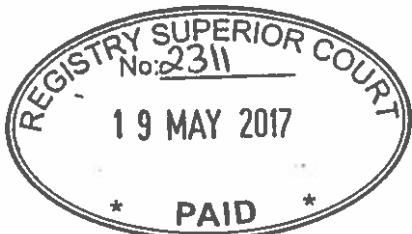


Tarca Lekha

PRIM AWLA TAL-QORTI CIVILI

Fl-Atti tas-Subbasta nru. **84/2016**



Fl-Ismijiet
HSBC Bank Malta p.l.c.
C 3177
Vs
Avantgarde Holdings Ltd
C27163

Relazzjoni tal-Perit Tekniku Marvin Ellul B.E&A (Hons) A & C.E.

Li jesponi bir-rispett illi:-

01. Inkarigu Tal-Esponent Perit Tekniku

Permezz ta' notifika, minn din l-Onorabbi Qorti, liema notifika intbghatet lilu f' Dicembru 2016, is-sottoskritt perit tekniku gie nkariġat sabiex jagħmel deskrizzjoni tal-fond **Showroom bla numru u bla isem, originarjament magħrufa bhala 'Il-Gorna' jew 'Il-Kenn', fi Triq Dun Karm Psaila, B'Kara**, hekk kif indikat fir-rikors tal-atturi, u sabiex ifisser il-pizijiet, kirjet u jeddijiet ohra sew reali kemm personali, jekk ikun hemm, li ghalihom dan il-fond ikun suggett skont l-informazzjoni li jkun ha mill kredituri jew debituri, u jagħmel stima tagħhom fi zmien xahar mid-data tan-notifika.

Sabiex jaqdi fedelment dan l-inkarigu, l-espert tekniku appunta access għal fuq il-post għal nhar is-17 ta' Frar 2017 fid-disa' u nofs ta' filghodu (9:30 a.m.) u avvza lill-Intimati Avantgarde Holdings Ltd permezz ta' ittra registrata (Dok. ME1), li ntbghatet ukoll kopja tagħha lis-Socjeta Esponenti, HSBC Bank Malta p.l.c fejn ukoll infurmahom bid-data u l-hin tal-access hekk kif indikat fl-istess ittra.

02. Preliminari

Permezz ta' rikors ipprezentat fit-3 ta' Novembru 2016, ir-rikorrenti HSBC Bank Malta p.l.c, talbu lil Onorabbi Qorti tordna l-hrug ta' Mandat ta' Qbid tal-propjeta mmobbli hawn fuq imsemmija u l-bejgh tagħha bl-irkant fis-Subbasta, biex bir-rikavat jigi sodisfatt il-kreditu li l-intimat kellu versu tagħhom, inkluz il-procedura meħuda.

Il-fond de-quo kien gie marbut b' ipoteki hekk kif indikat fir-rikors tal-Atturi bhala garanzija għal hlas ta' debitu. Għaldaqstant il-Perit Tekniku wara li għamel access fuq il-fond imsemmi għamel l-istima tal-valur tal-propjeta in kwistjoni ghall-finu ta' din is-Subbasta.

03. Osservazzjonijiet

L-espert tekniku għamel access f' dan il-fond li qed jigi mmarkat bl-ahmar fuq is-*'site plan'* annessa ma' dan id-dokument u mmarkata bhala Dok. (ME-A1), Pjanta tar-Registru tal-Artijiet immarkata bhala Dok. (ME-B4). u għamel ukoll pjanti tieghu, liema pjanti saru sabiex jigi miftiehem ahjar it-tqassim u l-kobor tieghu u qed jigu wkoll annessi ma' dan id-dokument u mmarkati bhala Dok. ME-B1, Dok. ME-B2 U Dok. ME-B3. Ittieħdu wkoll serje ta' 29 ritratt li qed jigu wkoll annessi ma' dan id-dokument u migbura fid-dokumenti ME-A2 sa ME-A16.

Il-fond in kwistjoni, jikkonsisti f' binjamqassma principalment fuq tlett sulari u kamra ohra fil-livell tal-bejt. Dinil-propjeta' tinsab mibnija fuq plot b'kejl superficjali totali ta' madwar 129.3 metri kwadri, liema plot jinsab fi triq principali f' Birkirkara. Il-faccata (Dok ME-A2 – ritratt 2) li tagħti għat-triq imsemmija fiha tul ta' 5.85m dawl.

Fil-livell tal-baselement, li fil-prezent jista jigi accessat mill-pjan terren permezz ta' sellum, minhabba li t-tarag għadu mhux mibni, hemm spazju kbir miftuh taht il-binja kollha, b' qisien totali ta' madwar 5.46m wisa b' tul ta' madwar 20.9m (ritratti numri 3 – 7). Dan is-sular li għandu għoli totali ta' madwar 2.5m, jidher li kien intiz biex jintuza l-aktar bhala mahzen jew parti mill-istess 'showroom' li hemm fil-pjan terren u fl-ewwel sular. Dan is-sular jiehu arja minn 2 twieqi tawwalija u baxxi li jinsabu fl-ahhar filata ta' taht is-saqaf (Dok ME-A4 – Ritratt

Nru 6), u tghati ghall bitha li hemm fuq wara nett tal-pjan terren. Dan is-sular jinsab mitluq u għadu fi stat ta' gebel u saqaf, ghajr ftit kisi mal-hitan. F' xi partijet fl-appogg tax-xellug jidher li hemm xi tbajja' tal-ilma ghalkemm il-hajt kienx jinhass imxarrab (Ritratt nru. 5).

Fil-pjan terren (Ritratti numri 8 u 9) wiehed isib spazju kbir miftuh b' kejl ta' madwar 5.85m faccata u tul ta' madwar 19.95m. F' nofs dan l-ispazju fil-prezent hemmtoqba fl-art u ohra simili fuqha fis-saqaf liema toqob għandhom kejl ta' madwar 3.35m bi 3.41metri u kienu intenzjonati sabiex ikun jista' jigi nstallat tarag u kif ukoll lift biex iservu bhala l-access bejn il-pjan terren u l-basement jew l-ewwel sular.

Il-binja in kwistjoni fil-prezent għad m'għandhiex faccata lesta (Dok ME-A2 Ritratt Nru.2) u għaldaqstant għandha biss hajt temporanju mibni bill-briks, liema hajt qed iservi biex ma jkunx hemm access mingħajr awtorizzazzjoni. Fuq in-naha ta' wara ta' dan is-sular hemm biss dahla fuq ix-xellug magħluqa b'hajt li fih ukoll tieqa li tghati ghall-bitħa (Ritratt Nru. 9), filwaqt li fuq il-lemin hemm fetha jew bieb wiesħha li wkoll jghati ghall-bitħa ta' wara. Il-bitħa ta' wara fiha qisien ta' cirka 1.42m fond b'wisħha ta' madwar 5.76m u hija baxxa b' madwar filata mill-livell tal-pjan terren sabiex tkun tista' tipprovdi xi ftit arja u dawl ghall-livell tal-basement. (Ritratt 10).

Fl-ewwel sular li fil-prezent qed jigi wkoll accessat permezz ta' sellum, wiehed isib ukoll spazju miftuh pjuttost imdaqqas li wkoll kien intenzjonat li jintuza bhala 'showroom' (Dok ME-A8 Ritratti Nri.14 u 15). F' dan is-sular l-istess bhal ma hemm fil-pjan terren, wiehed isib fetha jew ahjar parti mis-saqaf nieqsa qrib in-nofs tal-binja, li wkoll kienet intenzjonata biex fiha jkun jista' jitla lift. Fuq wara nett hemm kamra bil-qisien ta' madwar 3.48m bi 2.36m, liema kamra fiha wkoll tarag tal-konkos li jwassal għat-tieni sular. Fuq il-lemin ta' din il-kamra hemm spazju jew dahla li tagħti ghall-fuq il-bitħa ta' wara. Dan is-sular fih kejl superficjali ta' madwar 105 metri kwadri.

Hekk kif wieħed jitla' mit-tarag li hemm fuq wara tal-ewwel sular ghall-livell tal-bejt(Ritratt 16),wieħed jigi fuq bejt zghir bil-qisien ta' 3.66 metri tul b' 5.85 metri wisa` fejn hemm ukoll dahla mall-genb tat-

tromba stess li fiha qisien ta' 2.4metri tul, b'wisa ta' madwar 3.28metri (Ritratti 19 u 20). Fuq in-naha ta' quddiem ta' danil-bejt, hemm kamra ohra b'qisien ta' madwar 4.39m tul u wisa ta' 5.85m (Ritratti 21 u 30), liema kamra jidher li giet mibnija sabiex jitpogga l-makkinnaru tal-lift la darba dan jigi nstallat. Il-parti ta' quddiem li taghti wkoll ghat-triq hija accesata mill-kamra msemmija u din il-parti li tintuza wkoll bhala bejt għandha kejl ta' madwar 5.83m b'tul ta' c. 7.72m. Dan is-sular ghalkemm mhux komplut pero għandu l-hitan li gew miksi u mizbugha u il-kontrabejt li huwa tal-konkos (Ritratti 19,20 u 25). Fl-opramorta tal-bejt ta' quddiem gew innutati wkoll xi hsarat zghar li jikkonsistu principally fi ftit konsenturi rqaq (Ritratti 28 u 29), li fl-opinjoni professjonali tal-Perit Tekniku m'humiex ta' periklu ghall-istruttura.

Din il-propjeta' li hija mibnija b'hitan tal-briks u soqfa tal-konkos u planki, fil-prezent tinsab kollha (ghajr il-livell tal-bejt) fi stat ta' gebel u saqaf u tinsab mingħajr aperturi u servizzi. Din il-propjeta għandha wkoll l-arja tagħha.

Il-Bini u l-kundizzjoni ta' l-istruttura ta' dan il-fond jinsabu fi stat generalment tajjeb u ma jidħirx li fihom xi difetti strutturali ghajr dawk imsemmija hawn fuq u li jinsabu fil-livell tal-bejt.

Din il-propjeta' li tinsab f'zona residenzjali fuq in naha ta' barra ta' Birkirkara, tinsab mibnija fuq art b' kejl totali ta' madwar 129.3metri kwadri hekk kif ukoll indikat fuq il-pjanta tar-Registru Tal-Artijiet mmarkata mill-Perit Tekniku u annessa ma dan ir-rapport bhala Dok ME-B4.

04. Potenzjal ta' zvilupp u kunsiderazzjonijiet ohra

Din il-propjeta' fil-prezent tikkonsisti fi tlett sulari bil-permess ta' *showroom* skont l-ahhar permess mahrug fuq dan is-sit, liema permess igib numru PA 4277/03 u gie approvat mill-Planning Authority fil-25 ta' Novembru 2003 (Dok. ME-B5). Qabel gie approvat dan il-permess, din il-propjeta kienet ukoll koperta b'permess iehor PA 00713/01 (Dok. ME-B6), pero jidher li kienu saru xogħliljet mhux koperti bil-permess fosthom

twaqqiegh ta' soqfa, tant li kienet harget ukoll Notifika ta' Nfurzar (Dok. ME-B7) li llum il-gurnata giet magħluqa minhabba li x-xogħlijiet kienu gew regolarizzati permezz tal-permess PA 4277/03.

Dan il-fond għandu wkoll potenzjal tajjeb ta' zvilupp minhabba li għandu l-arja kollha tieghu. Skont il-Pjan Lokali approvat f' Lulju 2006 (mappa IKM3 – DOK. ME-B8), din il-propjeta tinsab f'zona ta' tlett sulari u semi-basement. Minhabba li dan l-gholi gie rivedut fl-2015, il-binja in kwistjoni, tista tinbena sa 17.5 metri mill-livell tat-triq, u dan skont l-iskeda annessa ma dan id-dokument u mmarkata bhala Dok ME-B10. Din l-iskeda giet estratta mid-*Development Control Design Policy, Guidance and Standards 2015*. Iz-zona li tinsab fiha din il-propjeta hija principalment residenzjali hekk kif indikat fuq Mappa IKM1 (Dok. ME-B9) estratta mill-Pjan Lokali msemmi hawn fuq.

05. Valur

Wara li l-Espert Tekniku ha in konsiderazzjoni diversi fatturi fosthom il-kobor ta' dan il-fond flimkien ma fatturi ohra bhal lokazzjoni, stat tal-bini, is-sitwazzjoni generali tas-suq fil-mument prezenti kif ukoll tal-potenzjal ta' zvilupp, iqis li dan il-fond fl-istat prezenti u liberu u frank għandu jgib il-prezz ta' **€490,000 (erbgha mijja u disghin elf Ewro) libera u franka.**

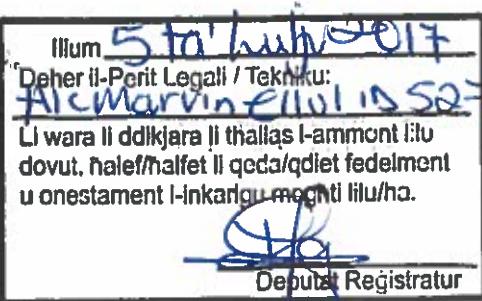
Tant għandu l-unur jirrelata l-esponent għas-savju gudizzju ta' din l-Onorabbli Qorti.

Signature of Perit Marvin Ellul
PERIT MARVIN ELLUL

Perit Tekniku (Warrant No. 402)
2, Norton Mansions,
Triq Ta' L-Ikklin, Hal-Għaxaq.
Data: 2/5/2017

Perit Marvin Ellul
B.E & A(Hons); A & C.E
ARCHITECT & CIVIL ENGINEER
'Samoa', Triq ir-Rolleru,
Għażiex STN 15
Tel: 21077243 Mob: 79199514

Rose Marie Vella
D/Registratur
Court of Justice (Malta)



Il-lum 19 MAY 2017
Ippreżentata mill..... **Perit Marvin Ellul**
bla dok/b..... **b'** dokumenti

PERIT MARVIN ELLUL

B.E. & A. (HONS.); A. & C. E.

ARCHITECT AND CIVIL ENGINEER

2, 'NORTON MANSIONS', TRIQ L-IKLIN, HAL-GHAXAQ, GXQ 2053

TEL: 21 677243/21654041 MOB: 7949 0514

e-mail: peritmellul@yahoo.com



Our Ref.: ME 17027

L-Erbgha, 1 ta' Frar, 2017

Your Ref:

FIL-PRIM AWLA TAL-QORTI CIVILI

Subbasta 84/2016
HSBC Bank Malta p.l.c.
C 3177
Vs
Avantgarde Holdings Ltd
C27163

BIL-POSTA

NOTIFIKA TA' ACCESS

Bhala I-Perit Tekniku mahtur mill-Qorti Civili Ta' Malta b'digriet tad-9 ta' Novembru 2016 sabiex nagħmel stima tal-fond mertu ta' dan il-bejgh b'subbasta, qiegħed navvzakhom illi ser isir access hekk kif indikat :-

DATA:- Il-Gimha, 17 ta' Frar, 2017

HIN :- 9:00am (fid-disgha ta' filghodu)

POST: - Showroom bla numru u bla isem, originarjament maghrufa bhala 'Il-Gorna' jew 'Il-Kenn', fi Triq Dun Karm Psaila, B'Kara

Niltaqghu quddiem il-post imsemmi hawn fuq

Nitlobkon tavzaw lill avukati tagħkom u f'kaz ta' diffikulta nitlobkom tinfurmawni billi tikkuntattjawni fuq in-numri hawn fuq imsemmija jew bil-posta.

Perit Marvin Ellul

Esponenti: *HSBC Bank Malta p.l.c.* 32, Triq il-Merkanti, Valletta

Intimati: *Avantgarde Holdings Ltd,* Avantegarde, Birkirkara By-pass, B'Kara

Fl-Atti tas-Subbasta Nru 84/2016fl-ismijiet

HSBC Bank Malta p.l.c.

C 3177

Vs

Avantgarde Holdings Ltd

C27163

t

Traskrizzjoni tal-verbal ta' I-Accessi – 17/02/2017

Access numru 1 – miftiehem għad 9:30 ta' filghodu nhar Il-Gimħa 17 ta' Frar 2017 f' Showroom bla numru u bla isem, originarjament magħrufa bhala 'Il-Gorna' jew 'Il-Kenn', fi Triq Dun Karm Psaila, B'Kara.

Prezenti għall-atturi - Is-Sur Joe Vella ID 674259 M

Prezenti għar-rikorrenti – Mr. Brian Baldacchino ID 6776M għan-nom tal-HSBC

Prezenti Ohra – hadd

L-access beda ghall-habta tal-9:20 ta' filghodu, fejn mal-wasla fuq il-post miftiehem I-Espert Tekniku ingħata access ghall-propjeta' mis-Sur Joe Vella nnifsu.

Gie nnutat li l-fond de-quo, jikkonsisti f' binja ta' tlett sulari li prezentament għadha fi stat ta' gebel u saqaf u li giet mibnija biex tintuza bhala 'showroom'. Dan il-fond għandu facċata li tagħti għat-triq li hija 'side street/ service road'tal-'by-pass' ta' Birkirkara. Kif wieħed jidhol mill-bieb principali ta' din il-binja (li fil-prezent għadu mhux komplut u huwa ffurmat biss minn hajt temporanju tal-briks u grada temporanja), wieħed isib fetha kbira b'wisa ta' madwar 5.85m dawl b' fond ta' madwar 19.95m. Fuq wara nett ta' dan is-sular hemm biss bitħha l-wisa kollu tal-propjeta' in kwistjoni u b'madwar 1.48m fonda. Fin-nofs ta' dan is-sular hemm ukoll spazju vojt kemm fl-art kif ukoll fis-saqaf li jidher li kienu ntizi biex jinbena tarag u lift sabiex jigu accessati kemm il-livell sotteran u kif ukoll l-ewwel sular.

Dan is-sular jinsab fi stat ta' gebel u saqaf u ma jidhirx li fihi xi hsarat strutturali. Sabiex ikun jista' jigi spjegat u muri ahjar kemm il-kobor kif ukoll l-istat ta' dan il-fond, il-Perit Tekniku ha l-qisien necessarji sabiex ikun jista' jagħmel pjanta tieghu, kif ukoll ha serje ta' ritratti,

kemmmminn barra kif ukoll minn gewwa ta' din il-propjeta' sabiex dan il-fond ikun jista' jigi spjegat ahjar.

L-access ta' dan il-fond inghalaq fl-ghaxra ta' filghodu. (10:00 a.m.) minhabba li ma kienx hemm access għat-tieni sular u anqas ghall-livell tal-basement. Għaldaqstant ingħata wkoll apuntament iehor u ntlaħaq ftehim biex issir spezzjoni ohra . Dan l-appuntament huwa għal nhar it-Tlieta, 21 ta' Frar 2017 fil-11:00 ta'filghodu.

Fl-Atti tas-Subbasta Nru 84/2016fl-ismijiet

HSBC Bank Malta p.l.c.

C 3177

Vs

Avantgarde Holdings Ltd

C27163

t

Traskrizzjoni tal-verbal ta' I-Accessi – 17/02/2017

Access numru 2 – miftiehem ghall 11:00 ta' filghodu nhar It-Tlieta 21 ta' Frar 2017 f' Showroom bla numru u bla isem, originarjament maghrufa bhala 'Il-Gorna' jew 'Il-Kenn', fi Triq Dun Karm Psaila, B'Kara.

Prezenti ghall-atturi - Is-Sur Joe Vella ID 674259 M

Prezenti għar-rikorrenti – Mr. Brian Baldacchino ID 6776M għan-nom tal-HSBC

Prezenti Ohra – hadd

L-access beda ghall-habta tal-11:00 ta' filghodu, fejn mal-wasla fuq il-post miftiehem l-Espert Tekniku ingħata access ghall-propjeta' u gie wkoll provdut sellum sabiex ikunu jistgħu jigu accessati kemm il-livell tal-basement kif ukoll l-ewwel sular li fil-prezent għad m'għandhomx ebda tarag li jwassal għalihom.

L-access beda billi gie spezzjonat u mkejjel l-ewwel sular, li jinsab fuq il-pjan terren. Dan is-sular, hekk kif indikat hawn fuq, gie accessat permezz ta'ssellum li gie provdut minn raprezentant tal-attur.

Gie nnutat li l-fond de-quo, għandu spazju kbir miftuh fl-ewwel sular, liema spazju għandu fetha f'nofsu originarjament intenzjonata biex jinbena tarag u lift, sabiex joffru access għal dan is-sular. Fuq wara nett ta' dan is-sular, hemm ukoll kamra b'tarag go fiha, liema tarag jghati access ghall-livell tal-bejt. Dan is-sular ma jidhirx li fih xi hsarat strutturali. Il-binja kollha li giet mibnija biex tintuza bhala 'showroom' għadha fi stat ta' gebel u saqaf.

Mill-kamra tat-tarag li hemm fuq wara ta' l-ewwel sular, il-Perit tekniku accessa wkoll it-tieni sular, fejn hemm il-bejt ta' din il-propjeta'. It-tarag li gie accessat minnu dan is-sular għadu

tal-konkos. Fuq il-bejt hemm kamra ohra fin-nofs, fejn fiha jidher li kellu jigi l makkinarju tal-lift.

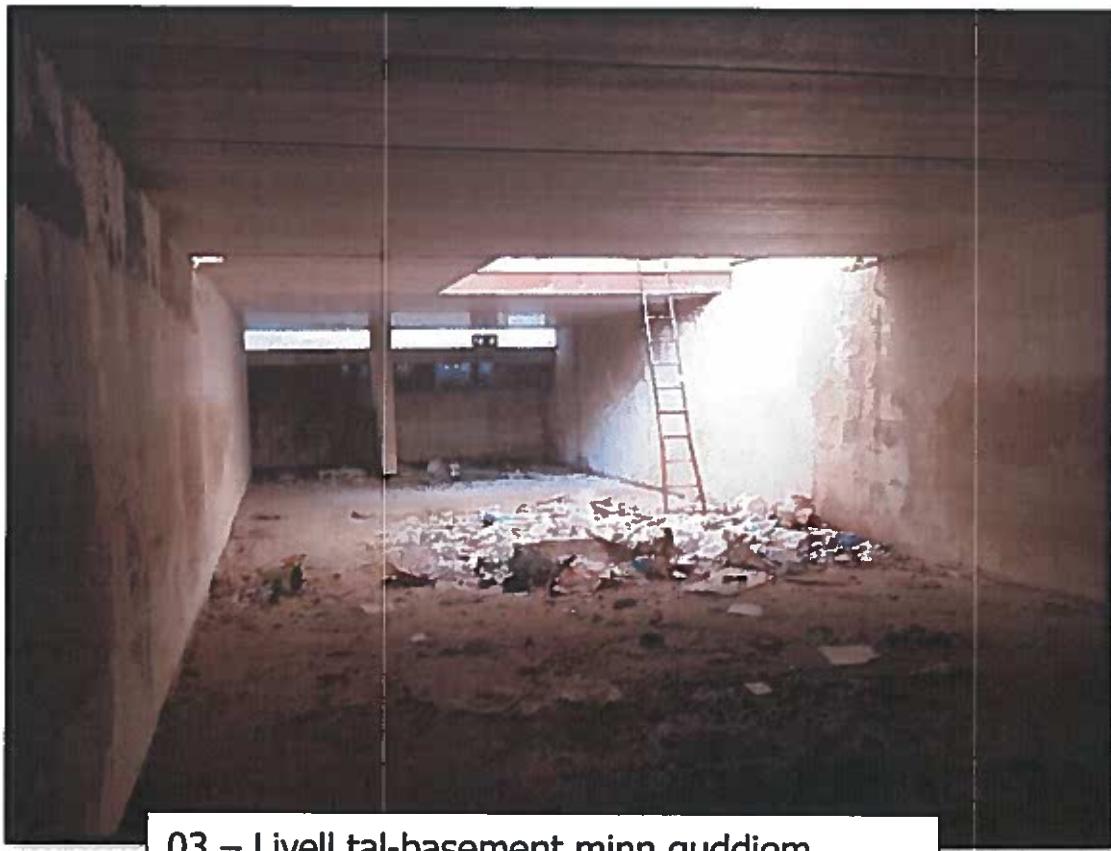
Wara li tlestiet l-ispezzjoni tas-sulari ta' fuq, inghatajna access ghall-livell tal-basement permezz ta' sellum. Dan il-livell ukoll huwa mibni bhala fetha wahda u m'ghandux hitan divizorji. Fuq in-naha ta' wara hemm xi twieqi fl-gholi li jghatu ghall-bitha li hemm fil-pjan terren.

Sabiex ikun jista' jigi spjegat u muri kemm il-kobor kif ukoll l-istat ta' dan il-fond, il-Perit Tekniku ha wkoll il-qisien necessarji sabiex ikun jista' jagħmel pjanta tiegħu, kif ukoll ha serje ta' ritratti minn gewwa ta' din il-propjeta' sabiex dan il-fond ikun jista' jigi spjegat ahjar.

L-access ta' dan il-fond ingħalaq f' nofs in-nhar nieqes kwart (11:45 a.m.)



01 – Site Plan

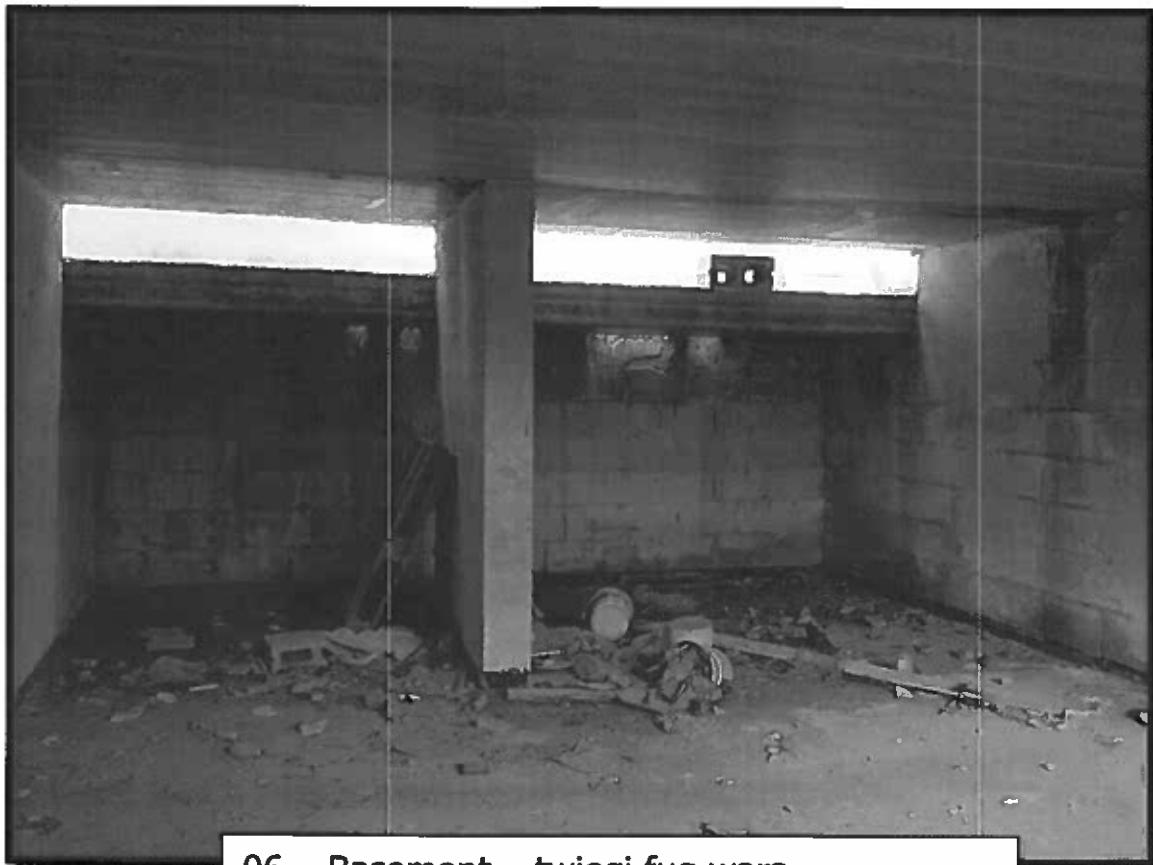




04 – livell tal-basement – fejn gej lift



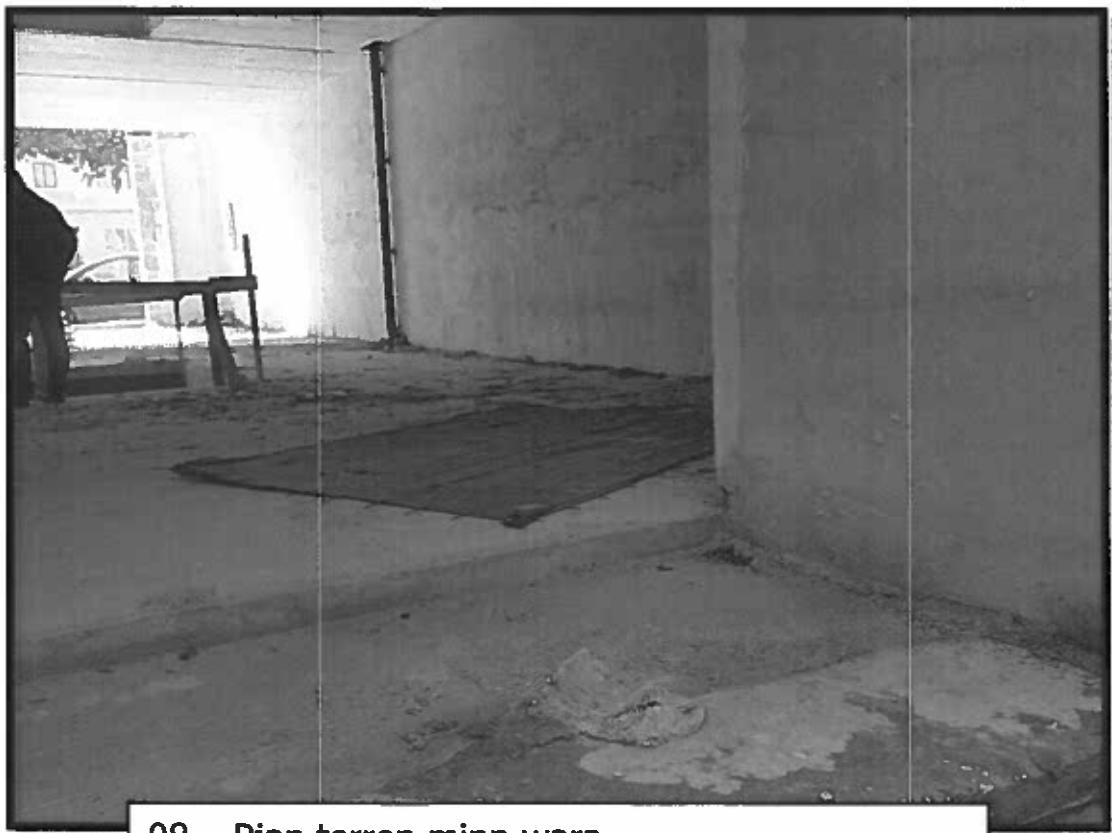
05 – Appogg xellug - basement



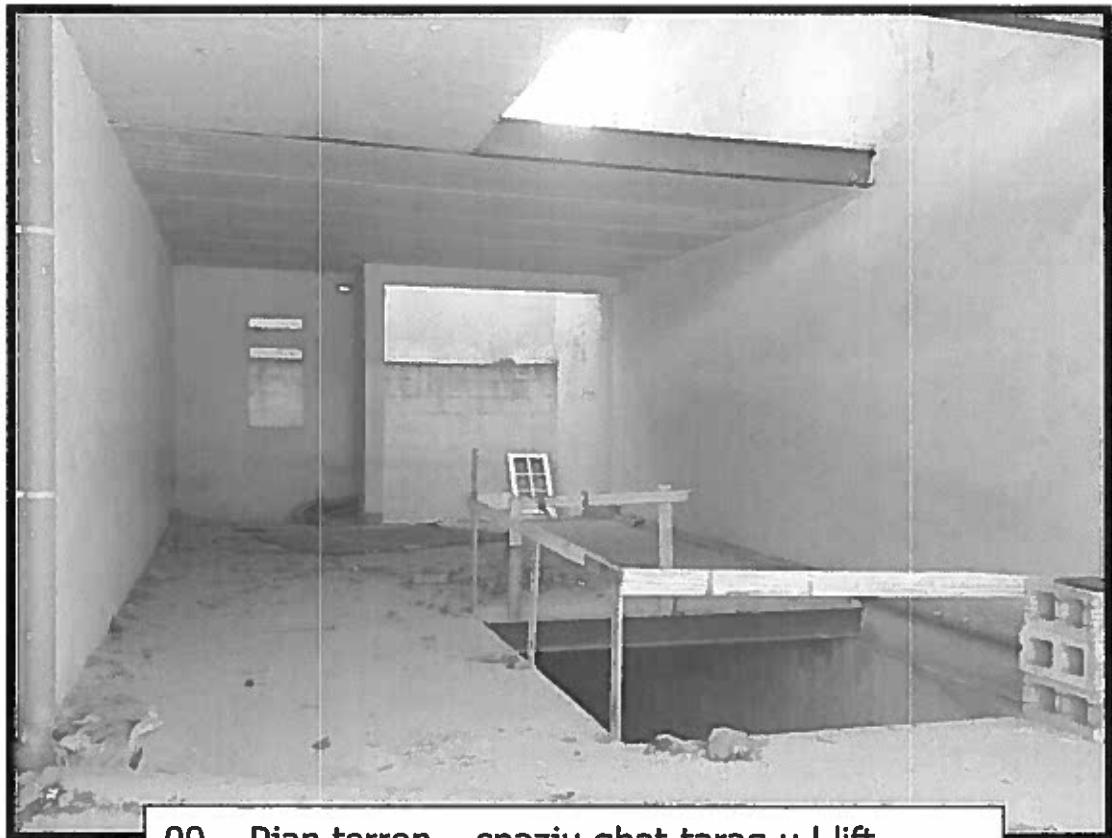
06 – Basement – twieqi fuq wara



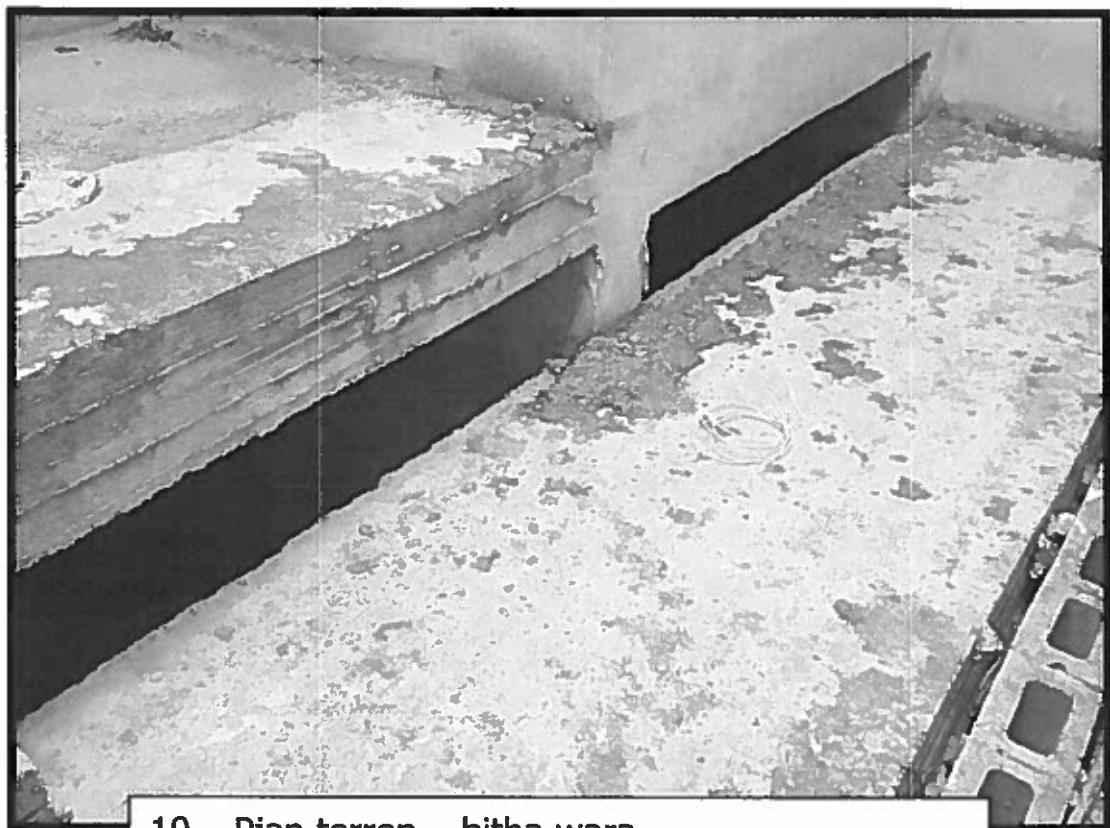
07 – Basement – spazju taht bitha



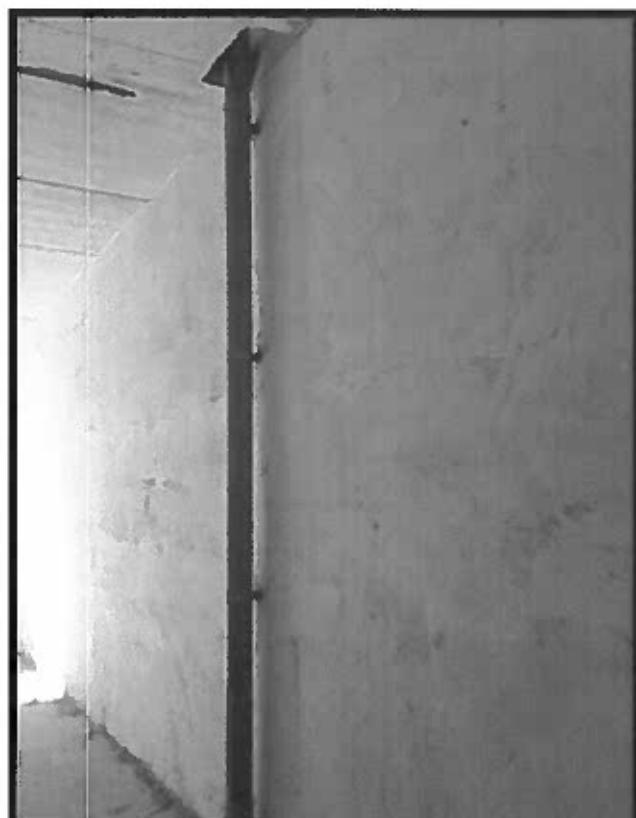
08 – Pjan terren minn wara



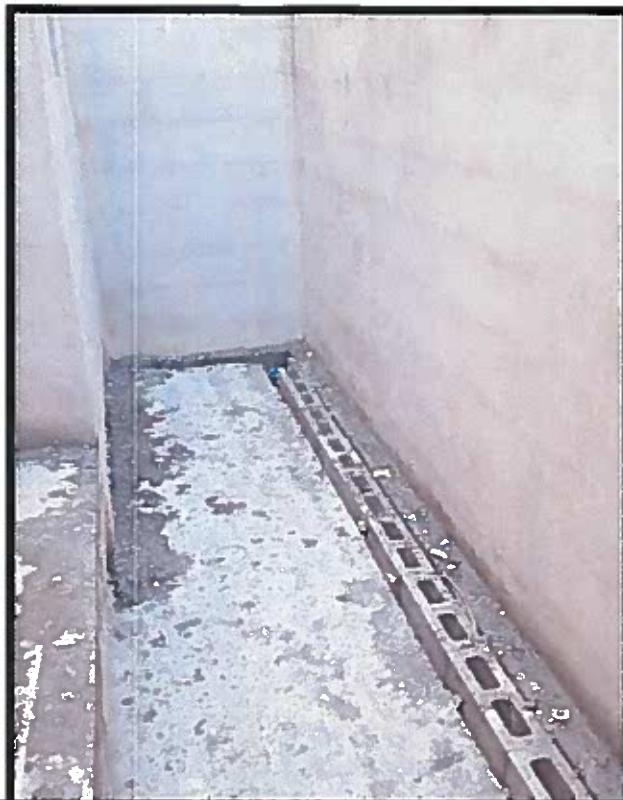
09 – Pjan terren – spazju għat-tarag u l-lift



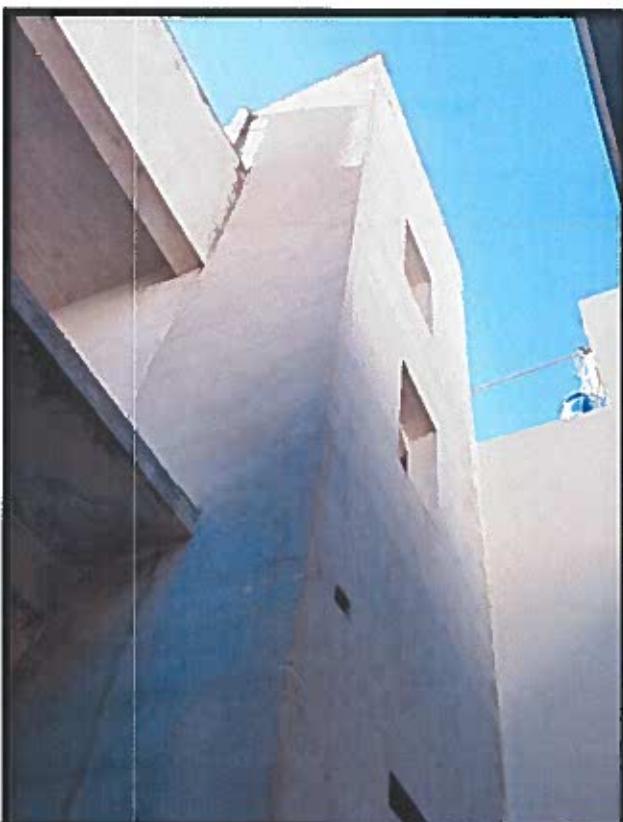
10 – Pjan terren – bitha wara



11 – Pjan terren – appogg xellug

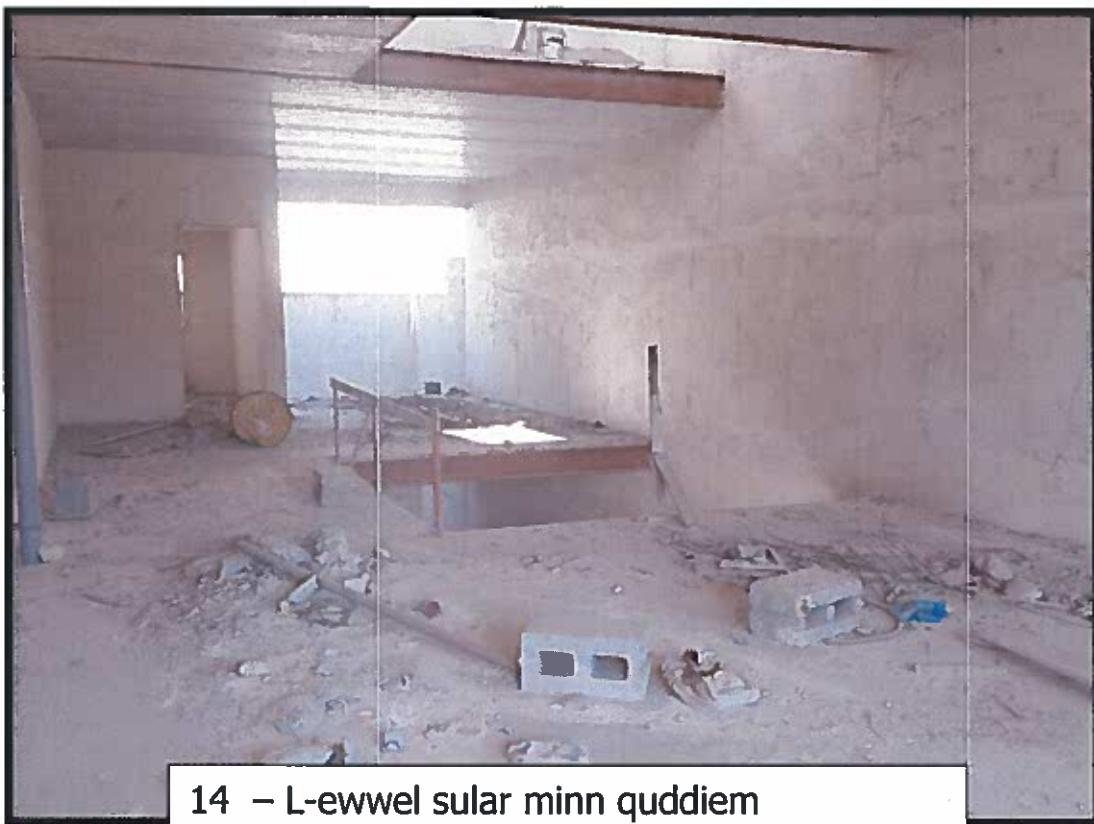


12 – Pjan terren – bitha wara

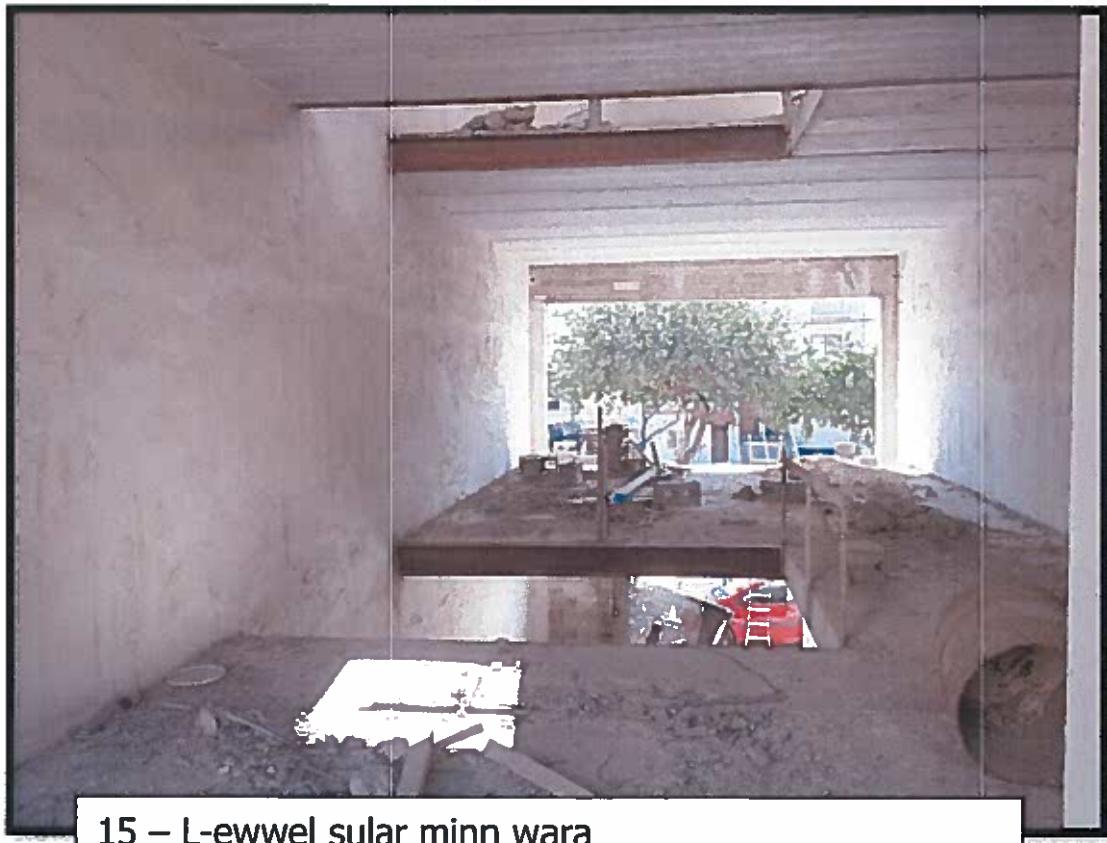


13 – Dehra tal-bitha minn isfel

Subbasta nru. 84/16



14 – L-ewwel sular minn quddiem



15 – L-ewwel sular minn wara

Subbasta nru. 84/16



16– Tromba tat-tarag ghall-livell tal-bejt

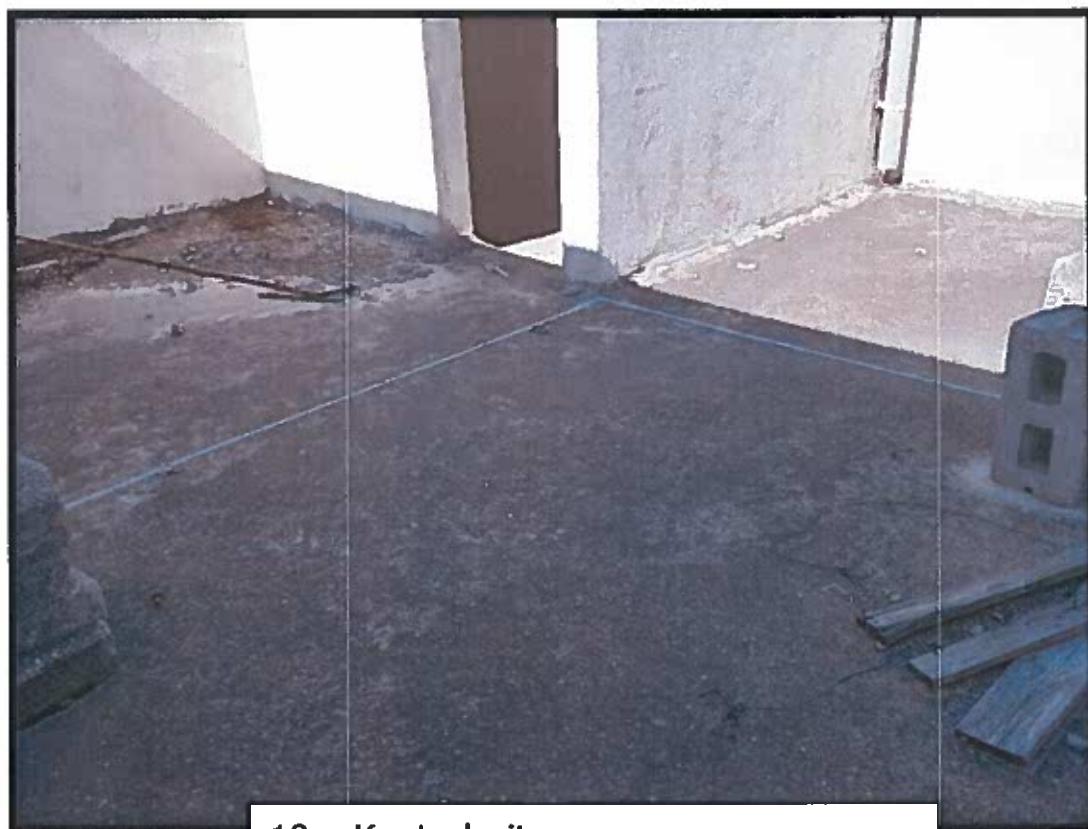


17– wara nett tal-ewwel sular

Subbasta nru. 84/16

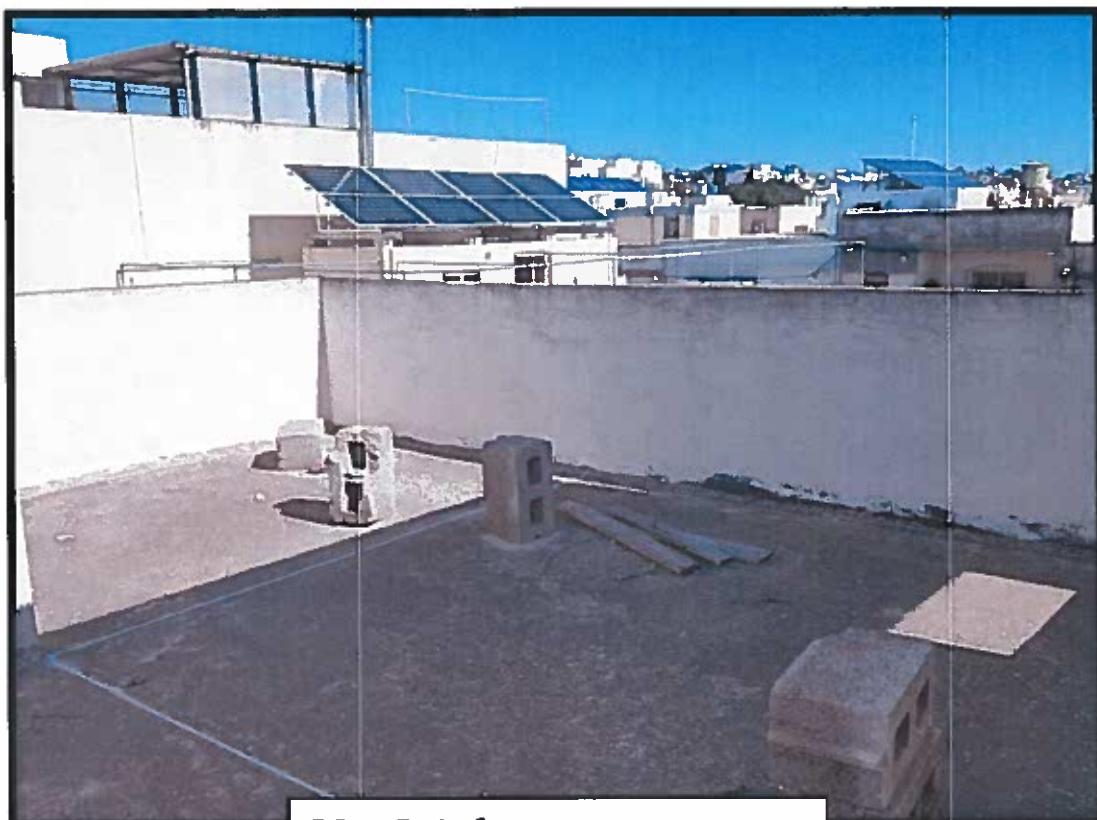


18 – Tromba tat-tarag mil-livell tal-bejt

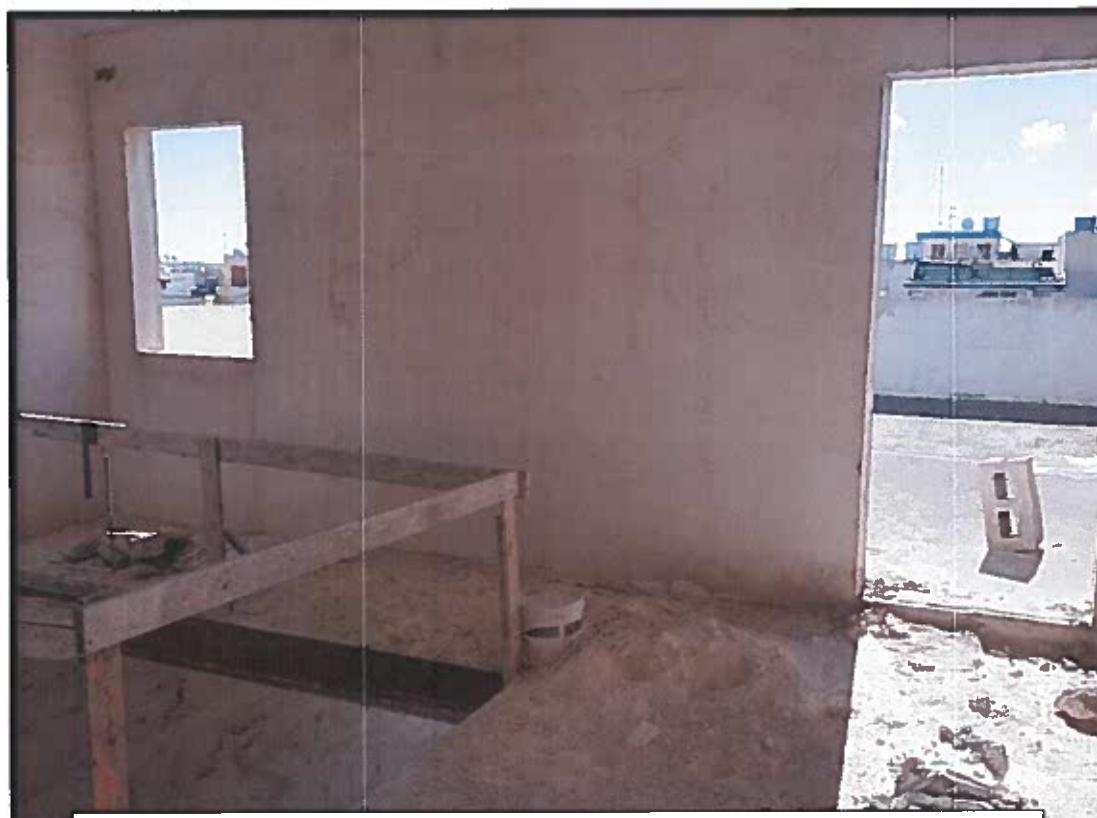


19 – Kontrabejt

Subbasta nru. 84/16



20 – Bejt fuq wara

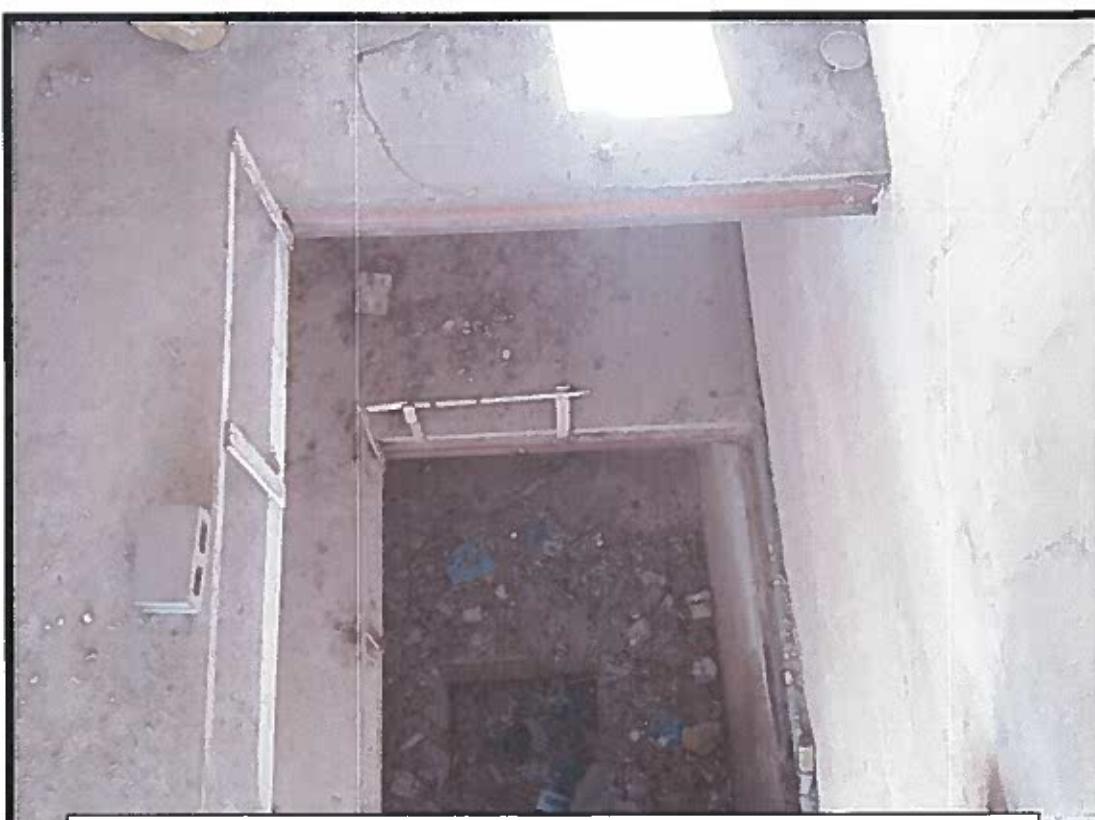


21 – Kamra fuq lift

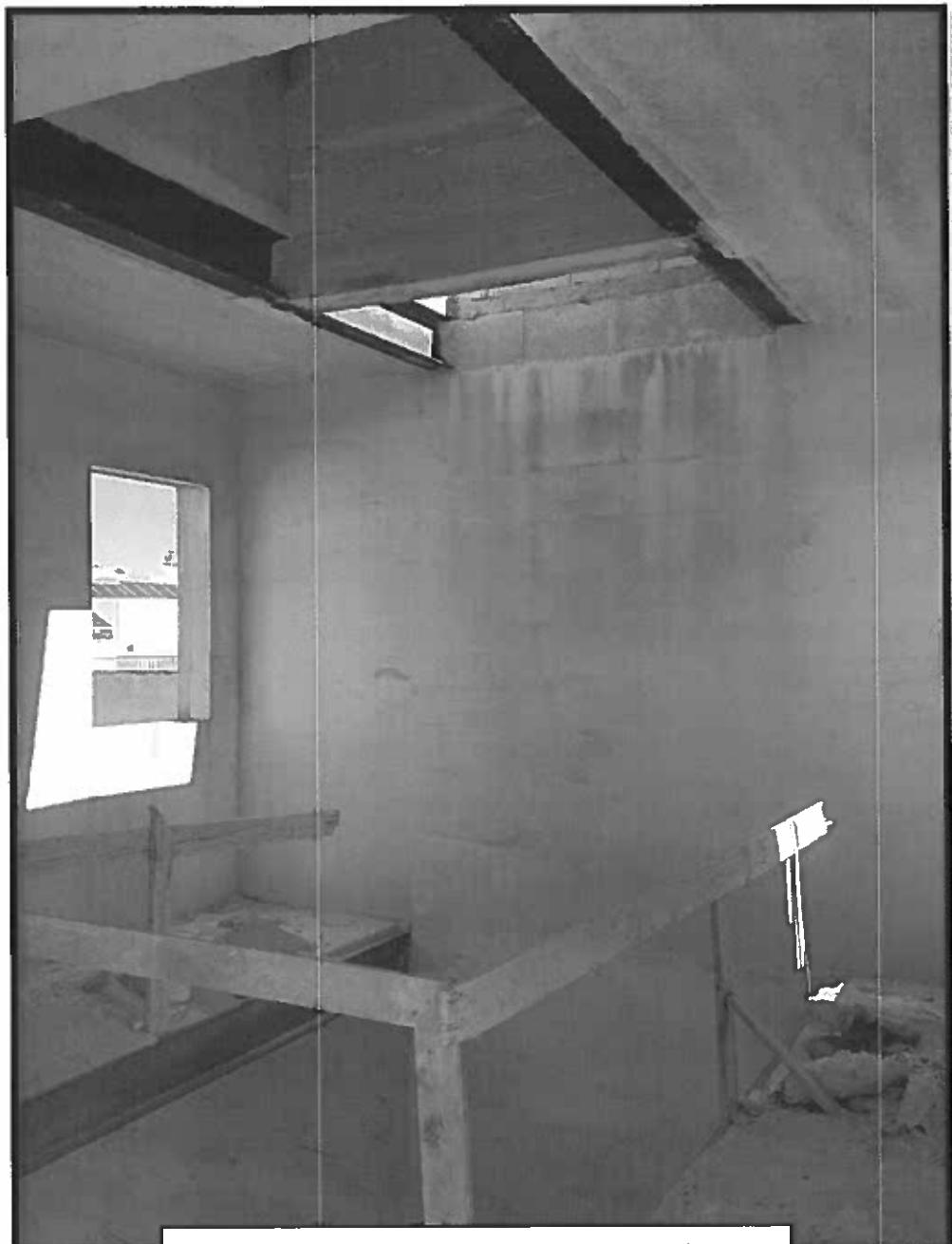
Subbasta nru. 84/16



22 – Bokka tal-lift – fuq nett



23 – Dehra minn fuq ta' fejn kellu jsir it-tarag

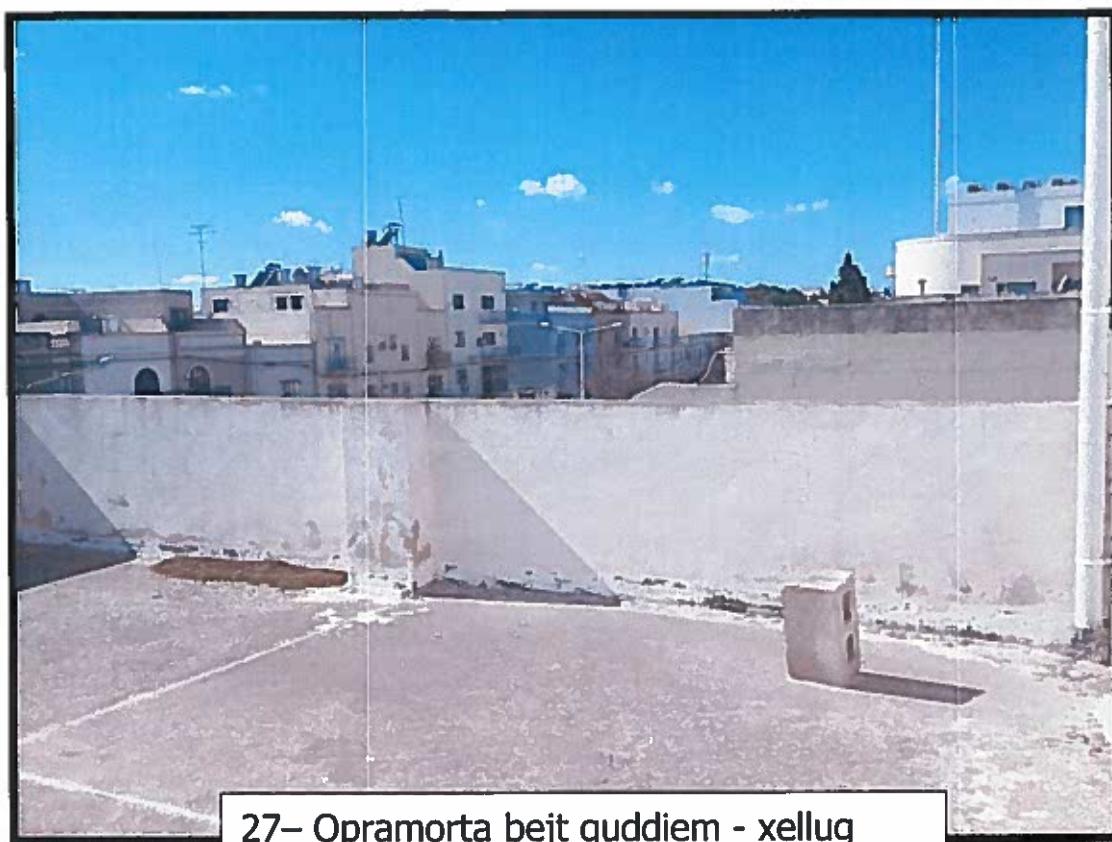


24 – Dehra ohra tal-kamra tal-lift

Subbasta nru. 84/16



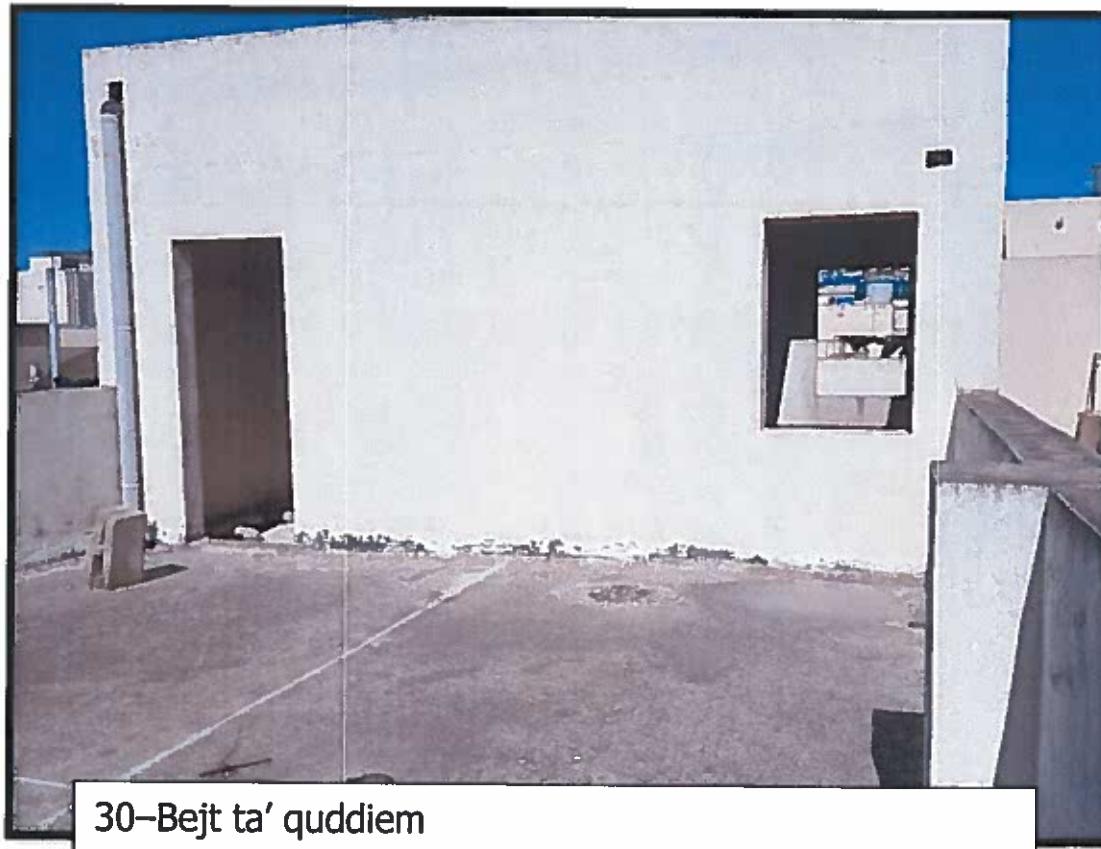
Subbasta nru. 84/16



Subbasta nru. 84/16



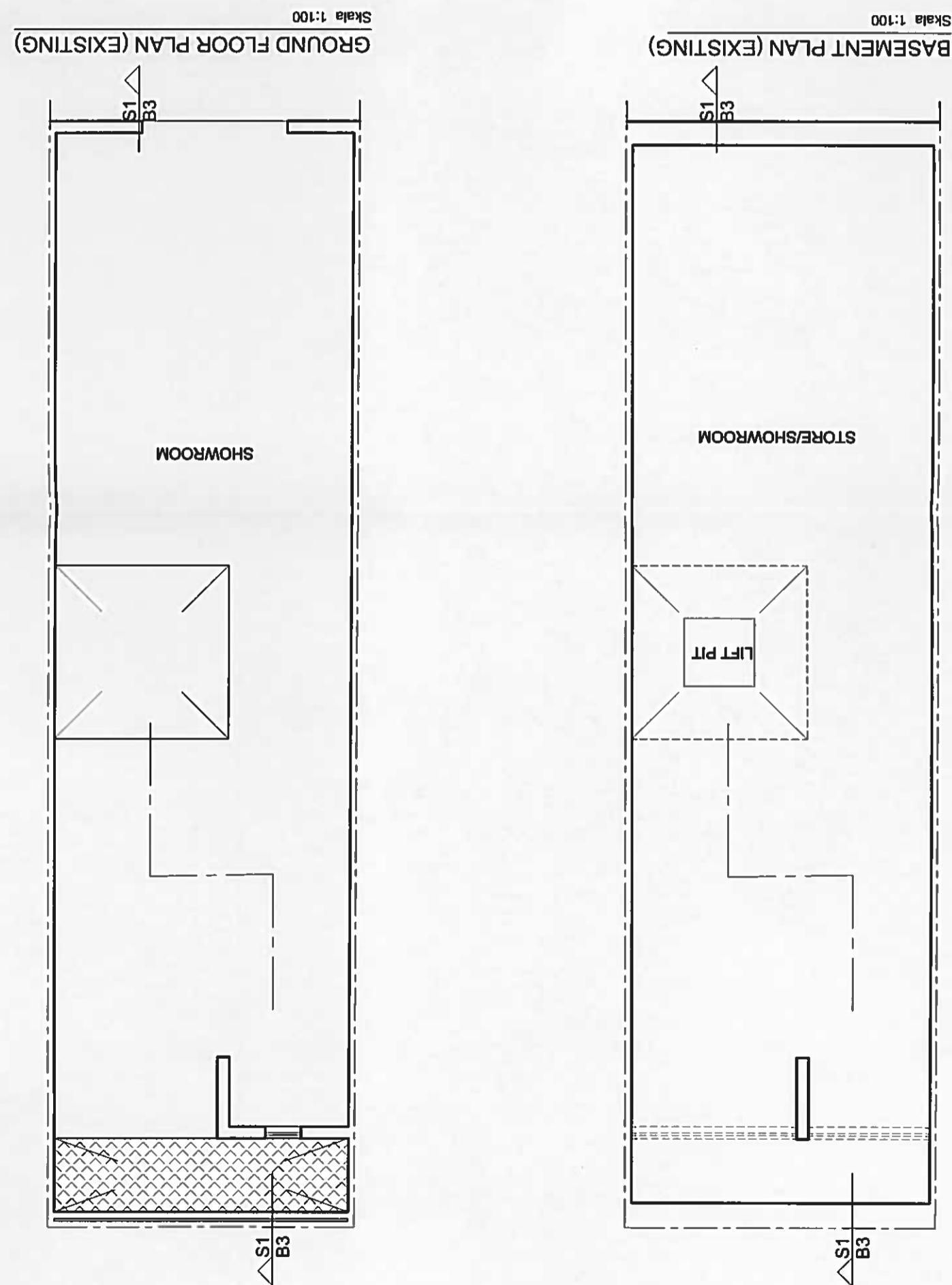
29-Dettall tal-konsenturi fl-opramorta



30-Bejt ta' quddiem

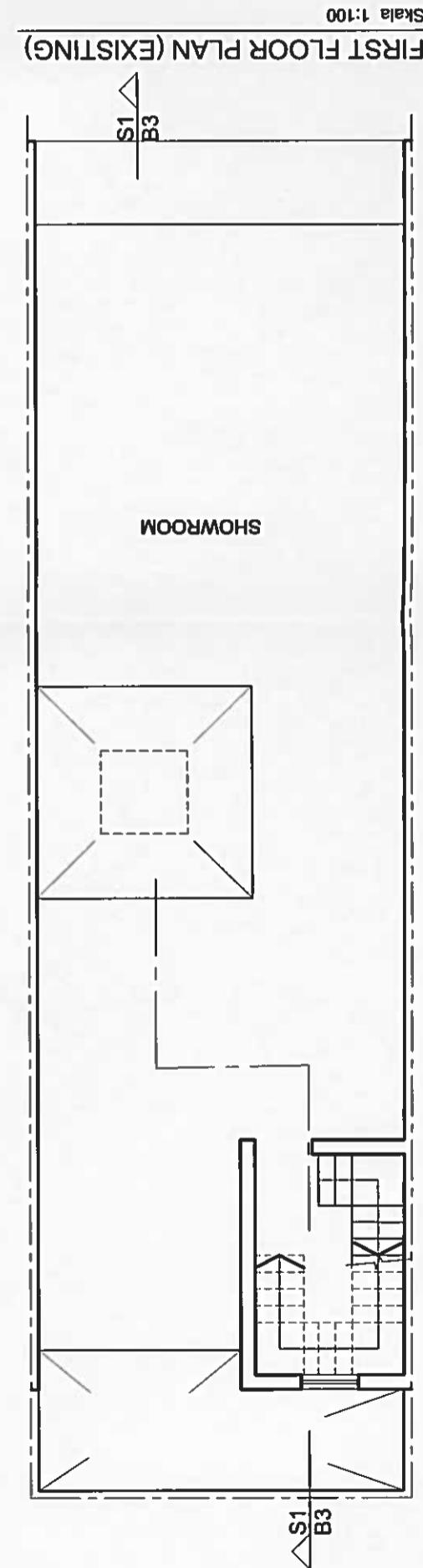
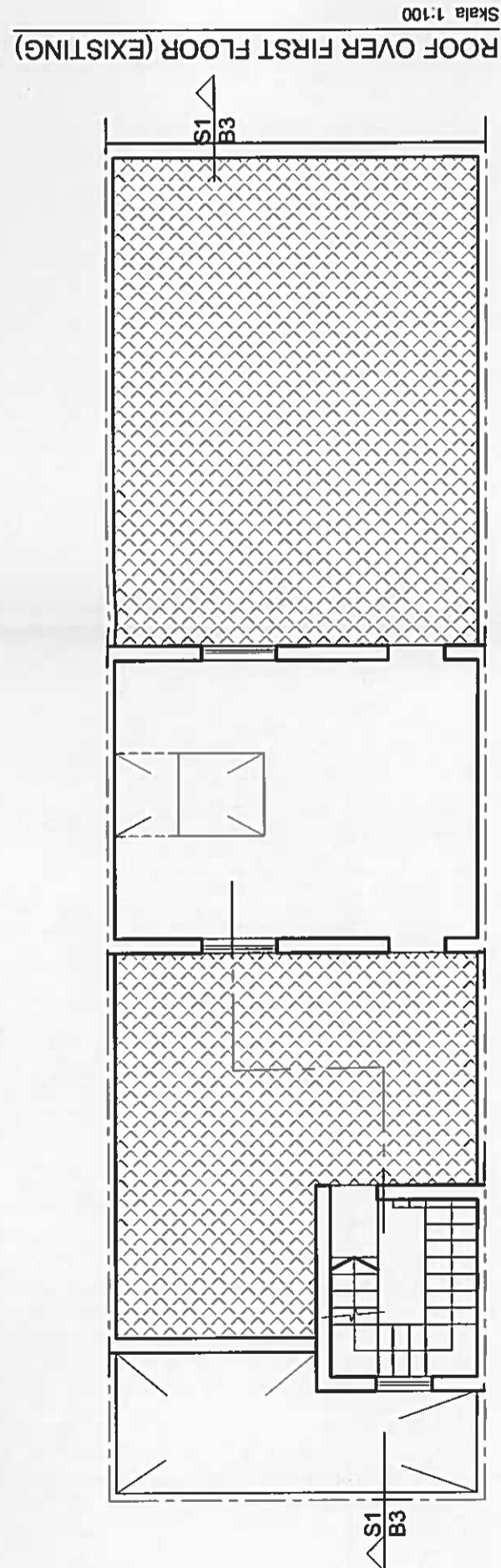
PROJEKT A. - Showroom bla numru u bla isem,
 oryginal jamaament magħrufa bhala "Il-Gorja", jew
 "Il-Ken", fi Triq Dun karm Psalja, B'Kara.

Scale 1:100

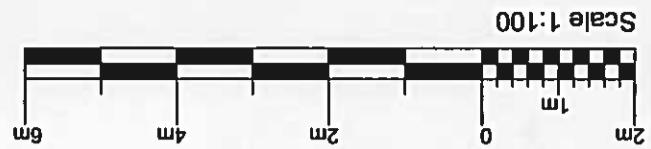


PROJEKT A. - Showroom bla numru u bla isem,
 original arrangement magħrufa bhala "Il-Gorġa", jew
 "Il-Kenn", fi Triq Dun Karm Psalja, B'kara.

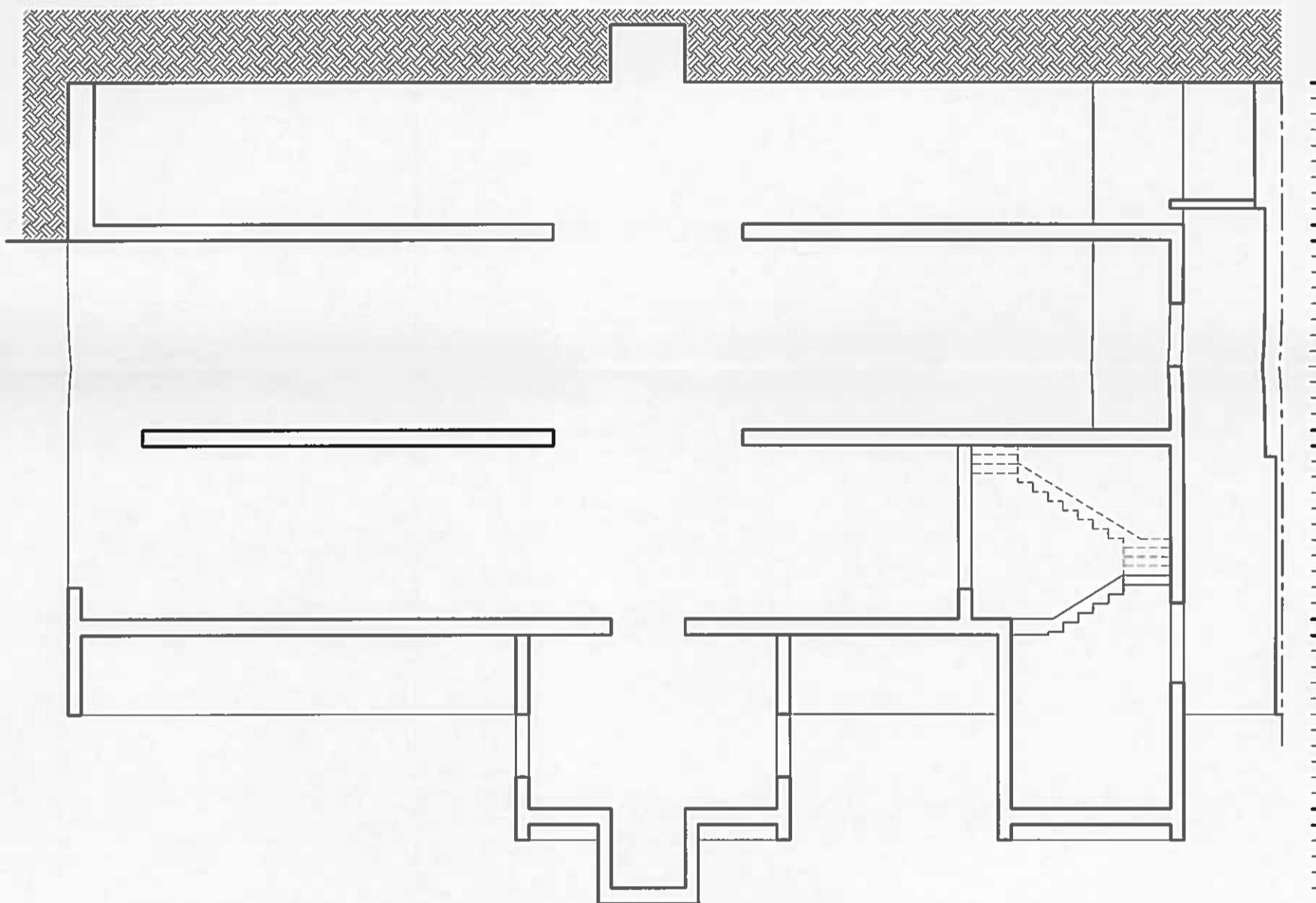
Scale 1:100



PROJETTA: - Showroom bla numru u bla isem,
originalment magħrufa bħala "Il-Gorġa", jew
"Il-Kenn", fi Triq Dun karm Psaila, B'kara.



SECTION S1 (EXISTING)
Skala 1:100



LR024912

TRIQ DWAR DU CACHIA

Scale 1:500



Gvern ta' Malta

Pjanta tas-Sit 1:2500 Site Plan

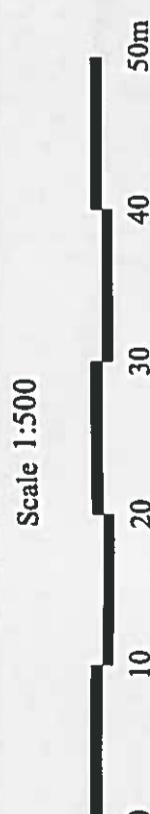
Government of Malta



Land Registry

Casa Bolino, 116, Trig il-Punent, Valletta

Pozizzjoni Ċentrali: x = 50834 Centre Coordinates: y = 73500	Parti min S.S.: 5073 Extracted from S.S.:	Date: 16/05/2017 Date:
Nru tal-Mappa: 31259 E Map Number:	Qies (metri kvadri): <input checked="" type="checkbox"/> 129.3m ² @ All Levels Area (square metres):	Firma ta' 1-Applicant: Applicant's Signature:

Perit:
Architect:Timbru tal-Perit:
Architect's Stamp:

Scale 1:500

0 10 20 30 40 50m



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Current Application Status

Case Status: This application has been approved

Application Details

Case Number: PA/04277/03

Location of development: Avantgarde, (Ex Il-Gorma), Triq Dun Karm, L-Ikkil

Description of works: To sanction partial demolishing and re-erect existing showroom/office and including to demolish existing building.

Applicant: Mr Joe Vella

Architect: Mr. Martin Farrugia

Reception date: 28 July 2003

Initial Processing

Validation Date: 14 August 2003

Target Date: 29 January 2004

Application Type: Full development permission

Case Category: Within Development Zone

Date Published in Newspapers: 08 November 2003

Representation Expiry Date: 23 November 2003

Images

Site Notice Image:

Representation: [Submit Representation](#)

Recommendation

Case Officer: Sylvana Zammit

DPA Report Cleared date: 25 September 2003

Recommended Decision: Refuse Permission

DPA Report sent date: 27 September 2003

DPA Submissions received date: 14 October 2003

Case Officer Report: [Purchase Case Officer Report](#)

Report Last Updated: 21 October 2003

Commission/Board Agenda Date: 25 November 2003

Decision

Decision: Grant Permission

Decision Date: 25 November 2003

Decision Press date:

Decision posted date: 18 December 2003

Decision Notice: [Purchase Decision Notice](#)

Commencement date: 29 December 2003

Further Information

Correspondence List: [View Correspondence Received](#)

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[PC Search by Location](#)
[DN Search by Number](#)
[DN Search by Location](#)

Current Application Status

Case Status: This application has been approved

Application Details

Case Number: PA/00713/01

Location of development: Avantgarde, (Ex Il-Gonna), Triq Dun Karm, L-Ikkil

Description of works: Additions and alterations to existing shop and offices including shop sign and sanctioning of commercial use covered only by Outline Permission PA 2823/98.

Applicant: Mr Joe Vella

Architect: Mr. Martin Farrugia

Reception date: 16 February 2001

Initial Processing

Validation Date: 20 February 2001

Target Date: 26 November 2001

Application Type: Full development permission

Case Category: Within Development Zone

Date Published in Newspapers: 22 September 2001

Representation Expiry Date: 07 October 2001

Images

Representation: Submit Representation

Recommendation

Case Officer: Etienne Callus

DPA Report Cleared date: 20 September 2001

Recommended Decision: Refuse Permission

DPA Report sent date: 26 September 2001

DPA Submissions received date: 03 October 2001

Case Officer Report: Purchase Case Officer Report

Report Last Updated: 15 November 2001

Commission/Board Agenda Date: 10 December 2001

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Best Practice Guide Visual Simulations

Development Control Design Policy, Guidance and Standards 2015 (DC15)

Local Plans

Use Classes Order (L.N. 74 of 2014)

Decision

Decision: Grant Permission

Decision Date: 10 December 2001

Decision Press date: 13 April 2002

Decision posted date: 12 April 2002

Decision Notice: Purchase Decision Notice

Further Information

Correspondence List: View Correspondence Received

Board Minutes: View Board Minutes


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Planning Enforcement

Result output on 11/05/2017 22:21:07

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Current Enforcement Status

Case Status: Enforcement Action Closed - Permission was granted to sanction the illegal development

Enforcement Details

Case Number: EC/00378/03
 Location of infringement: Avantgarde, (Ex Il-Gorna), Triq Dun Karm, L-Ikkil
 Breach Maltese: Għandek zvilupp mhux skond li-permess PA713/01 billi gew imwaqqha' parti mis-soqfa meta dan mhux kopert fi-l-istess permess.
 Enforcement Officer: Paul Camilleri

Overview

Enforcement Type: Not According to Approved Plans
 Case Category: Commercial-Int/Ext alterations/additions

Interested Parties

Name	Interest	Prime Contact
Mr Joe Vella	Contravenor	Yes
Mr. Anthony Dalli	Local Council	No
Mr. Martin Farrugia	Architect	No

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CENTRAL MALTA LOCAL PLAN



L-Autorita ta' Malta Dwar il- Ambjent u l-Ippjanar
Malta Environment & Planning Authority

Key:

Local Council Boundary

Limit to Development (TPS)

Building Height Limitation as per Policy IK01

1 Floor plus semi-basement

2 Floors plus semi-basement

3 Floors plus semi-basement

Open Space Enclaves CG09

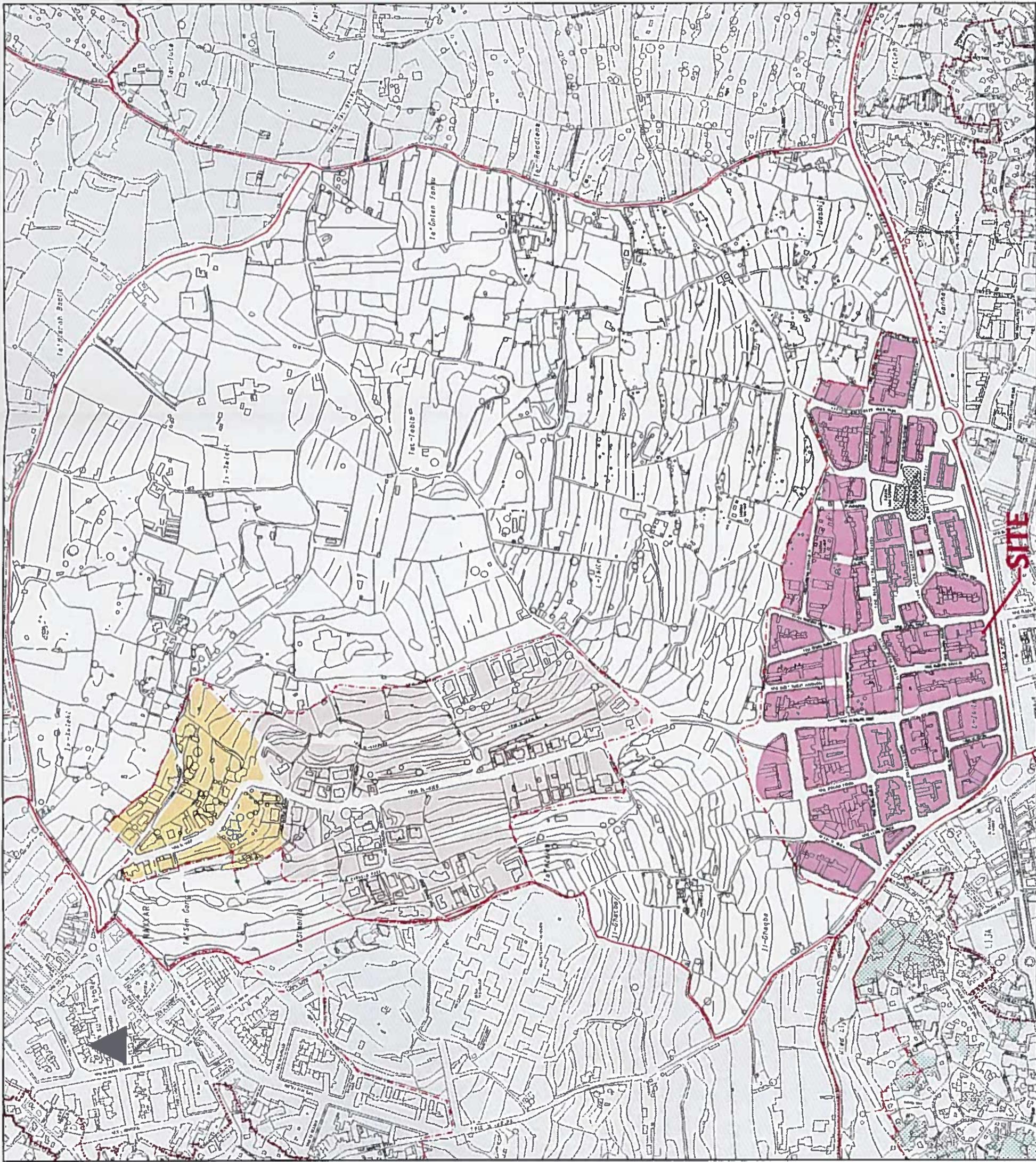
Ikklin Building Height Limitations Map

Scale: 1:6000 Date: July 2006 Map: IKM3
INDICATIVE ONLY
Not to be used for direct interpretation or
for the interpretation of sheet alignment.

Base Maps - 1998 Survey Sheets

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6Heights 10c1



CENTRAL MALTA LOCAL PLAN



L-Awtorità ta' Malta Dwar l-Appunjar
Malta Environment & Planning Authority

Key

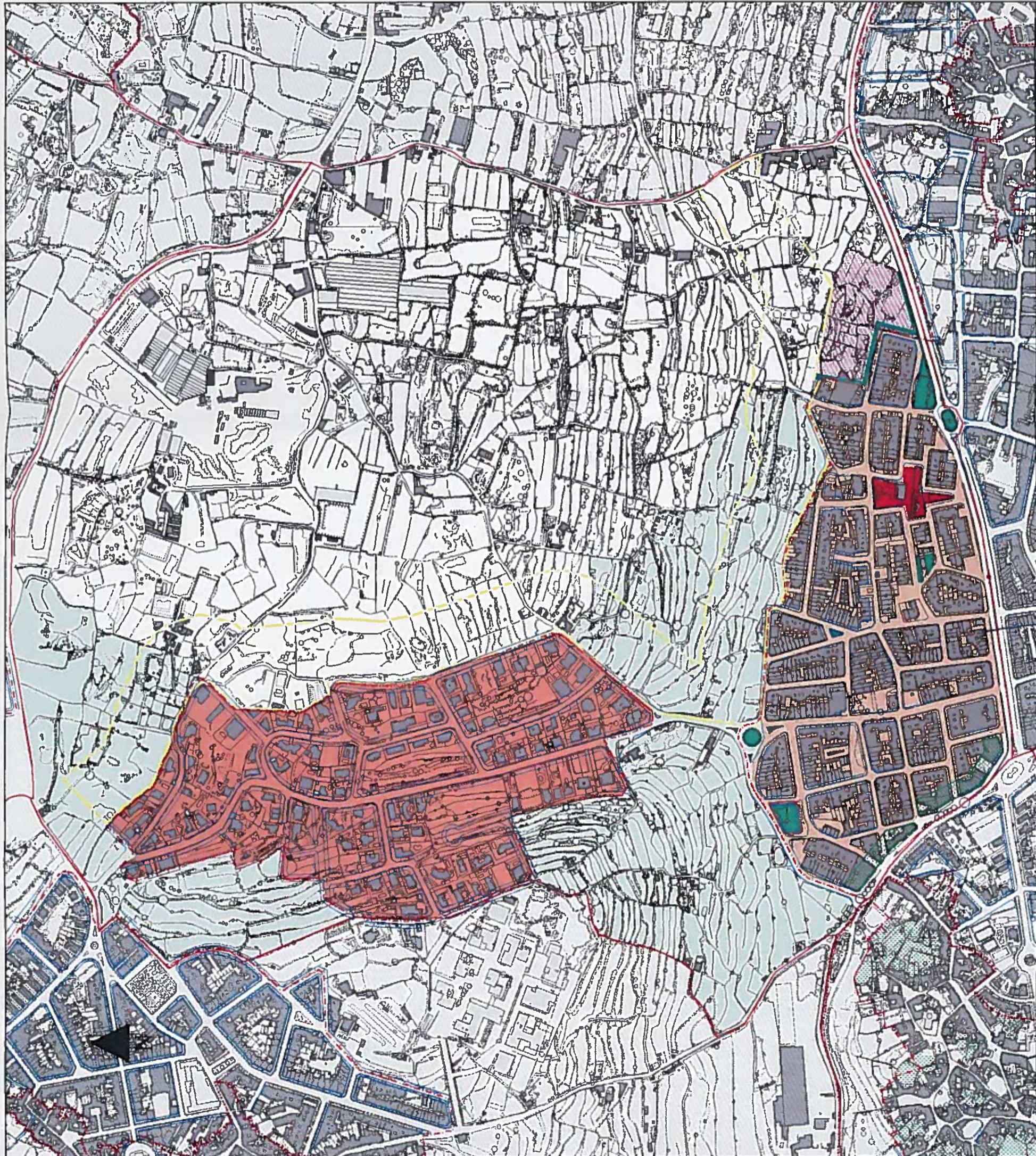
- Local Council Boundary
- Limit to Development (TPS)
- Residential Areas CG07, IK05
- Residential Priority Area CG08
- Green Areas CG18
- Strategic Open Gaps CG25
- Local Centre IK01, CG13
- Commercial Area CG14
- Car Park with overlying Recreation/Sports Area IK02
- Site Reserved for Education IK03
(Subject to Risk Assessment Report)
- Buffer Area CG32
- 100m no quarry development area
Minerals Subject Plan -Policy DC28
- Open Space Enclaves CG09

Ikelin
Area Policy Map

Scale	Date	Map
1:6000	July 2006	IKM1

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Bare Maps - 1968 Survey Sheets
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G15007



SITE

Annex 2: Interpretation of Height Limitation

Height limitation shall be interpreted as follows:

Number of Floors	Allowable Maximum Height in Metres Without Basement	Allowable Maximum Height in Metres With Basement	Allowable Maximum Height in Metres With Semi-Basement
1	7.70	8.60	9.80
2	11.40	12.30	13.50
3	15.40	16.30	17.50
4	19.90	20.80	22.00
5	22.90	23.80	25.00
6	26.90	27.80	29.00
7	29.90	30.80	32.00
8	33.40	34.30	35.50

MARVIN ELLUL

2
Triq tal-Ikklin
Għaxaq
Malta
GXQ 2053

15 MAY 2017

Cash Sale

Land Registry Site Plan	€ 2.60
Administrative Charge	€ 2.40
Total	€ 5.00

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

Tel: +356 21239777, 25904700

Email: landregistry.ima@gov.mt

www.identitymalta.com

www.landregistryplans.gov.mt