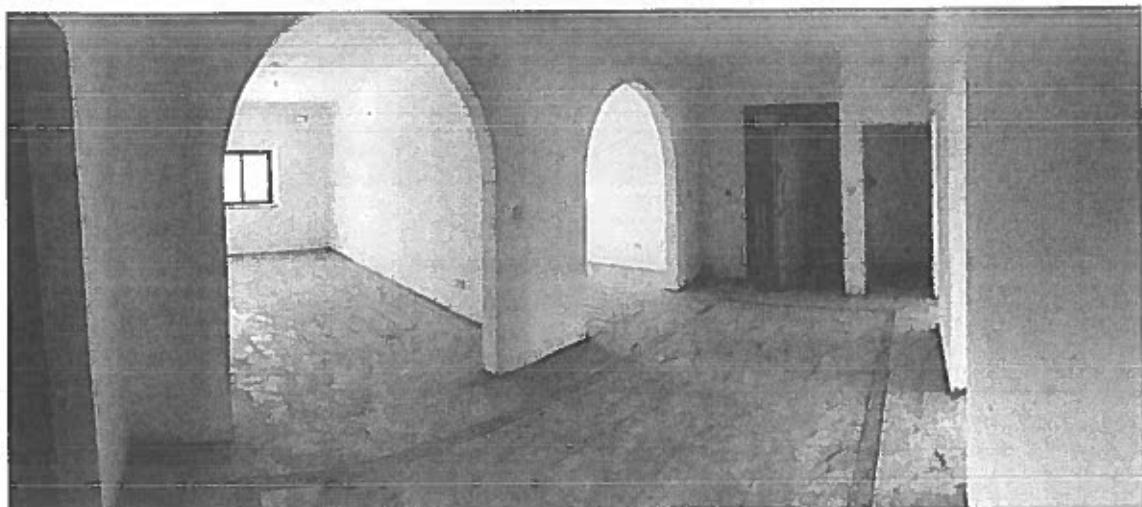
R-22



R-23

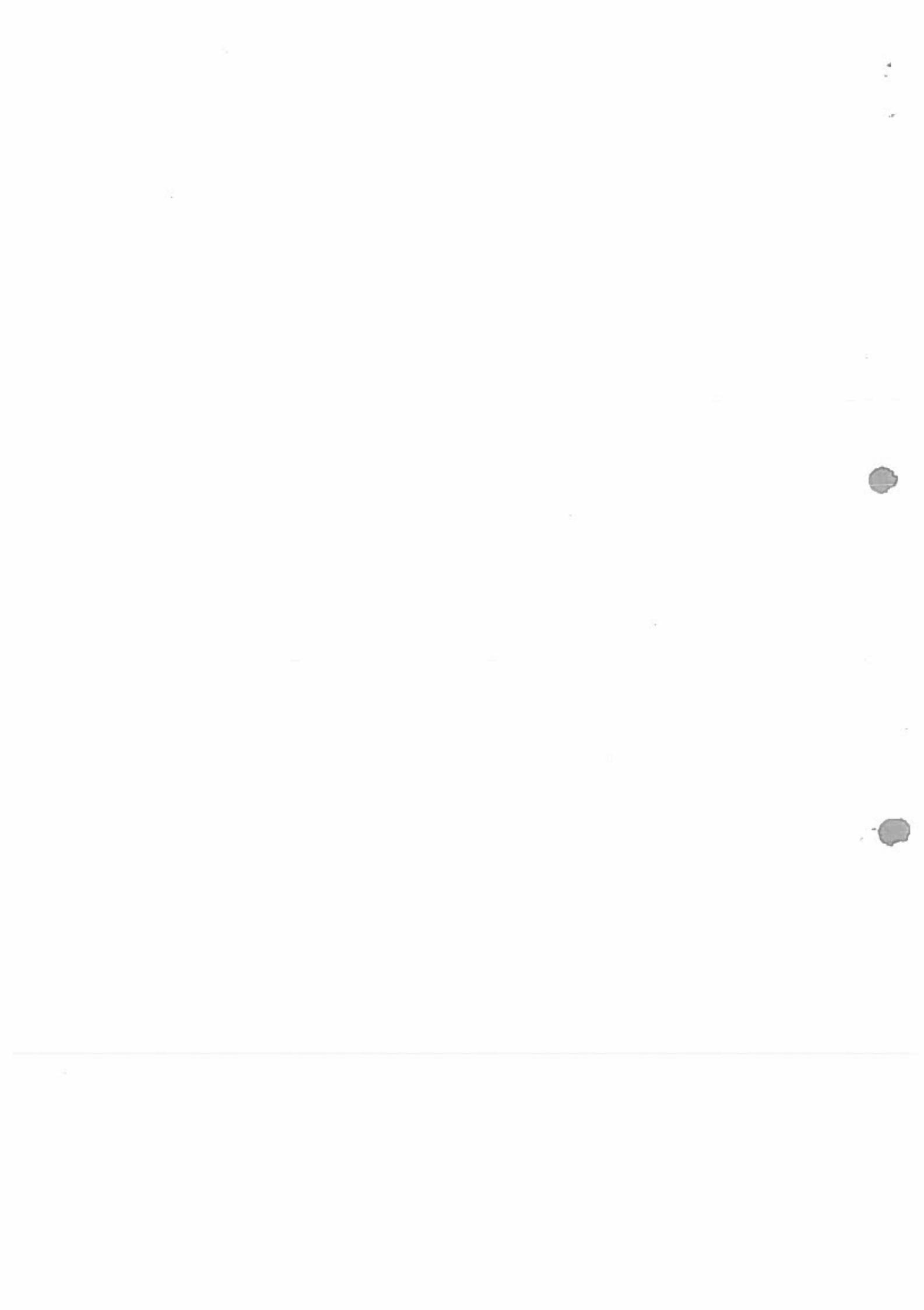


R-24



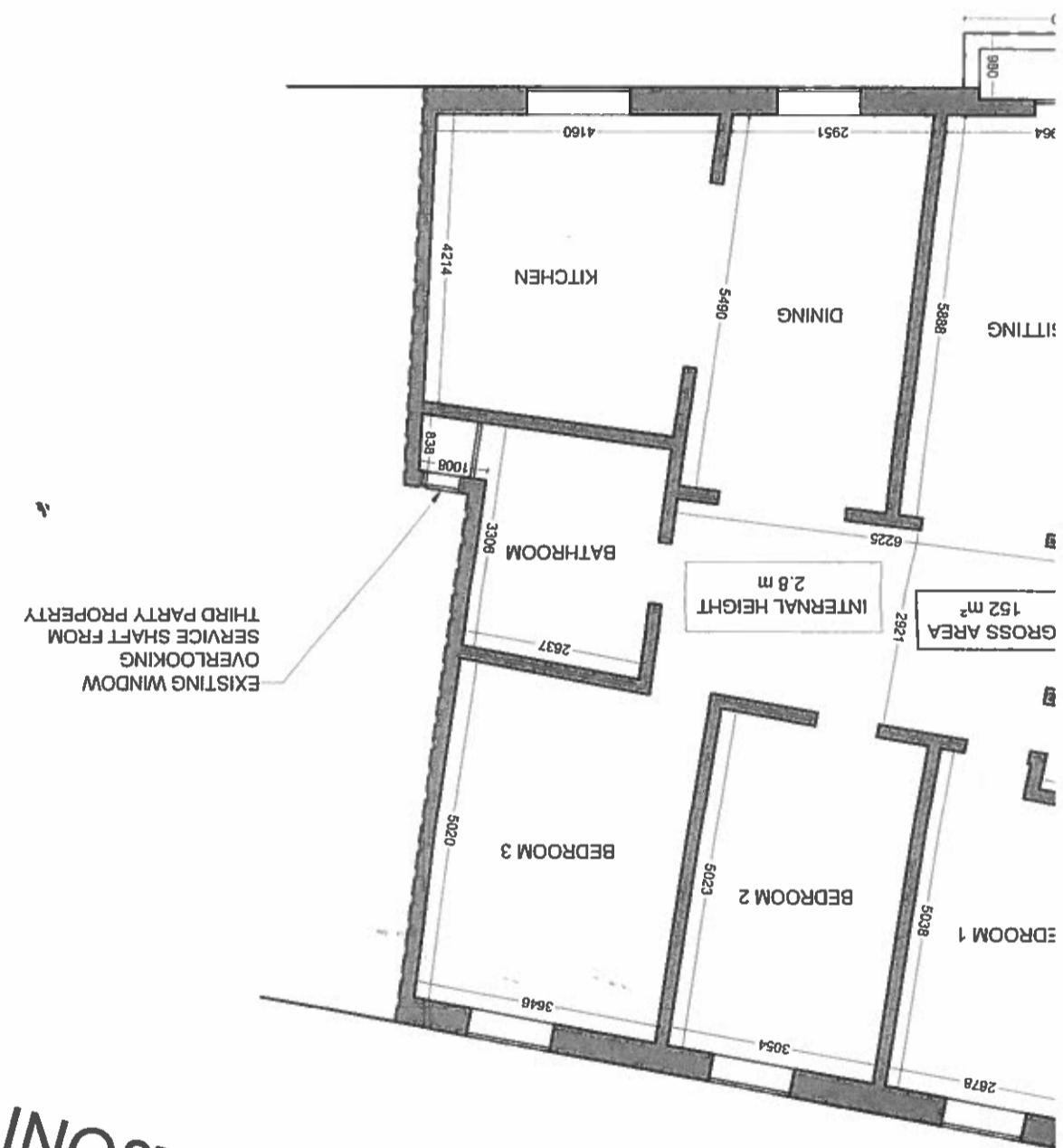
R-25

## 2. Pjanta eżistenti tal-fond in kwistjoni



Qrati tal-Gustizzja (Malta)		SUBBASTA NR. DATE 13/07/17	2017 K.F. Arch Scale: 1:100 @ A2	EXISTING PLAN - FLAT ON R.H.S. OF APARTMENT BLOCK Cottonera Flats, Ting Wieg Rosalo, Bormla.	A02.00 Arch+ STUDIOS ARCHITECTS
					ANY INFORMATION PRESENTED ON THIS DRAWING IS PROPERTY OF WANNER WITHOUT PRIOR CONSENT ARCHITECT AND CANNOT BE COPIED, USED OR ALTERED IN ANY MANNER WITHOUT PRIOR CONSENT

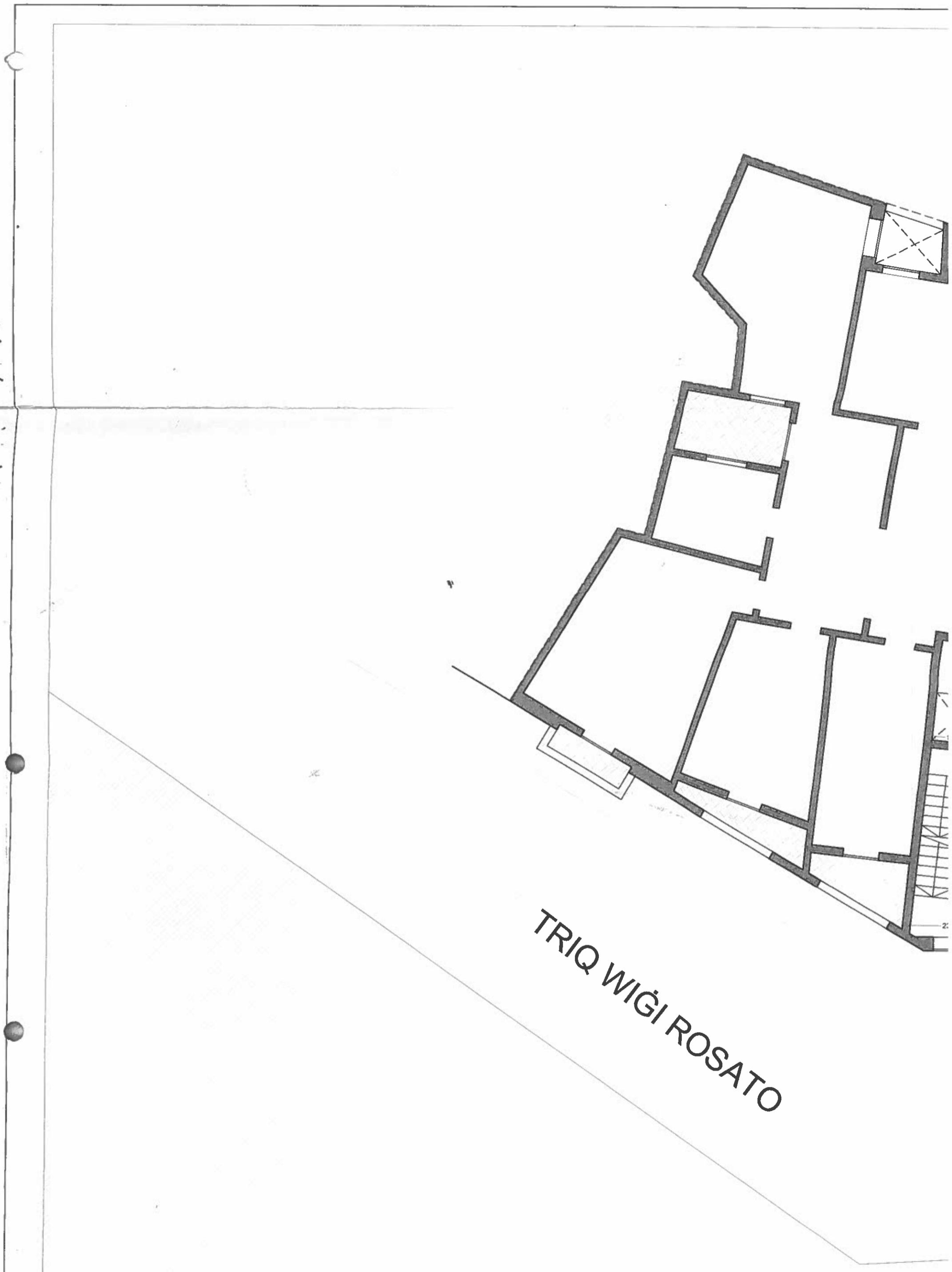
TRIG WIGI ROSATO



# TRIO IL-KUNCIZZJONI



TRIQ WIGI ROSATO





**DOK.Č**

Kopja waħda tal-pjanti tal-permess PA/2396/05, komuni għaż-żewġ projektajet (inkluż  
irċevuti tax-xiri tal-kopji mill-Awtorita' ta' I-Ambjent u I-Ippjanar)



143  
6/6

To: Mr Michael Mangion  
White Pearl  
1, Triq Augovin  
Qrendi

Date: 12 August, 2005  
Our Ref: PA 02396/05

Application Number: PA 02396/05  
Application Type: Full Development Permission / 01  
Date Received: 27 April, 2005  
Approved  
Documents : PA 2396/05/1g/1j/1m/1p/1q

Location: Site at, Triq Wigi Rosato, Cospicua (Bormla)  
Proposal: To sanction alterations to facade of the building/internal alterations.

### **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. Apertures and balconies shall not be constructed of gold, silver or bronze aluminium.
2. The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on the approved plans and drawings.
3. The garage shall only be used for the parking of private cars.
4. The height of the building on Wigi Rosato Street shall not exceed four (4) floors plus the underlying basements.
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.
- k) The permit is issued on condition that, where applicable, any excavation shall be subject to the requirements of the Civil Code regarding neighbouring tenements.
- l) Where applicable, building works shall be erected in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Malta Environment & Planning Authority's Land Surveyor. The Setting Out Request Notice must be returned to the Land Survey Unit of the Malta Environment & Planning Authority when the setting out of the alignment and levels is required.



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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.



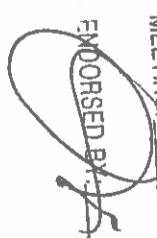
Frances Pisani  
Secretary  
Development Control Commission



As Approved  
To Sunction

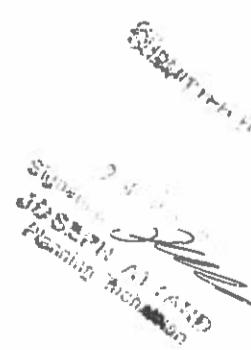
This is an approved document  
DEVELOPMENT CONTROL COMMISSION

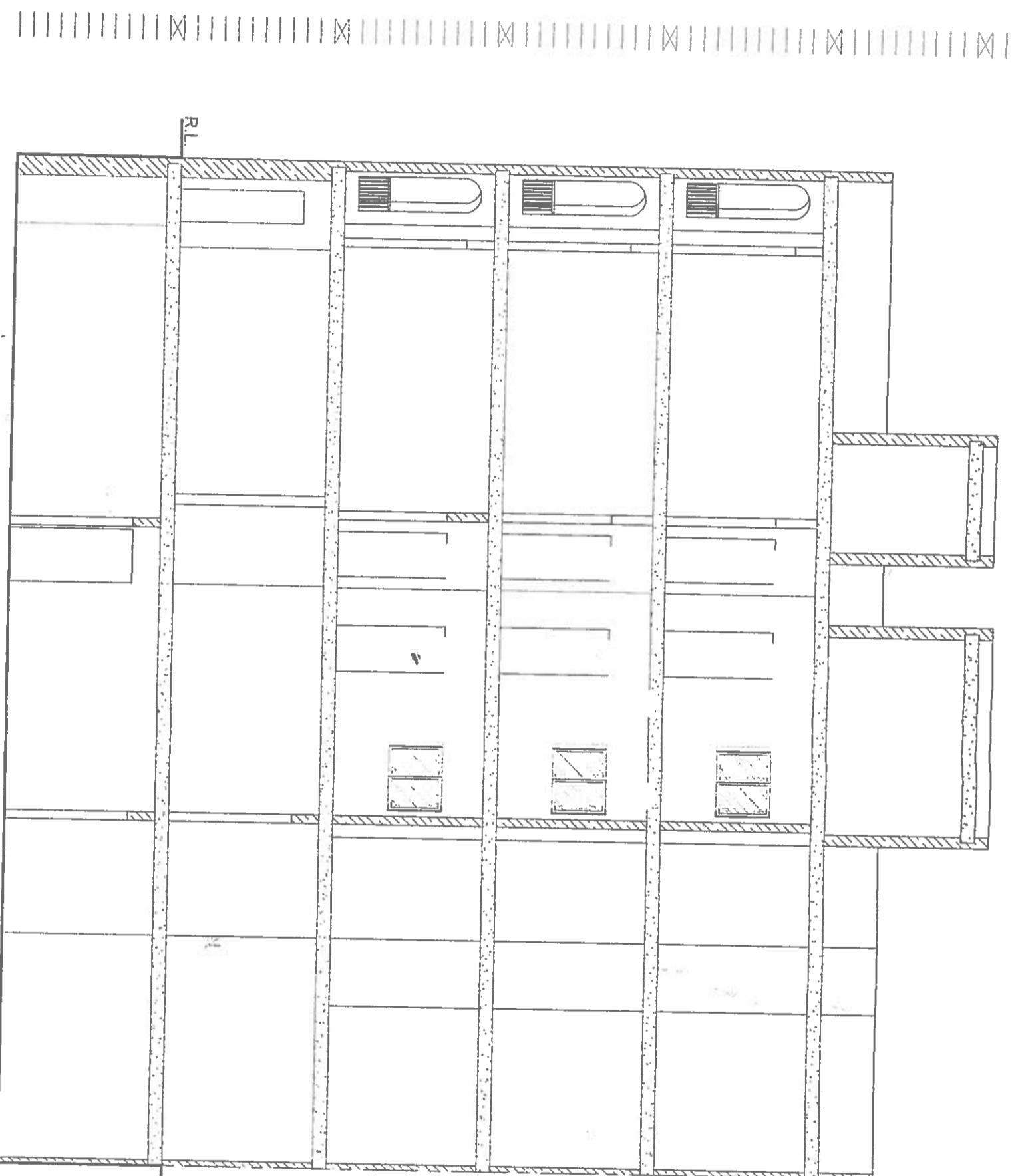
MEETING:

ENDORSED BY: 

PLAN: No. P.A. 2396/05/04  
D.C.C. Board No. ....

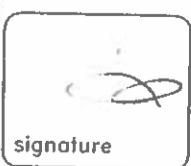
Location: Bormla  
Scale: 1:100  
Date: 22/04/05  
Drawn by: m.m.  
Drawing no: 7 of 7  
Mepa no: --  
Our ref: 69.2005

RECEIVED  
JOSEPH J. BONDIN  
Solicitor - Advocatus  
Signature: 



**JB & Associates**

architect &  
civil engineers  
Joseph Bondin  
B.E.&A.(Hons).A.&C.E.

  
signature

project title To sanction Section A - A

drawing title Section

18



147

16

500m

THIS IS AN APPROVED DOCUMENT  
DEVELOPMENT CONTROL COMMISSION

MEETING:  
ENDORSED BY:

D.C.C. Board No. 2396/05/P

2396/05/P

0m

Min Easting = 56456.48, Min Northing = 70677.53, Max Easting = 56856.48, Max Northing = 71178.03

0m

400m

**MEPA**

St. Francis Ravelin  
Floriana

PO Box 200, Valletta, Malta  
Tel: +356 240976 Fax: +356 224846

[www.mepa.org.mt](http://www.mepa.org.mt)

architect & civil engineers  
Joseph Bondin B.E.&A.(Hons).A.C.E.

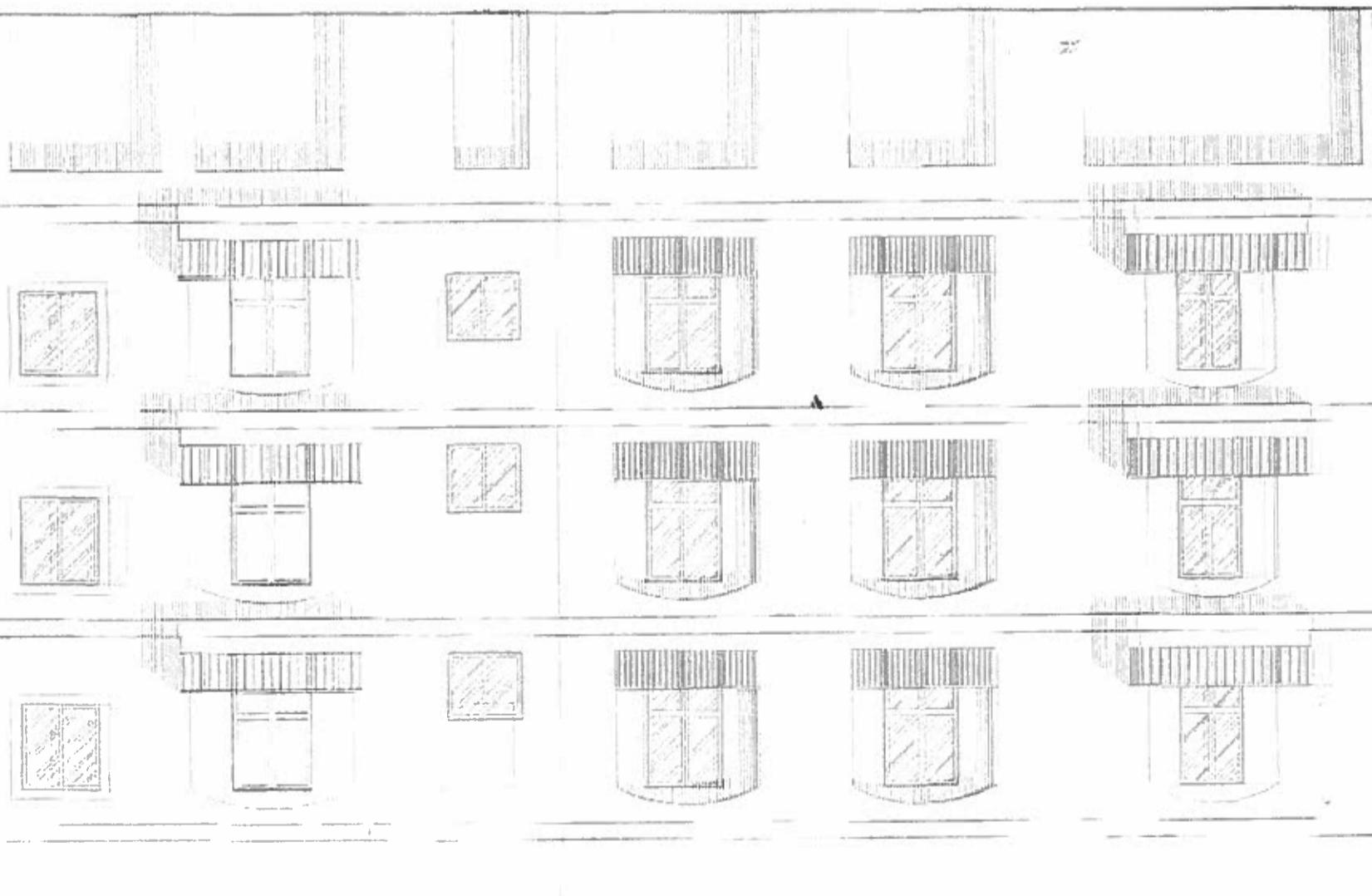
3, Triq in-Nadax, Mosta MST 03, Malta  
Tel/Fax: 21417671, 21430866  
Mob: 7945 0777

**Site Plan, Scale 1:2500** Printed on: Tuesday, April 26, 2005  
Not to be used for interpretation or scaling of scheme alignments

Copyright © Malta. Not for resale.



To Sanctification Alterations at Front Elevation



Scale 1:100

20

10

5

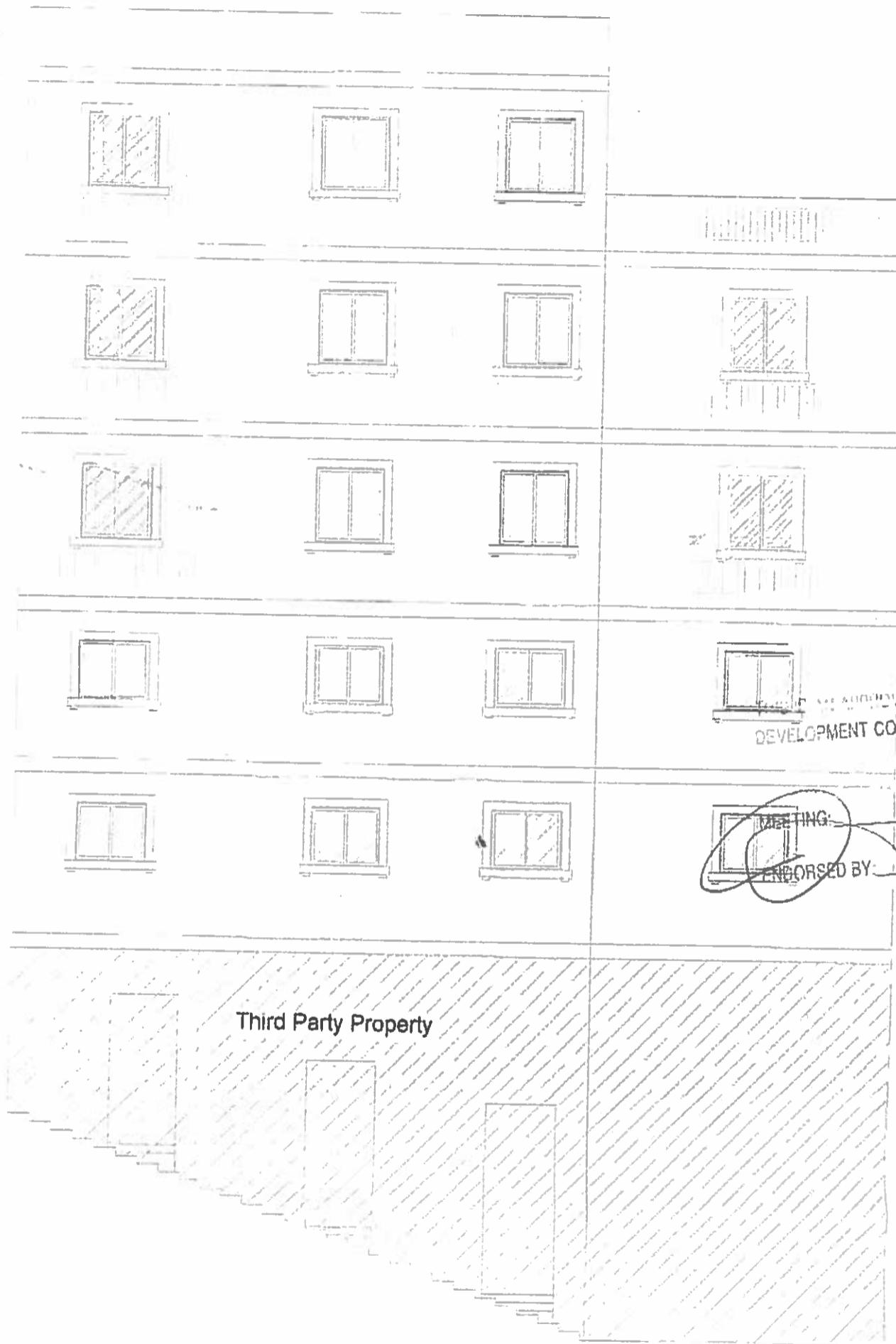
0



As Approved

To Sanction

168



To Sanction Alterations at Back Elevation

PLAN: No. P.A. 2396/05/1P  
D.C.C. Board No. .....

RECEIVED DRAWING  
S. G. B. & Associates  
Engineering Consultants  
Joseph Bondu  
B.E. & A. Hon. M.A.S.C.E.

JB &  
Associates

architect &  
civil engineers  
Joseph Bondu  
B.E. & A. Hon. M.A.S.C.E.

client	Mr. Joe Partelli
scale	1:100
date	21/04/05
drawn by	m.m.
mepp no	- -
drawing no	6 01 7
our ref	69.2005

10



As Approved

## To Sunction

### To Sanction Alterations at Roof Plan

THIS IS AN APPROVED DOCUMENT  
DEVELOPMENT CONTROL COMMISSION

MEETING  
ENDORSED BY

PLAN: No. P.A. 3396.05.00.

D.C.C. Board No. ....

*Planning Act 1970  
Planning Department*

**J B & Associates**  
architect &  
civil engineers  
Joseph Bondini  
B.E. & A.Hons., A.S.C.E.

Associates	Project title	To function
	scale	drawn by
	date	map no.
<b>SANITA PROVED</b>	location	Barmo
	signature	Mr. Joe Parrell
	drawing no.	6 of 6
	date	21/07/05
	Plants	out ref
	Architect & Civil Engineers	Mr. S.A. Hon. A & C.L. Joseph Bondin
	MISSION	
	do' Conti Manduca Sanitary Engineer	21 JUL 2005



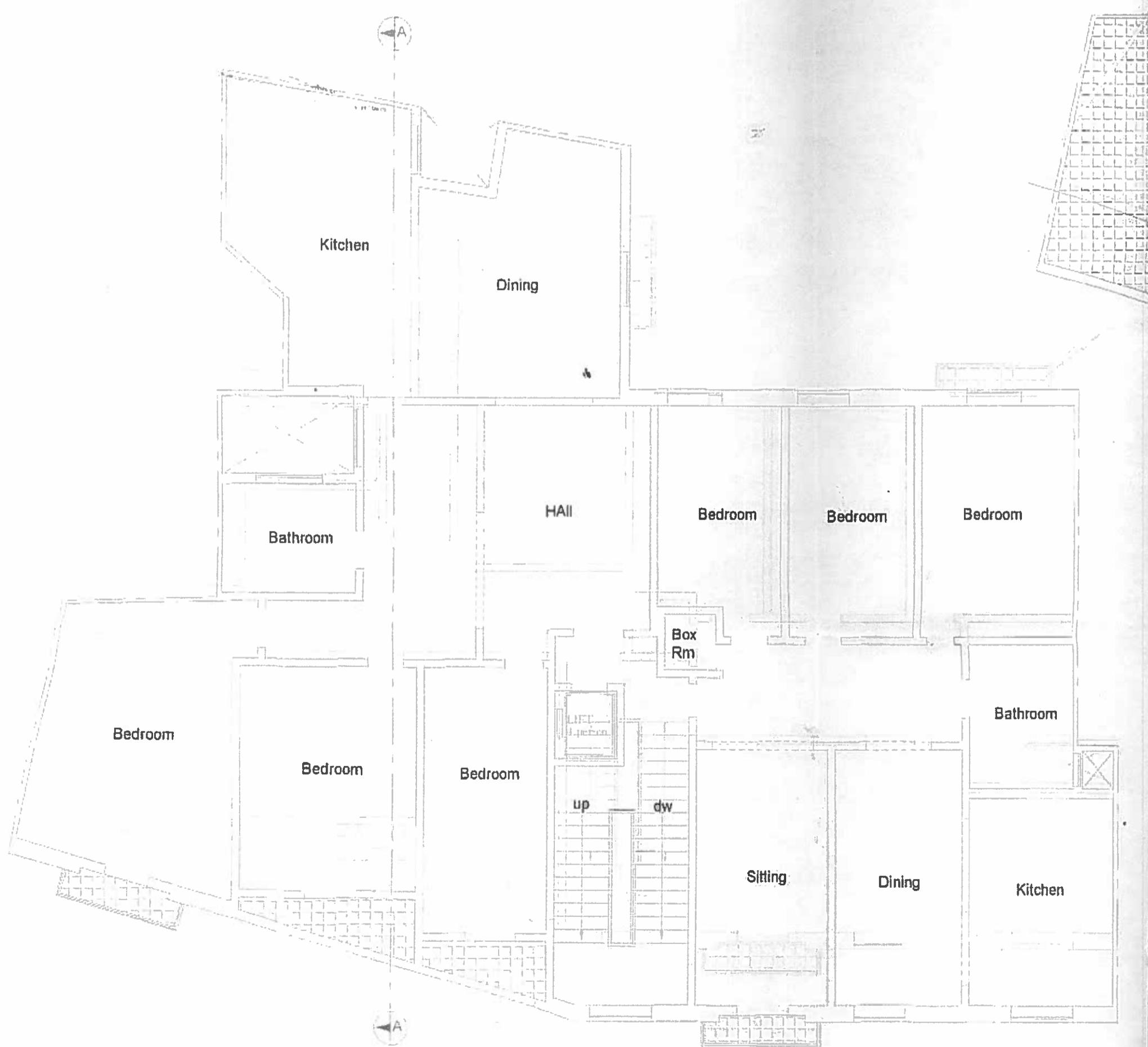
0

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10

20

Scale 1:100



To Sanction Alterations at 1st &amp; 2nd Floor Plan



**JB&**  
**Associates**

Architect &  
Civil Engineers  
Joseph Bonilla  
B.L. & Associates

signature

Project title

To Subcontractor

File

Plans

drawing

Signature  
Date  
Drawing No.

Signature  
Date  
Drawing No.

D.C.C. Board No. ....

PLATE No. P.A. 2396105115.

To Sancion Alterations at Ground Floor Level

DEVELOPMENT CONTROL COMMISSION  
Title is subject to change  
JUN 2005

**SANCTIONED APPROVED**  
JUN 2005  
DEPARTMENT OF PLANNING  
JUN 2005  
SANCION DEL CONSEJO MUNICIPAL

G1

G2

G3

G4

G5

G6

G7

G8

G9

To Sancion  
As Approved

location	Boracay	client	Mr. Joe Portelli
scale	1:100	drawn by	mm.
date	12/10/05	drawing no	4 of /
		meqa no	our ref
			69.2005



6

5

10

20

Scale 1:100

G9

G8

G7

G6

G5

G4

G3

G2

G1

Ramp up

To Sanction Alterations at Basement Level





## PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta  
www.pa.org.mt

Tel: (+356) 2290 0000      [customercare@pa.org.mt](mailto:customercare@pa.org.mt)  
VAT No: MT 1281-6708      Exemption No: EXO 1188

**Cash Sale**

Name:

Cash Sale Number: 210114-0322-5

Address:

Date: 13 July 2017

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit PA2396/05	1	€4.66	€4.66	€0.00	0
Copy of plans PA2396/05	4	€11.65	€46.60	€0.00	0

Payment Details:

BOV Debit / Credit Card

Cash Sale Status:

Settled

Total NET:	€51.26
Total VAT:	€0.00
Total:	€51.26

Drawn up by

Audrey Felice

*Receipt is not valid if payment is dishonoured.*



**DOK.D**

Pjanta tar-Registru ta' I-Artijiet għal fond 'Appartament fuq ix-Xellug ta' I-Ewwel Sular tal-Blokk Cottonera Flats, Triq Wiegħi Rosato, Bormla (Cospicua), Malta'  
(inkluz irċevuti tax-xiri tal-kopji mill-Identity Malta)







Adrian Mangion  
36  
Trik Erin Serracino Inglott  
Ikklin  
Malta  
IKL 1401

## Cash Sale

11/07/2017

37071E

Land Registry Site Plan	€ 2.60
Administrative Charge	€ 2.40
<hr/>	
Total	€ 5.00
<hr/>	



Land Registry, Casa Bolino, 116, West Street, Valletta, VLT 2000

Tel: +356 21239777, 25904700

Email: [landregistry.ima@gov.mt](mailto:landregistry.ima@gov.mt)

[www.identitymalta.com](http://www.identitymalta.com)

[www.landregistryplans.gov.mt](http://www.landregistryplans.gov.mt)



**DOK.E**

Pjanta tar-Reġistru ta' l-Artijiet għal kull fond in kwistjoni (inkluz irċevuti tax-xiri tal-kopji mill-Identity Malta)



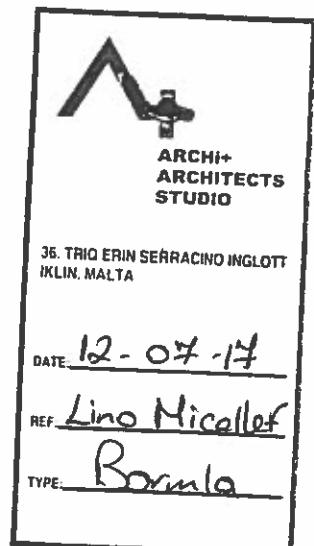
Adrian Mangion  
36  
Trix Erin Serracino Inglott  
Ikklin  
Malta  
IKL 1401

## Cash Sale

11/07/2017

37070E

Land Registry Site Plan	€ 2.60
Administrative Charge	€ 2.40
<hr/>	
Total	€ 5.00
<hr/>	



Land Registry, Casa Bolino, 116, West Street, Valletta, VLT 2000

Tel: +356 21239777, 25904700

Email: [landregistry.ima@gov.mt](mailto:landregistry.ima@gov.mt)

[www.identitymalta.com](http://www.identitymalta.com)

[www.landregistryplans.gov.mt](http://www.landregistryplans.gov.mt)



**DOK.F**

Kopja ta' l-ittri mibghuta lil HSBC Bank Malta p.l.c. (C3177) u Small Properties Limited (C29977) b'posta reġistrata sabiex isiru l-acċessi (inkluż irċevuti ta' ħlasijiet biex intbġħatu l-ittri)





ARCHI+ ARCHITECTS STUDIO

36 Erin Serracino Inglott Street Ikklin IKL1401 Malta  
T+35621493995 Einfo@archiplus-studio.com  
VatNo.MT11969-5226 CompanyReg.No.C49508

26 ta' Ĝunju, 2017

Small Properties Ltd  
295, Paradise,  
Trik Merħba,  
Fgura

Referenza: Subbasta Numru 20/17

Għażiż Sur A. Barbara,

GeVjt inkārigat mill-Qorti Ċivili ta' Malta sabiex, bħala Espert tal-Qorti nagħmel stima tal-propjetajiet immobili li jinsabu fl-indirizzi imsemmija hawn taħt. Għal daqs tant, nixtieq ninfurmaghkom li l-ispezzjoni tal-propjetajiet ikkonċemati ser issir nhar il - Gimħha 30 ta' Ĝunju, 2017 fis-2.30pm.

Indirizzi tal-propjetajiet ikkonċemati:

- 1) Appartament numru wieħed (1) fil-“first floor” tal-blokk “Cottonera Flats”, Triq Wiegħi Rosato, Bormla
- 2) Appartament numru tnejn (2) fil-“first floor” tal-blokk “Cottonera Flats”, Triq Wiegħi Rosato, Bormla

Inti gentilment miſlu sabiex tassikura li ikun he mm rappresentant tal-kumpanija ‘Small Properties Ltd’ li tista’ tiprovd aċċess ghall-propjetajiet imsemmija hawn taħt.

F’każ li ma tkunx tista’, inti gentilment miſlu tikkuntatjani fuq il-mobile (79094004) sabiex isir ftehim għal hin jew ġumata oħra. Ninfurmak li ix-xogħol relatat ma’ l-ispezzjoni tal-propjeta irid isir qabel il-5 ta’ Lulju, 2017.





ARCHI+ ARCHITECTS STUDIO

160  
36 Erin Serracino Ingott Street Ikklin IKL 1401 Malta  
T+35621493995 Einfo@archiplus-studio.com  
VatNo.MT1969-5226 CompanyReg.No-C49508

30 ta' Ĝunju, 2017

Small Properties Ltd  
295, Paradise,  
Triq Merħba,  
Fgura

Referenza: Subbasta Numru 20/17 [Notifika lis-Sid, Nru. 2]

Għażiż Sur A. Barbara,

Nagħmel referenza għall-ittra mibgħuta fis-26 ta' Ĝunju, 2017 għal-liema ittra ma' irċivejniex konferma li ġiet miġbura.

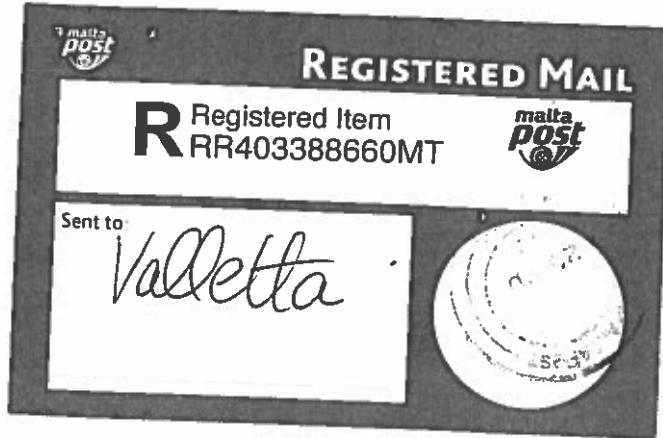
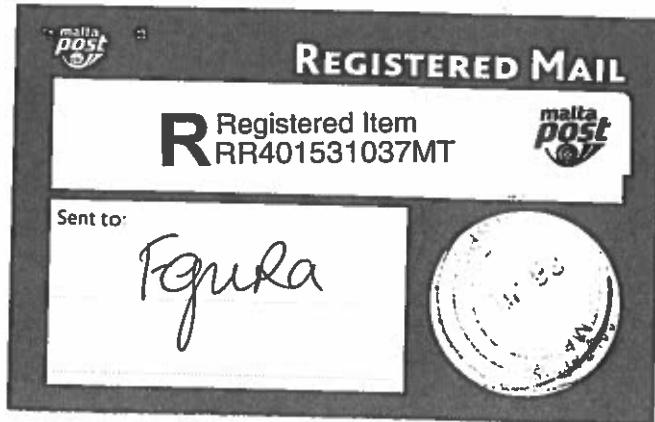
Nixtieq ninfurmak li l-ispezzjoni ser tiġi mmexxi ja għas-7 ta' Lulju, 2017 fil-10.00am.

Napprezza jekk tkun tista' tikkuntattjan fuq in-numru 79094004 sabiex tikkonferma l-appuntament mill-aktar fis-possibli.

Inti gentillement mitlu sabiex tassikura li ikun he mm rappresentant tal-kumpanija 'Small Properties Ltd' li tista' tippordi access għall-projekti imsemmija fl-ittra tas-26 ta' Ĝunju, 2017.



161



IKLIN STATIONERY  
89, CENSU BUSUTTIL  
STREET - IKLIN  
TEL 29704813  
VAT No MT1723-0101

00010	400
ISCAL CHIT	00000009
16/06/2017	ST 16 35

1 Dept	1	3,48 E
Total €		3,48
Total		3,48

Cash 3,48

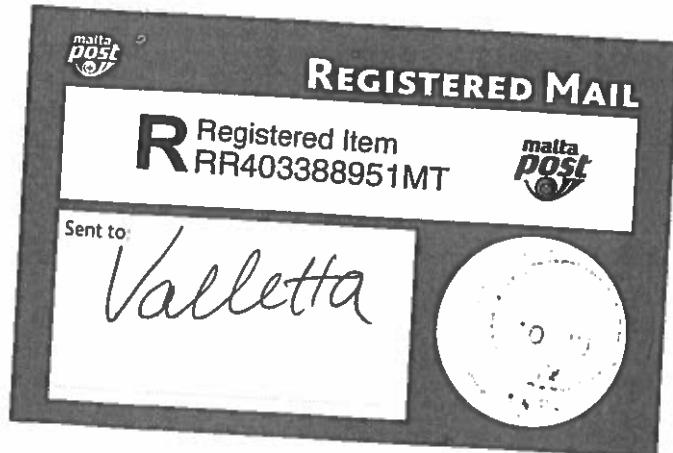
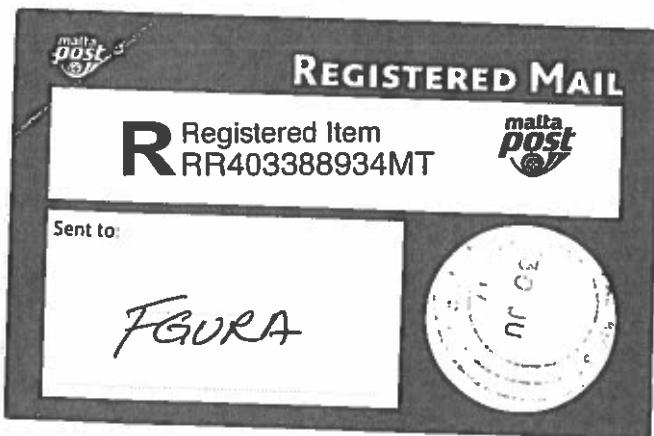
TOTAL ITEMS 1

SC 5348457

Thank you  
for your visit



162



FISCAL CHIT  
30/06/2017

IKLIN STATIONERY	89 CENSU BUSINESS
S STREET - IKLIN	TEL 79704813
UHF NO MT1223-0101	

#0014 #00

Cash	2,96
TOTAL ITEMS	3
Manager	H A N K Y O U
TH FOR YOUR VISIT	SC 5348457



**DOK. G**

'Part III Eighth Schedule' għal fond 'Appartament fuq ix-Xellug ta' l-Ewwel Sular tal-Blokk  
Cottonera Flats, Triq Wiġi Rosato, Bormla (Cospicua), Malta'



**PART III**  
**EIGHTH SCHEDULE**

**Physical Attributes of Immoveable Property**

Locality **BORNIA**

Address **FIRST FLOOR APARTMENT, LEFT HAND SIDE,  
COTTONERA FLATS,  
TRIQ WIGI ROSATO,  
BORNIA.**

Total Footprint of  
Area Transferred \* **210 sq.mt**

**Tick where applicable**  
(Tick one box in each case except where indicated otherwise)

Type of Property	<input type="checkbox"/> Villa <input type="checkbox"/> Penthouse <input type="checkbox"/> Terraced House	<input type="checkbox"/> Semi-Detached <input type="checkbox"/> Mezzanine <input type="checkbox"/> Ground Floor Tenement	<input type="checkbox"/> Bungalow <input type="checkbox"/> Maisonette	<input checked="" type="checkbox"/> Flat/Apartment <input type="checkbox"/> Farmhouse
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WW2	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input checked="" type="checkbox"/> Semi-finished **	<input type="checkbox"/> Finished ***	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input checked="" type="checkbox"/> Poor	
Amenities <i>Tick as many as appropriate</i>	<input type="checkbox"/> With Garden <input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> With Pool <input type="checkbox"/> One Car Garage	<input checked="" type="checkbox"/> With Lift <input type="checkbox"/> Two Car Garage	<input type="checkbox"/> With Basement <input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input checked="" type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

ONLY PART OWNERSHIP OF TERRACE & WASHROOM AT TERRACE LEVEL.

\* Includes all lands and gardens but excludes additional floors, roofs and washrooms

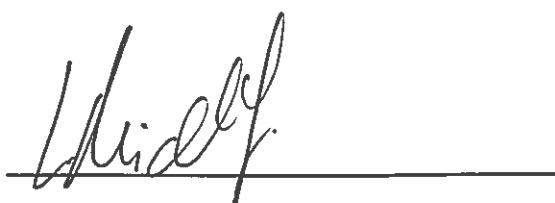
\*\* Includes plastering, electricity, plumbing and floor tiles

\*\*\* Includes \*\* plus bathrooms and apertures

Date:

17/07/2017.

Perit's Signature:



Warrant Number:

772.

Rubber Stamp:





**DOK.H**

'Part III Eighth Schedule' għal fond 'Appartament fuq il-Lemin ta' I-Ewwel Sular tal-Blokk  
Cottonera Flats, Triq Wiegħi Rosato, Bormla (Cospicua), Malta'



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**PART III**  
**EIGHTH SCHEDULE**

**Physical Attributes of Immovable Property**

Locality	BORMLA.	Address	FIRST FLOOR APARTMENT, RIGHT HAND SIDE, COTTONERA FLATS, TRIQ WIGI ROSATO, BORMLA.
Total Footprint of Area Transferred *	152.	sq.mt	

***Tick where applicable***

*(Tick one box in each case except where indicated otherwise)*

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WW2	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input checked="" type="checkbox"/> Semi-finished **	<input type="checkbox"/> Finished ***	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input checked="" type="checkbox"/> Poor	
Amenities <i>Tick as many as appropriate</i>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One Car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input checked="" type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	
	ONLY PART-OWNERSHIP OF TERRACE & WASHROOM AT PENTHOUSE LEVEL.			

\* Includes all lands and gardens but excludes additional floors, roofs and washrooms

\*\* Includes plastering, electricity, plumbing and floor tiles

\*\*\* Includes \*\* plus bathrooms and apertures

Date:

17/07/2017

Perit's Signature:



Warrant Number:

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Rubber Stamp:



