

FIL-PRIM' AWLA TAL-QORTI CIVILI

Fl-Atti tas-Subbasta
Nru. 49/18 fl-ismijiet:
Joseph Gialanze et.
vs
Barjola (Real Estate) Ltd.

RELAZZJONI TAL-PERIT AIC JOHN DEMICOLI

Li permezz taghha bil-prezenti qiegħed igib a formali konjizzjoni ta' din l-Onorabbli Qorti s-segweni:

1. B'ordni tal-Prim' Awla tal-Qorti Civili, il-Perit hawn taht iffirmit, gie mahtur bhala espert tal-Qorti fl-Atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn taht imsemmija, sabiex jagħmel deskrizzjoni u evalwazzjoni tas-segweni proprjeta', u cioe':
 - I. 'fond' – Garaxx taht Cassar Building , Triq il-Barjola, Gudja
2. Kemm ir-rikorrent kif ukoll l'intimati gew infurmati bl-access li kellu jsehh fuq il-fond rispettiv nhar il-Gimgha 1 ta' Frar 2019 fit 08:00hrs. (Kopja annessa – Dok 01)
3. Waqt l-access li sar fid-data msemmija l-intimat ma kienx prezenti u għaldaqstant ma kienx hemm access għal gol-fond.
4. Sussegwentament gie pprezentat rikors (Kopja annessa – Dok 02) sabiex ninforma lil din l-Onorabbli Qorti sabiex b'dan l-izvilupp.
5. Fl' 20Ta' Frar 2019 ircevjat email mingħand l-avukat Dr Mark Simiana fejn infurmani b'dikriet li nhareg sabiex isir access bi-sgass. (Kopja annessa – Dok 03)
6. Kemm ir-rikorrent kif ukoll l'intimati gew infurmati bit-tieni access li kellu jsehh fuq il-fond rispettiv nhar il-Gimgha 1 ta' Marzu 2019 fid-09:00hrs. (Kopja annessa – Dok 04)
7. Is-Sur Carmelo Cassar kien prezenti u pprovda access għal go dan il-fond. Ma kienux pprezentati permessi u pjanti approvati mill-PA ta' l-izvilupp li sehh fuq dan is-sit.



8. L-access fuq il-fond sar u gie spezzjonat il-fond in-kwistjoni u cioe; **Garaxx taht Cassar Building, Triq il Barjola, Gudja.**

Nesponi bir-rispett illi:

VICINANZI

- i. Il-fond jinstab f'zona residenzjali li hija accessibli kemm bir-rigel kif ukoll bil-vetturi u t-toroq huma wkoll accessibli u ffurmati bl-asfalt.
- ii. Iz-zona hija ntenzjonata ghal-izvilupp residenzjali SMHO 02 u SMGU 05 fuq massimu ta' tlett sulari u 'semi-basement' hekk kif stipulat fil- "South Malta Local Plan" u l-artikoli applikabli.
- iii. Il-propjeta' ghandha numru ta' sulari ohra sviluppati fuqha u li skond informazzjoni li gbart minghand l'intimat huma ta' terzi u ghaldaqstant dan il-garaxx m'ghandux potenzjal ta' aktar zvilupp minn dak ezistenti.

DESKRIZZJONI TAL-FOND

- a) Il-propjeta tikkonsiti minn fond mibni ghal skop ta' garaxx. Il-propjeta tokkupa firxa t'art ta' madwar mija wiehed u erbghin punt sitta metri kwadri (141.0Sq.m.ca.) hekk kif indikat fil-pjanta tar-Registru ta' l-artijiet u l-skizz relatat anness bhala **Dok 05 u 05a.**
- b) Il-fond ghandu access minn Triq il-Barjola, Gudja minn bieb ta' 3.42m wisa' u 3.6m gholi ca. u huwa mqassam hekk kif spjegat hawn taht:

b.1. Pjan Terran

- b.1.1. Parapett bil-madum ta' madwar 5.11m wisa' b' 3.10m fond ca;
- b.1.2. Garaxx/ Store b'forma rettangolari ta' madwar 5.67m wisa' u 11.79m fond ca.; Gholi jvarja bejn 4.35m ca. mis-saqaf u 3.48m ca. Mill-aktar soffitt baxx; Fil-garaxx hemm tarag dritt li jwassal ghal-pjan intermedjarju;
- b.1.3. Kamra zghira li tintuza bhala store fuq in- naha tax-xellug circa 3.46m wiesa u fonda 2.71m ca. Gholja 2.71m ca.
- b.1.4. Kamra kbira li tintuza bhala store / ufficju fuq in-naha ta' wara maghluqa mill-kumplement tal-garaxx bl-'aluminium' u b'qisien ta' circa 5.35m wisa u 4.87m ca. fond. Gholja 1.91m ca.
- b.1.5. Bitha ta' madwar 1.82m fond u bil-wisa' tal-plot li tinkludi 'toilet' fuq in-naha tax-xellug li huwa 1.21m ca. wiesa u bil fond tal-bitha.



b.2. Pjan Intermedjarju

b.2.1. Spazju gholi ca. 2.06m fuq il-kamra elenkata f'punt b.1.4 li jinkludi ufficju, toilet u kcina zghira.

KUNDIZZJONI

Il-fond jinstab fi stat lest u komplut u jdher li kien jintuza bhala garaxx/store/ufficju. Xogholijiet u 'finishes' jinkludu (ritratti annessi – Annex A to E Dok 06):

- Bieb principali li jitla b'mutur ta' l-elettriku;
- Madum ta' l-art;
- Kisi u tibjid ta' hitan;
- Soffit fil-maggor parti tal-garaxx;
- Pjan intermedjarju komplut bhala ufficcju zghir, b' 'toilet' u kcina zghira,
- Kamra taht il pjan intermedjarju kompluta bhala ufficju / store,
- 'Toilet' iehor komplut fil-bitha; u
- 'Air conditions' fil-kmamar primarji.

PERMESSI TA' L-IZVILUPP U ASPETTI LEGALI

Fuq dan is-sit hemm permess ta' l-izvilupp li jinkludi l-garaxx, propjeta adjacenti u sovrastanti kif ukoll numru ta' appartamenti addizzjonali li ghad iridu jinbnew. Il-permess huwa approvat mill-PA ricenti bir-referenza PA1960/17 (kopja annessa **Dok 07**). Dan il-permess ghadu mhux 'endorsed', jidher li minhabba xi pagament ghal nuqqas ta' parkegg u garanzija bankarja hekk kif indikat f' **Dok 08** anness li huwa kopja tar-rapport tal-case officer.

Jekk wiehed josserva l-pjanti approvati jinnota li:

- Il-propjeta suggett ta' dan ir-rapport hija approvata bhala garaxx u l-ebda mill-'partitions' imsemmi hawn fuq ma huma parti mill-pjanti approvati;
- It-'toilet' bil-bitha hekk kif indikat f'punt b.1.5 mhuwiex indikat fil-pjanti;
- Il-kamra indikata f'punt b.1.3 hija imgongija mad-dar adjacenti u mhux mal-garaxx;

Anness ukoll kopja tal-iskema tal-PA **Dok 09** u **Dok 10**.

Għal fini ta' din l-istima u fin-nuqqas ta' dokumenti li jagħtu din l-informazzjoni, il-valur stmat hawn taht huwa ibbazat fuq propjeta' libera u franka bid-drittijet u l-pertinenzi tagħha kollha.

VALUR FUQ IS-SUQ

Wara li kkonsidrajt l-aspetti kollha li gew relatati hawn fuq, l-opinjoni tiegħi hi li l-valur ta' din il-propjeta fuq is-suq huwa ta' madwar **€253,000 (Mitejn u Tlieta u Hamsin elf Euro)**.

Tant għandu l-esponent jissottometi a-savju gudizzju ta' din l-Onorabbli Qorti.



Perit John Demicoli
BE&A (Hons), MSc (Road Eng.), A&CE

Annessi:

Dok 01 sa 10 - 6 Faccata A3
- 38 Faccata A4

ILLUM 27 MAR 2019

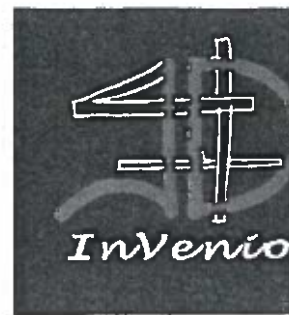
Apprezentata mill- Perit John Demicoli

B'Pleċċ għaxar (10) dokumenti

ILLUM... 24 April, 2019

DEHER IL-PERIT LEGALI/TEKNIKU... John Demicoli
294976M LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU


DEPUTAT REGISTRATUR



Illum: it-Tnejn, 28 ta' Jannar 2019

Lill: Barjola (Real Estate) Ltd.

Indirizz: Barjola (Real Estate) Ltd.
Cassar Buildings,
Triq il-Barjola,
Gudja,

Carmelo Cassar

132, Carmen, Flat 1,
Triq il-Bajja s-Sabiha,
Birzebbuga.

Inti mgharraf li b'ordni tal-Prim' Awla tal-Qorti Civili, il-Perit hawn taht iffirmat, gie mahtur bhala espert tal-Qorti fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn taht imsemmija, fl-ismijiet: **Joseph Gialanze et Barjola (Real Estate) Limited**, sabiex jaghmel deskrizzjoni u evalwazzjoni tas-segwenti proprjeta' immobiljari skond l'Atti tas-Subbasta bin-numru **49/18**, u cioe':

Fond: Cassar Buildings, Triq il-Barjola, Gudja.

Ghal dan il-ghan intkom mitluba tkunu prezenti u taghtu access ghal gol-fond sabiex issir spezzjoni f'din il-proprjeta' immobiljari hekk kif stipulat hawn taht:

Data: il-Gimgha 1 ta' Frar 2019

Hin: Fit-tmienja ta' filghodu (08:00hrs),

Post: Cassar Buildings, Triq il-Barjola, Gudja.

Spezzjoni: Wara issir spezzjoni tal-proprjeta' immobbli msemmija hawn fuq.

Intkom mitluba sabiex tkunu puntwali, taghtu access ghal go dawn il-proprjeta' immobbli u li tipprovdu kopja tal-permessi tal-bini, pjanti approvati mill-Awtorita' ikkoncernata u kopja ta' l-att tal-akkwist lill-Perit.

Perit John Demicoli
BE&A (Hons), MSc (Road Eng.), A&CE

Kopja: Atturi -Zurrieq

FIL-PRIM' AWLA TAL-QORTI CIVILI

Fl-Atti tas-Subbasta

Nru. 49/18 fl-ismijiet:

Joseph Gialanze et.

vs

Barjola (Real Estate) Ltd.

Rikors

NOTA TAL-PERIT AIC JOHN DEMICOLI



Li permezz taghha bil-prezenti qiegħed igib a formali konjizzjoni ta' din l-Onorabbli Qorti s-segwenti:

1. B'ordni tal-Prim' Awla tal-Qorti Civili, il-Perit hawn taht iffirmit, gie mahtur bhala espert tal-Qorti fl-Atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn taht imsemmija, sabiex jagħmel deskrizzjoni u evalwazzjoni tas-segwenti proprjeta', u cioe':

I. 'fond' – Cassar Buildings, Triq il-Barjola, Gudja

2. Kemm ir-rikorrent kif ukoll l'intimati gew infumati bl-access li kellu jsehh fuq il-fondi rispettivi permezz ta' ittra li intbagħtet kemm b'posta normali u rregistrata. Kopja ta' l-ittra u l-ircevuti annessi **Dok A u B**.
3. Illi kif mitlub fl-inkarigu tiegħi ordnajt u ircevejt il-mappa tar-Registru ta' l-Artijiet li għad trid tigi mmarkata la darba niehu l-qisien necessarji tal-fond. Kopja tal-mappa mhux immarkata u l-ircevuta annessi **Dok C u D**
4. Illi fil-31 ta' Jannar l'intimat cempel u talabni sabiex minhabba ragunijiet familjari nipposponi li spezzjoni għal gimgha ta'wara. Ghaddieli kuntatt tal-attur u la darba qablu t-tnejn mexxejna d-data għas-6 ta' Frar fis 13:30hrs.
5. Illi fil-5 ta' Frar filghaxija, l'intimat rega cempel biex nerga' nipposponi għat- 8 ta' Frar għaliex qalli li kien se jagħlaq xi negozju u kien se jkun f'pozizzjoni li jhallas l-ammont dovut. Spjegajtu li hemm terminu għal inkarigu tiegħi u li l-ispezzjoni għandha ssir xorta u jekk kemm il-darba l-kaz jingħalaq fil-frattemp ma jkunx hemm bzonn ir-rapport tiegħi izda f'dan l-istadju ma stajniex nipposponu aktar. Huwa wissieni li se nmur

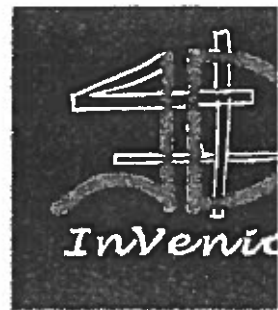


ghalxejn izda ghidtlu sabiex jahsibha sewwa u le se nibqghu ghas 6 ta' Frar fis 13:30hrs.

6. Illi fis-6 ta' Frar fis- 13:30hrs wasalt fuq il-post (ritratti annessi Dok E). u sibt lis-sur Joseph Gialanze (ID:668044(M)) u lis-sur Emanuel Gialanze (ID:82589(M)). L-attur spjegali li kien ilu ftit hemm u li l-intimat kien mar fuq il-post u kellmu izda telaq ghaliex ma kienx se jaghti l-access mitlub.
7. Illi ghal fini tal-inkarigu tieghi, jien daqqajt il-qanpiena tal-bieb tal-istess fond, hadd ma fetah u tlaqna minn fuq il-post.

Tant ghandu l-esponent jissottometi a-savju gudizzju ta' din l-Onorabbli Qorti.

 8/2/19
Perit John Demicoli
BE&A (Hons), MSc (Road Eng.), A&CE



Illum: it-Tnejn, 28 ta' Jannar 2019

Lill: Barjola (Real Estate) Ltd.

Indirizz: Barjola (Real Estate) Ltd.

Cassar Buildings,

Triq il-Barjola,

Gudja,

Carmelo Cassar

132, Carmen, Flat 1,

Triq il-Bajja s-Sabiha,

Birzebbuga.

Inti mgharraf li b'ordni tal-Prim' Awla tal-Qorti Civili, il-Perit hawn taht iffirmit, gie mahtur bhala espert tal-Qorti fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn taht imsemmija, fl-ismijiet: **Joseph Gialanze et Barjola (Real Estate) Limited**, sabiex jaghmel deskrizzjoni u evalwazzjoni tas-segweni proprjeta' immobiljari skond l'Atti tas-Subbasta bin-numru **49/18**, u cioe':

Fond: Cassar Buildings, Triq il-Barjola, Gudja.

Ghal dan il-ghan intkom mitluba tkunu prezenti u taghtu access ghal gol-fond sabiex issir spezzjoni f'din il-proprjeta' immobiljari hekk kif stipulat hawn taht:

Data: il-Gimgha 1 ta' Frar 2019

Hin: Fit-tmienja ta' filghodu (08:00hrs),

Post: Cassar Buildings, Triq il-Barjola, Gudja.

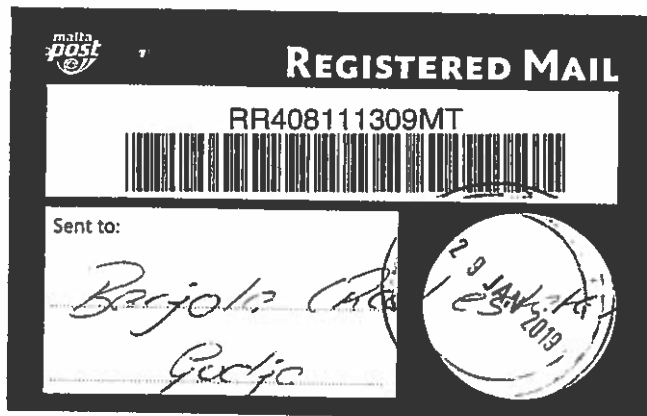
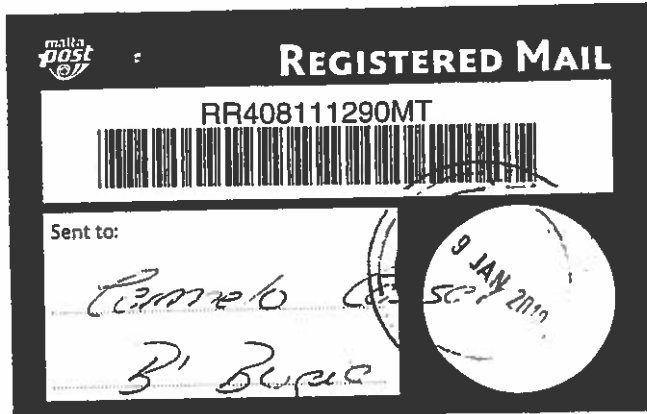
Spezzjoni: Wara issir spezzjoni tal-propjeta' immobbli msemmija hawn fuq.

Intkom mitluba sabiex tkunu puntwali, taghtu access ghal go dawn il-propjeta' immobbli u li tipprovdu kopja tal-permessi tal-bini, pjanti approvati mill-Awtorita' ikkoncernata u kopja ta' l-att tal-akkwist lill-Perit.

Perit John Demicoli
BE&A (Hons), MSc (Road Eng.), A&CE

Kopja: Atturi -Zurrieq

Dok 'B'



Triq Santa Katarina, Zurrieq
Zurrieq
Tel: (+356) 21224421
EXD No: EX0947
VAT No: MT15114134
TII No: ---

ZRQ034846S 29 Jan 2019 09:07:47
USER: ACH314 - RUTH BARBARA
Contact Name: CASH SALE CLIENT
Vat Number: NA

Sale Number: ZRQ0870817B

Qty	Description	T	€
3	€2.00 SEPAC Series -	E	6.00
3	€0.26 Christmas 2018	E	0.78
			6.78
			6.78

Grand Total: €6.78

Total Tendered: 10.00
Cash Tendered 10.00

Change: €3.22

VAT Analysis €

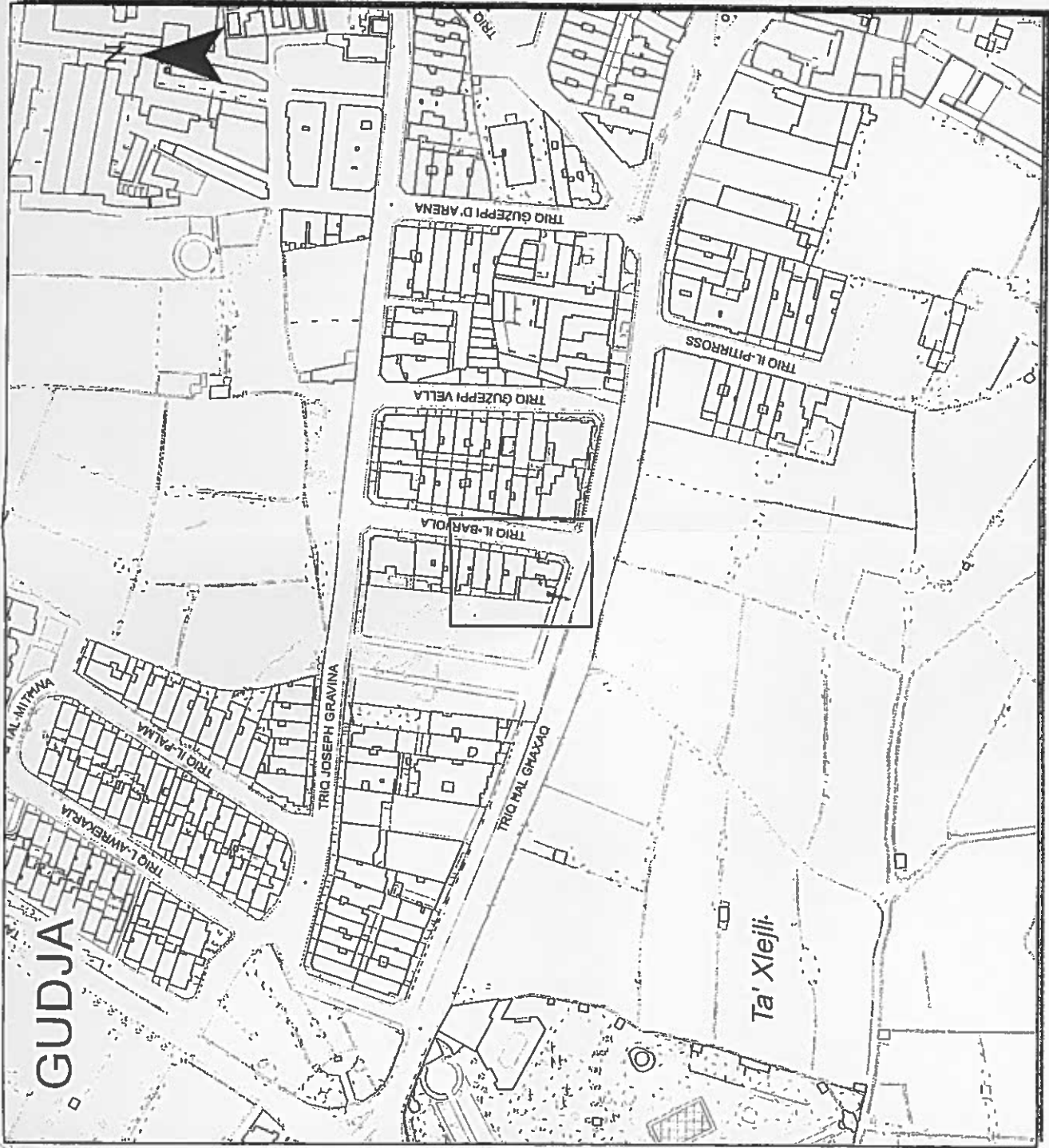
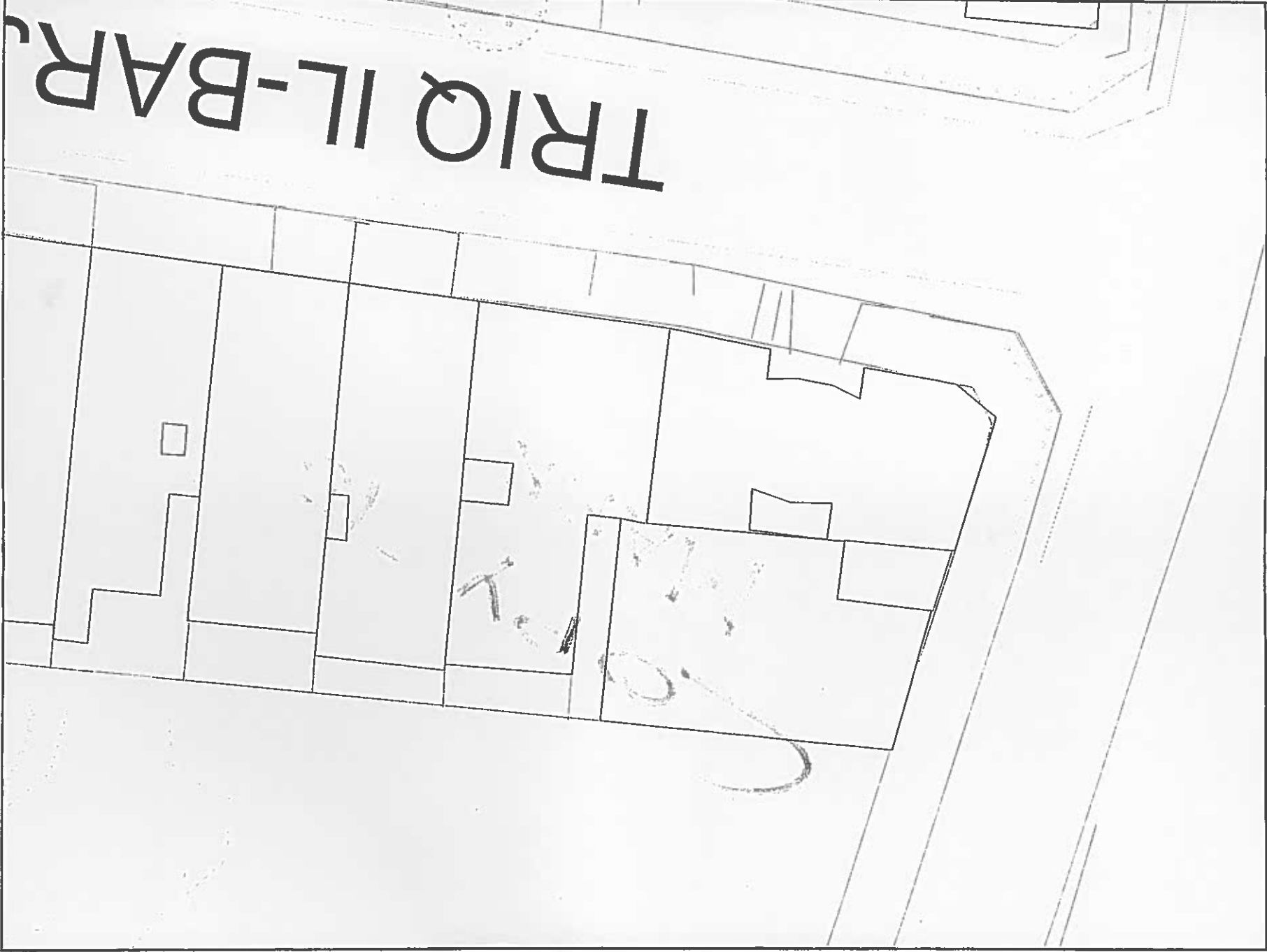
Full	F 13%:	0.00
Reduced	R 5%:	0.00
Exempt	E 0%:	6.78
Non-Vatable NV	0%:	0.00

VAT Paid: €0.00

***ZRQ0870817**

ZRQ0870817B

This receipt is invalid
if cheque is dishonoured
* against Local Purchase Order



Gvern ta' Malta
Registru ta' l-Artijiet
Casa Bolino, 116, Triq il-Punent, Valletta

Government of Malta
Land Registry
Casa Bolino, 116, Triq il-Punent, Valletta

Nru tal-Mappa: 108928 E	Pożizzjoni Ċentrali: x = 55802	Parti min S.S.: 5467	Data: 31/01/2019
Map Number:	Centre Coordinates: y = 67668	Extracted from S.S:	Date:
Perit:		Qies (metri kwadri):	
Architect:		Area (square metres):	
Timbru tal-Perit:		Firma ta' l-Applikant:	
Architect's Stamp:		Applicant's Signature:	

100 k 100
MINISTRY FOR TRANSPORT,
INFRASTRUCTURE AND
CAPITAL PROJECTS

LAND REGISTRY

JOHN DEMICOLI

66

Main Street

QORMI

Malta

QRM1307

Cash Sale

31/01/2019

108928E

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

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

Tel: +356 21239777, 25904700

Email: enquirieslandregistry@gov.mt

www.landregistryplans.gov.mt

Dok 'E' 1/2



Dok 'E' 2/2



John Demicoli

From: Mark Simiana
Sent: Wednesday, 20 February 2019 17:31
To: John Demicoli
Subject: Re: Gialanze vs Barjola (Real Estate) Ltd

Ghaziz Perit,
Il-qorti ordnat l-isgass permezz ta' dikriet tad-19 ta' Frar 2019.
Meta trid, tista' tipprocedi.
Il-hlas biex isir l-isgass ha jsir mill-klijent tieghi, pero' fid-data meta se jsir l-isgass, ikun hemm bzonn li jingieb "locksmith".
Tislijiet

On Wed, 20 Feb 2019 at 08:50, John Demicoli <mail@invenio.com.mt> wrote:

Friday last week.

John

From: Mark Simiana <simianamark@gmail.com>
Sent: Wednesday, 20 February 2019 08:36
To: John Demicoli <mail@invenio.com.mt>
Subject: Re: Gialanze vs Barjola (Real Estate) Ltd

Let me check with subbasti and see whether the judge gave the necessary orders. When did you file this?

On Wed, 20 Feb 2019 at 08:21, John Demicoli <mail@invenio.com.mt> wrote:

Hi Dr Simiana,

I already went to present the attached note to court. And when I went to subbasti they asked e to change title to rikors and accepted it with a hand written note changing title from nota to rikors.

Would that suffice or I need to do what you attached again please?

John

From: Mark Simiana <simianamark@gmail.com>
Sent: Wednesday, 20 February 2019 08:16
To: mail@invenio.com.mt
Subject: Gialanze vs Barjola (Real Estate) Ltd

Ghaziz Perit,

Qed nibghatlek l-abbozz tar-rikors li jrid isir sabiex inti tigi awtorizzat tidhol fil-proprjeta' li trid tistma f'din is-subbasta, anke bl-assistenza tal-marixxalli.

Jonqos biss li zzid in-numru tal-karta ta' l-identita' tieghek, tistampah u tipprezentah fil-qorti.

Alternattivament, ibghatli n-numru ta' l-ID, nistampa r-rikors jien u meta tkun il-Belt, kemm tiftiehem mieghi biex niltaqghu halli tiffirmah - naturalment jekk taqbel mal-kontenut tieghu - u mbaghad niehu hsieb nipprezentah fil-qorti jien.

Nistenna minghandek u nselli ghalik

Mark Simiana



Illum: it-Tnejn 25 ta' Frar 2019

Lill: Barjola (Real Estate) Ltd.

Indirizz: Barjola (Real Estate) Ltd.

Cassar Buildings,
Triq il-Barjola,
Gudja,

Carmelo Cassar

132, Carmen, Flat 1,
Triq il-Bajja s-Sabiha,
Birzebbuga.

Illi il-qorti ordnat l-isgass permezz ta' dikriet tad-19 ta' Frar 2019.

Inti diga' kont mgharraf li li b'ordni tal-Prim' Awla tal-Qorti Civili, il-Perit hawn taht iffirmit, gie mahtur bhala espert tal-Qorti fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn taht imsemmija, fl-ismijiet: **Joseph Gialanze et vs Barjola (Real Estate) Limited**, sabiex jaghmel deskrizzjoni u evalwazzjoni tas-segwenti proprjeta' immobiljari skond l'Atti tas-Subbasta bin-numru **49/18**, u cioe':

Fond: Cassar Buildings, Triq il-Barjola, Gudja.

Ghal dan il-ghan intkom mitluba tkunu prezenti u taghtu access ghal gol-fond sabiex issir spezzjoni f'din il-proprjeta' immobiljari hekk kif stipulat hawn taht:

Data: il-Gimgha 1 ta' Marzu 2019

Hin: Fid-disgha ta' filghodu (09:00hrs),

Post: Cassar Buildings, Triq il-Barjola, Gudja.

Spezzjoni: Wara issir spezzjoni tal-propjeta' immobbli msemmija hawn fuq.

Intkom mitluba sabiex tkunu puntwali, taghtu access ghal go dawn il-propjeta' immobbli u li tipprovdu kopja tal-permessi tal-bini, pjanti approvati mill-Awtorita' ikkoncernata u kopja ta' l-att tal-akkwist lill-Perit.

FIN-NUQQAS TA' DAN, L-ACCESS ISIR XORTA BI ZGASS SKOND ID-DIKRIET TAL-QORTI MSEMMI HAWN FUQ U BIL-PREZENZA TA' MARIXXALL TAL-QORTI.

Perit John Demicoli
BE&A (Hons), MSc (Road Eng.), A&CE

Kopja: Atturi –Zurrieq

malta post

REGISTERED MAIL

RR409817923MT

Sent to:

C. CASSAR

B BULGIA

26/2/19

malta post

REGISTERED MAIL

RR409817407MT

Sent to:

GIALANZE

ZURRIER

26/2/19

malta post

REGISTERED MAIL

RR409817937MT

Sent to:

BARJOLA

GILLOJA

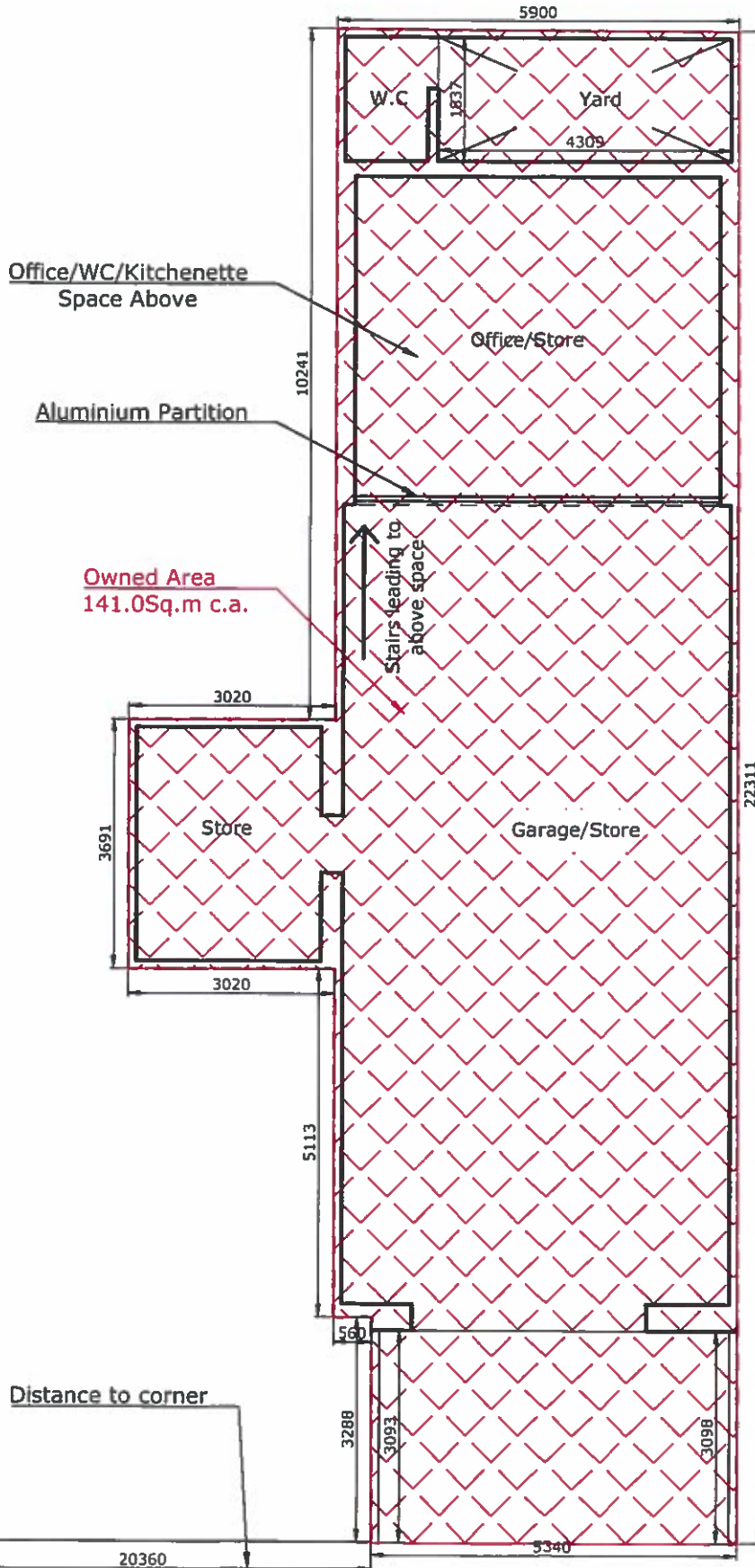
26/2/19

LANDAU
84 MANNARINO ROAD
B'KARA . TEL 21440047

REG NO 1788-3208

OPERATOR 1	1
226 x 0.03	6.78 E
STAMPS	2.95 R
BOOKS	5.40 F
BATTIE	5.99 R
BOOKS	5.40 F
SUBTOTAL	8.94 R
SUBTOTAL	6.78 E
SUBTOTAL	21.12
TOTAL	21.12
CASH	21.12
ITEMS QTY:	4
26-02-19 14:29:00 008470	
JD 00000034	
FISCAL RECEIPT	
THANK YOU	

Dok'5a



PI
LR1

Schematic Drawing
Scale 1:100

Scale 1:100 0 1 2 3 4 5 metres

Scale 1:50 0 0.5 1 1.5 2 2.5 3 4 5 metres

Legend:	
	Third Party
	Owned Areas
	Owned with 3rd party Right
	Right of way/use

CS DESIGN
ARCHITECTS & CIVIL ENGINEERS

A: 8/1 Tug San Lupa Meranacala MSK 1045 I T. 27203301
A: 3 Piazza Raffaello Mucati Pomerun P.M. 1800 I M: 99499460
E: info@csdesign.eu I W: www.csdesign.eu

Notes:	All Dimensions As Indicated		
Client:	Courts of Justice		
Project:	Land Registry		
Drawn:	M.F.	Date:	MAR 2019
Checked:	A.F./J.D.	Scale:	1:100 (A4)
Title:		19/020	
Title:		Schematic Drawing	
Drawn No.:		LR1	

**MINISTRY FOR TRANSPORT,
INFRASTRUCTURE AND
CAPITAL PROJECTS**

LAND REGISTRY

JOHN DEMICOLI

3,

Pjazza Kappillan Muscat

Hamrun

Malta

HMR 1880

Cash Sale

28/01/2019

108484E

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

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

Tel: +356 21239777, 25904700

Email: enquirieslandregistry@gov.mt

www.landregistryplans.gov.mt

Annex A Facade - Sheet 1/1 - 19/020

Photo 1



Photo 2



CS DESIGN

Photo 1



Photo 2



CS DESIGN

Photo 3



Photo 4



CS DESIGN

Annex C Back room - Sheet 1/1 - 19/020

Photo 1



Photo 2



Photo 1



Photo 2



CS DESIGN

Photo 3



Photo 4

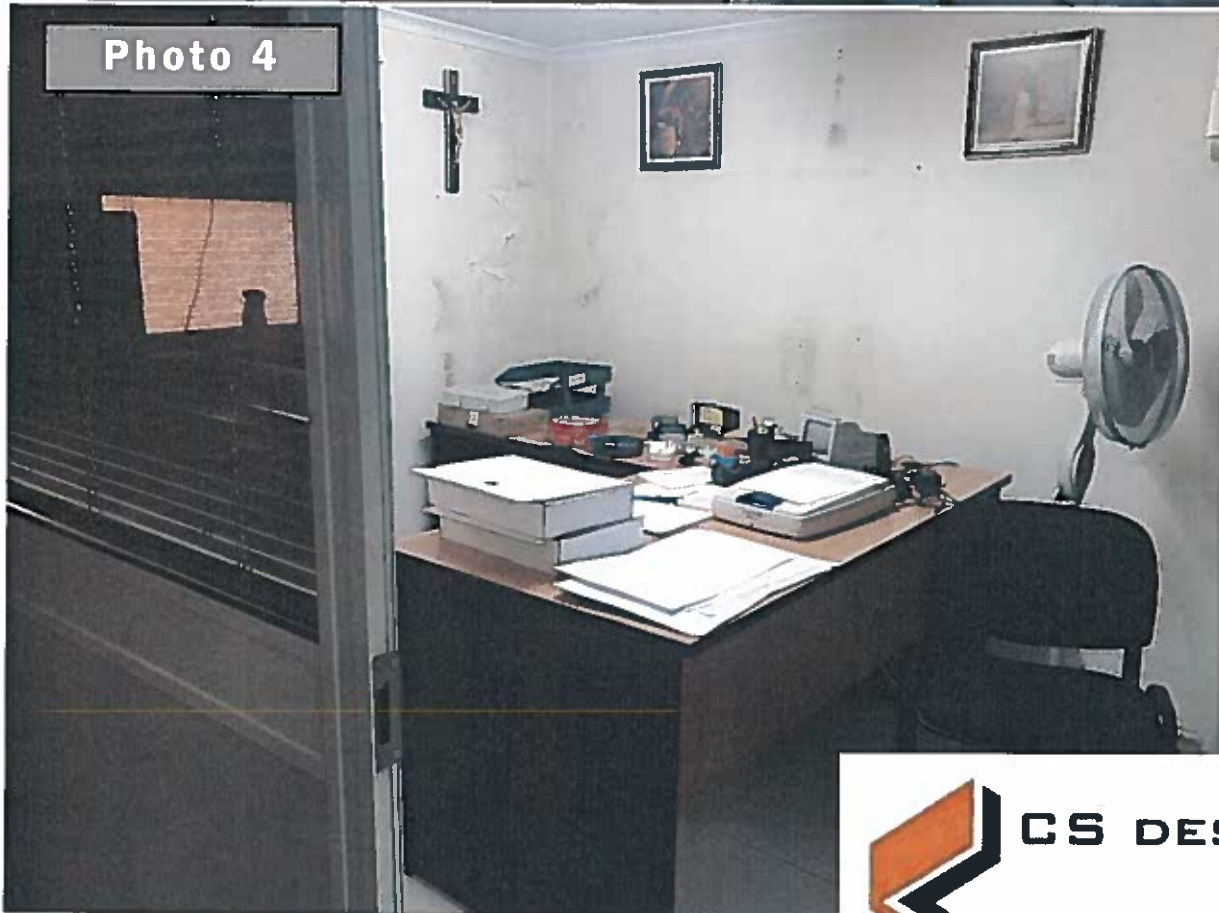
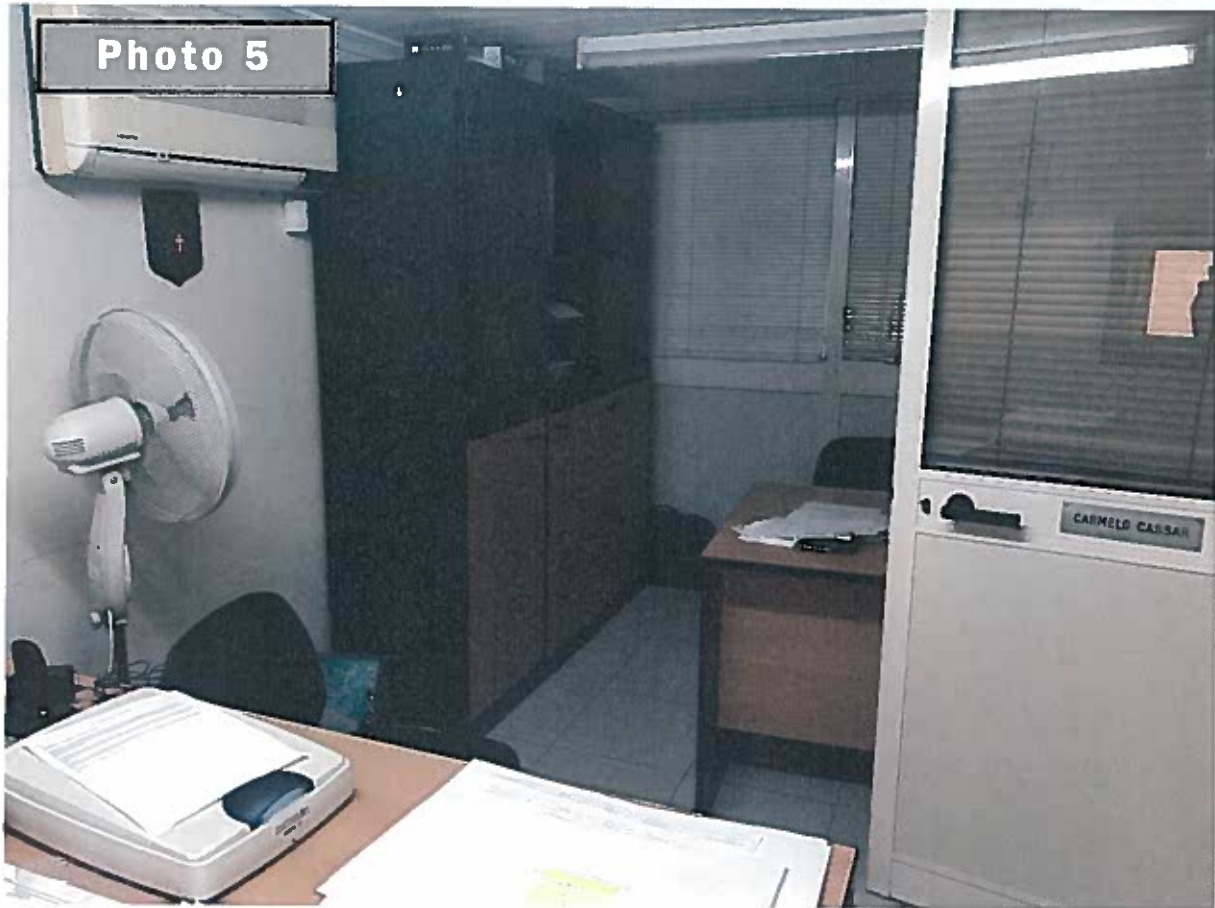


Photo 5



Annex E Back Yard + WC - Sheet 1/2- 19/020

Photo 1



Photo 2

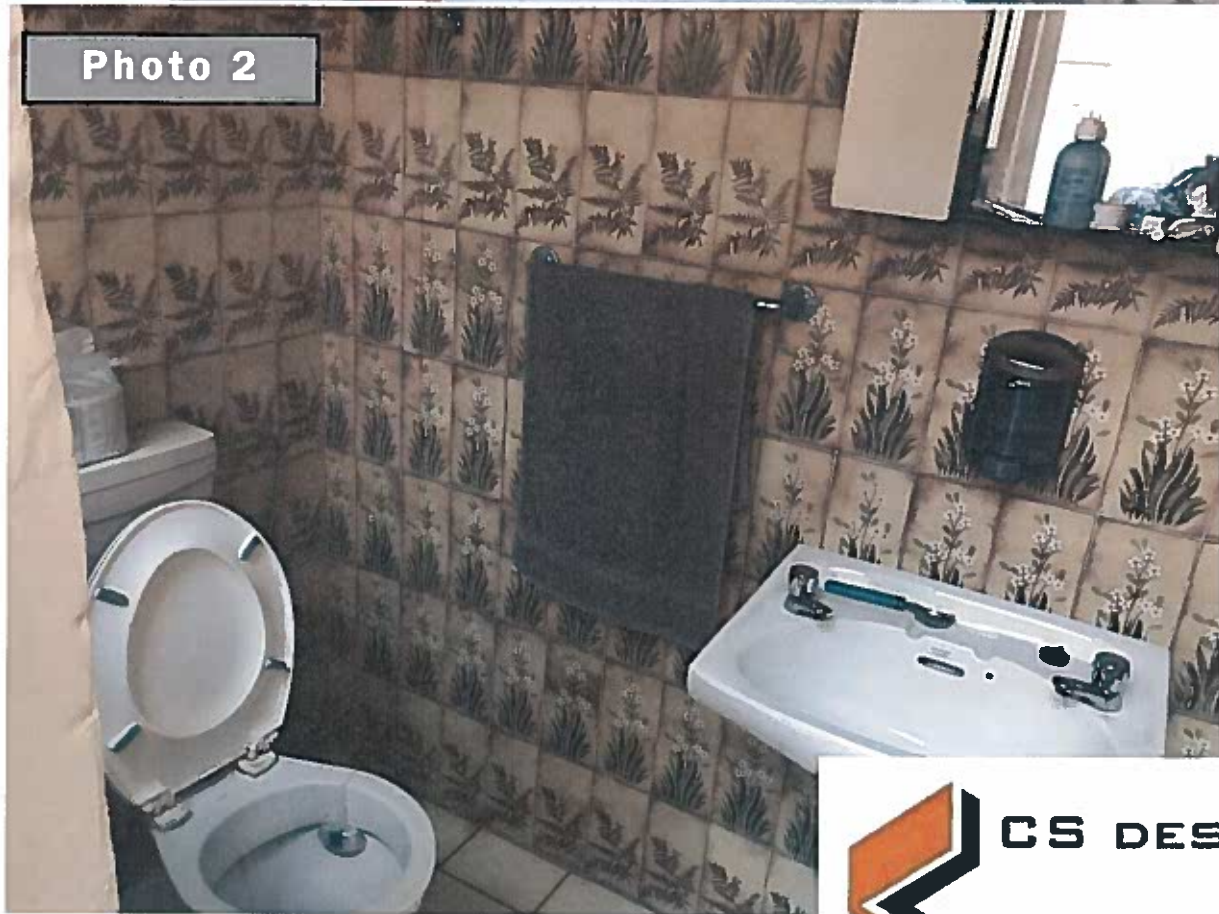


Photo 3



No development may be carried out under the powers of the following development permission.

Ma jista' jitwettaq l-ebda żvilupp bis-saħħa tas-segwent i permess għall-iżvilupp.

Ms. Joanna Camilleri

Date: 31 October 2018
Our Ref: PA/01960/17

Application Number: PA/01960/17
Application Type: Full development permission
Date Received: 19 November 2016
Approved Documents: PA 1960/17/1/11A/42B/42D/42F/42G

Location: No 30, Triq il-Barjola c/w, Triq Hal Ghaxaq, Gudja, Malta
Proposal: To sanction minor differences from PA 3459/93, demolition of existing washrooms and construct four apartments at second and third floor plus two overlying penthouses including construction of lift and other internal and external additions and alterations.

Development Planning Act, 2016
Non Executable — Full Development Permission

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

- 1 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.

- b) This permission relates only to the development as specifically indicated on the
PA/01960/17 Print Date: 31/10/2018

approved drawings. This permission does not sanction any other illegal development that may exist on the site.

c) Copies of all approved drawings and documents shall be available for inspection on site by the Planning Authority officers at all reasonable times.

d) The development shall be carried out in complete accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Design Policy, Guidance and Standards 2015 shall apply.

e) Before any part of the development hereby permitted commences, the enclosed green copy of this development permission 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 permission must be maintained in a good condition and it shall remain displayed on the site until the works are completed.

f) A Commencement Notice is to be submitted to the Planning Authority, by the perit on behalf of the applicant, at least FIVE DAYS prior to the date of commencement of works or utilisation of the permission. Failure to submit the Commencement Notice (with all fields correctly completed) or failure to submit it within the required timeframe shall invalidate the Notice and shall result in the imposition of fines according to Schedule D of Legal Notice 277 of 2012, or its amendments, or its replacements. In addition, **if the applicant fails to submit the Commencement Notice or the Commencement Notice submitted is invalid, the relative permission shall be considered as never having been utilised - Article 72(4) of the Development Planning Act (2016).**

g) All building works shall be erected in accordance with the official alignment and official/existing finished road levels as set out on site by the Planning Authority's Land Surveyor. The Setting Out Request Notice must be submitted to the Land Survey Unit of the Planning Authority when the setting out of the alignment and levels is required.

h) Where an officially schemed street, within the development zone, bordering the site is unopened or unformed, it shall be opened up and brought up to its proper, approved and official formation levels prior to the commencement of any development hereby being permitted.

i) The development shall be carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, Legal Notice 295 of 2007 (or subsequent amendments). Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.

j) New development on vacant or redeveloped sites shall be provided with a water cistern to store rainwater run-off as required by the Energy Performance of Buildings Regulations (2012) [published through Legal Notice 376 of 2012 and any amendments thereto].

k) No steps, ramps or street furniture are to be constructed on or encroached onto the public pavement or road.

l) Any doors and windows, the lower edge of which is less than 2m above road level, and any gates shall not open outwards onto a public pavement or road.

m) Where present, window grilles (including 'pregnant' windows), sills, planters and other

similar elements which are part of or fixed to the facade of buildings, the lower edge of which is less than 2 metres above road level, shall not project more than 0.15 metres from the facade over a public pavement or street.

n) Air conditioning units shall not be located on the facades of the building which are visible from the street or a public space.

o) There shall be no service pipes, cables or wires visible on the front elevation or on any other elevations of the building which are visible from the street or public space.

2 a) The façades of the building shall be constructed in local un-rendered and unpainted stone, except where other materials/finishes are indicated on the approved drawings.

b) All the apertures and balconies located on the façades of the building shall not be in gold, silver or bronze aluminium.

c) Where a front garden is imposed, the 'solid part' of the boundary wall in the front garden shall not be higher than 1.4 metres above the external finished road level. Where the road is sloping, the wall shall be stepped accordingly. Any pillars or gateposts shall not exceed a height of 2.25 metres.

d) The height of the services on the roof of the building shall not extend beyond the approved height of the uppermost parapet wall.

3 To make up for the shortfall in parking provision of three (3) parking spaces, this development permission is subject to a contribution amounting to the sum of €3,494.07 in favour of the Planning Authority's Urban Improvements Fund for the locality. The funds raised shall be used to fund traffic management, green transport, urban improvements or similar projects. The contribution shall not be refundable and the funds shall be utilised as required and directed by the Planning Authority.

4 This permission is subject to a Bank Guarantee to the value of €1,523.50 to ensure that the street is properly restored in accordance with the Environmental Management Construction Site Regulations, 2007 (Legal Notice 295 of 2007). The bank guarantee shall only be released after the perit submits a post-construction condition report together with photographs evidencing compliance with this condition, accompanied by clearance from the Local Council. The clearance from the Local Council is to be endorsed by the Mayor and the Executive Secretary of the Local Council. This guarantee shall be forfeited if, after 3 months from the date of notification by the Authority of a notice to effect the remedial works, these are not carried out. Its forfeiture shall not, however, preclude the applicant from adhering to all the conditions contained in this development permission.

5 **Conditions imposed and enforced by other entities**

A. Where construction activity is involved:

(a) the applicant shall:

(i) **Appoint a Project Supervisor for the Design Stage and a Project Supervisor for the Construction Stage** and any such appointment shall be terminated, changed or renewed as necessary. The same person may be appointed to act as project supervisor

for both the design and construction stage, if that person is competent to undertake the duties involved and

(ii) **Keep a health and safety file** prepared by the Project Supervisor for the Design Stage.

(b) When the construction works related to this application are scheduled to last longer than thirty working days and on which more than twenty workers are occupied simultaneously, or on which the volume of work is scheduled to exceed five hundred person-days, the project supervisor **shall communicate a prior notice to the Occupational Health and Safety Authority (OHSA) at least four calendar weeks before commencement of works.**

(c) The Project Supervisor for the Design Stage shall **draw up a health and safety plan** which sets out the occupational health and safety rules applicable to the construction activities concerned, outlining the measures to ensure cooperation between different contractors and shall also include specific measures concerning occupational risks that may be present at this site.

B. Where the development concerns a change of use to a place of work, the applicant shall obtain a Perit's declaration that the building conforms to the requirements of LN 44 of 2002.

C. Where the development concerns a place of work:

The applicant shall:

(i) obtain a Perit's declaration that the necessary requirements arising out of LN 44 of 2002 have been included in the plans and drawings; and

(ii) obtain a Perit's declaration that the building conforms to the requirements of LN 44 of 2002.

D. The development is to strictly adhere to the 'Design Guidelines on fire safety for buildings in Malta' to ensure that all Fire Safety measures and provisions are addressed as indicated in the Design Guidelines on Fire Safety for Buildings in Malta, published by the DCID in 2004, (or other relevant standard, provided it is approved by the Civil Protection Department), Policies, and the Laws and Regulations of Malta.

E. Where the development includes a livestock farm:

(a) The farm **shall not** be connected directly to the sewer network.

(b) Silting traps, sedimentation pits as well as manure clamps shall be installed, as shown on the approved drawings. Settled Waste water shall only be discharged in approved waste receiving stations.

(c) Any effluents discharged shall have chloride levels lower than 1000 mg/L. The operators shall acquire a Public Sewer Discharge Permit before commencing operations.

F. Where the development includes a swimming pool:

(a) Any effluent, if discharged in the sewers, shall meet the specifications listed in L.N.139 of 2002 as amended by L.N.378 of 2005.

(b) Adequate sampling points should be installed as directed by WSC – Discharge

Permit Unit officials.

(c) Chlorine concentration of the effluent should not exceed 100 mg/L Cl₂.

G. Prior to laying of water and wastewater services in the road, the development shall comply with the requirements of Legal Notice 29/10 Part III (Roads in inhabited Areas) Clause 12.

H. In the event of an accidental discovery in the course of approved works, any cultural heritage feature discovered should not be damaged or disturbed and the Superintendence is to be immediately informed of such discovery. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2002 (CAP 445). The discovery of cultural heritage features may require the amendment of approved plans.

In terms of Article 72(3) of the Development Planning Act, 2016, the execution and validity of this permission is automatically temporarily **suspended** and no works as approved by the said development permission may commence before the lapse of the time period established in Article 13 of the Environment and Planning Review Tribunal Act and subsequently will remain so suspended if the Tribunal so decides in accordance with the Environment and Planning Review Tribunal Act.

Where the approved drawings and/or documents are dimensioned, then the declared dimensions shall prevail over the actual size as depicted on the approved drawings and/or documents.

Developers are advised to check the invert level to the sewer main with the Water Services Corporation as they would have to make their own arrangements where a gravity service connection is not possible. In these cases, the architect has to indicate the solutions envisaged and to indicate on the plan what needs to be carried out and obtain approval from WSC. Developers are further reminded that connection of storm water into main sewers is not allowed.

If the declaration of ownership, as contained in the application form, is determined as incorrect by a Court of Law, then the said Court of Law can declare this development permission as null and void. 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.

This development permission is granted saving third party rights. This permission does not exonerate the applicant from obtaining any other necessary permission, license, clearance or approval required from any Government department, local council, agency or authority, as required by any law or regulation.

This development permit does not authorise any storage of substances listed in Occupational Health and Safety Authority Act (Cap. 424) - Control of Major Accident Hazards Regulations, 2003, as amended, in quantities that would render this site an establishment within scope of these regulations. The storage and handling of said substances may require a new or amended development permission in line with current policies and regulations.

For any non-residential uses hereby being approved, prior to commencement of any works on site or any eventual permitted change of use, the applicant shall be required to contact the Environment and Resources Authority to obtain any necessary operational permit or registration. This requirement

does not apply to Class 2B, 2C, 4A and 4B uses as listed in the Development Planning (Use Classes) Order 2014, or its subsequent amendments.

This decision is being published on 14 November 2018.

Marthese Debono
Secretary Planning Commission (Development Permissions)

Notes to Applicant and Perit — Non Executable Permit

Non Executable Permit

Upon the full submission of the pending requirements, within the stipulated timeframe, the full development permit will be issued where validity of the permit shall remain as advised in the Non Executable Permit. If the pending requirements are not submitted within the time frame identified, the non-executable permission will be dismissed.

Right for reconsideration

Where applicable, you have a right to submit a request for reconsideration to the Authority in terms of regulation 14 of Legal Notice 162 of 2016.

Right for appeal

You have a right to submit an appeal, against the decision, to the Environment and Planning Review Tribunal in terms of article 13 the Environment and Planning Review Tribunal Act, 2016.

Time limits

Requests for reconsideration or appeals must be made within 30 days from the publication of the decision notification in the local press as required by regulation 14(1) of Legal Notice 162 of 2016.

Fees to submit a request for reconsideration or appeal

In either case, there is a fee to be paid which should accompany the request for reconsideration or the appeal. The fees are as follows:

For reconsideration - 3% of the Development Permit Fee paid in respect of the original application, subject to a minimum of €69.88.

For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150 + €50 administrative fee (LN 112 of 2016).

Submission of request for reconsideration or appeal

With regards to requests for reconsideration, Form PA 4/16 must be used for submission. All fields of the Form must be filled in as appropriate. Requests for reconsideration can only be submitted electronically.

With regards to appeals, as required by Article 13 of the Environment and Planning Review Tribunal Act, 2016, the submission must include the detailed grounds for appeal and the requests being made by the appellant. Appeals must be submitted physically at the offices of the Environment and Planning Review Tribunal, St. Francis Ditch, Floriana.

-PANeRCN-

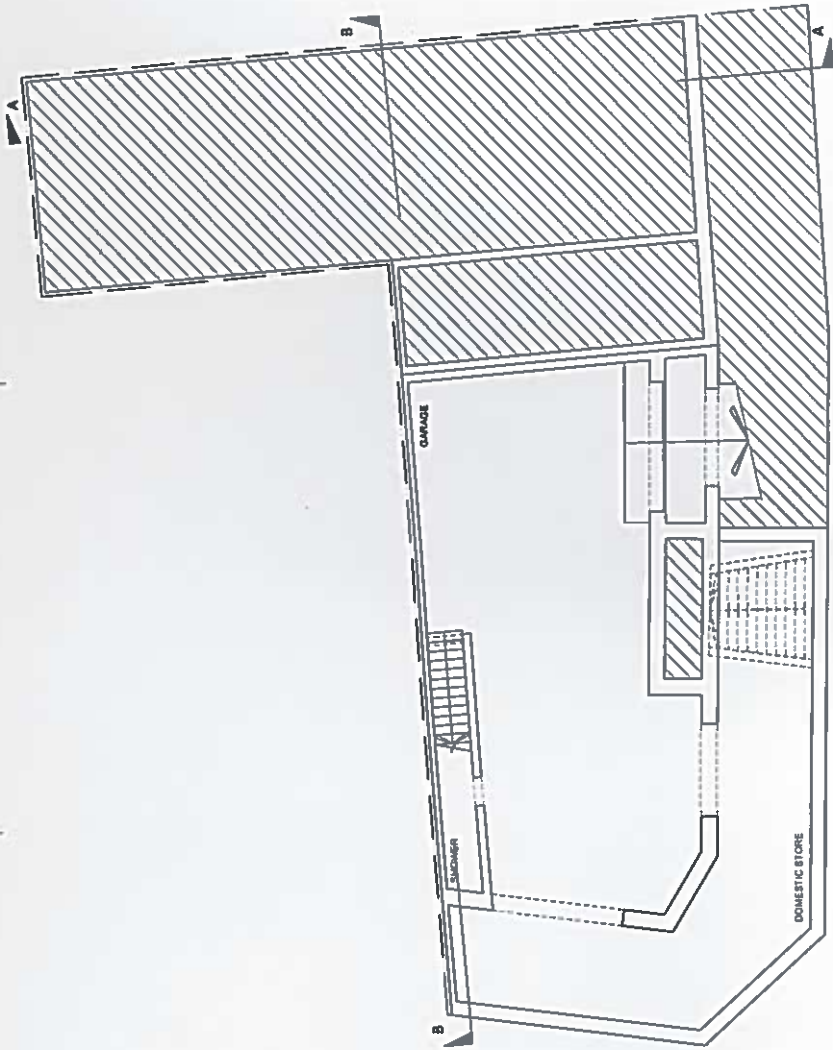


Tel: +356 2290 0000 Fax: +356 22902295

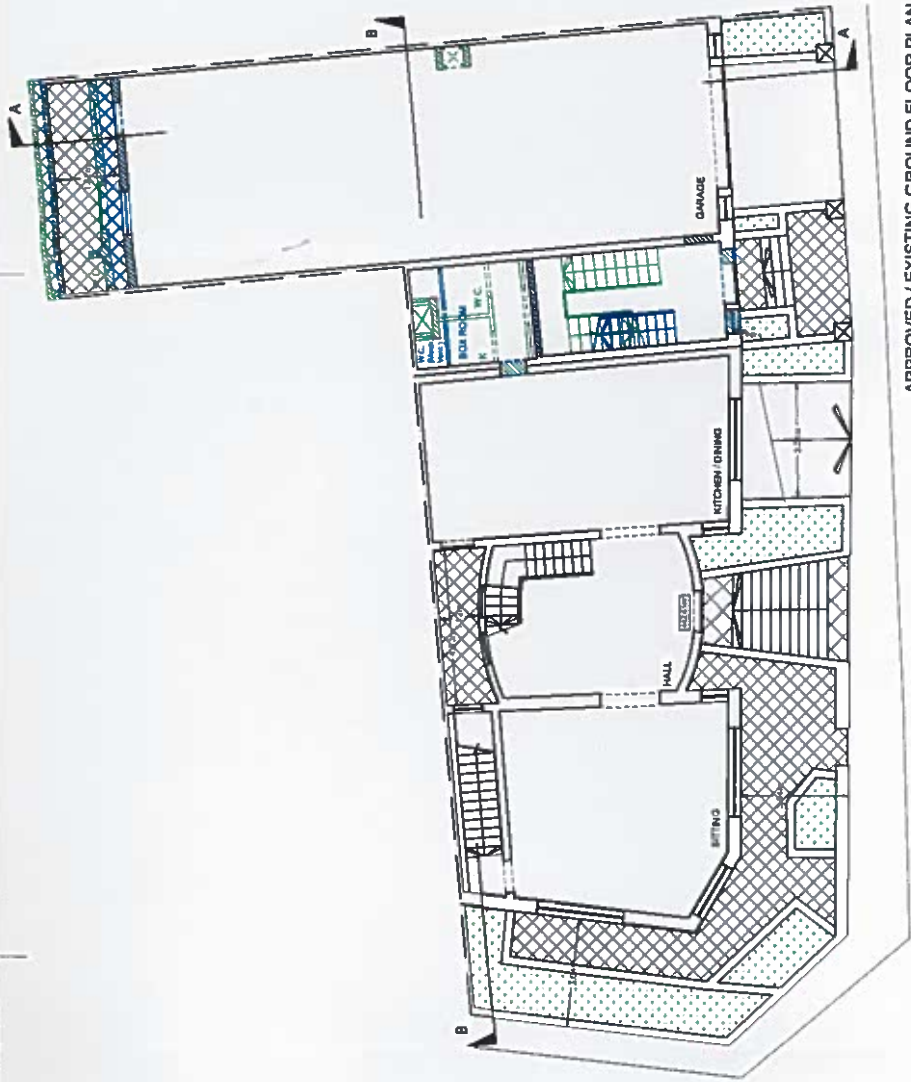
Printed on: Saturday, January 23, 2016

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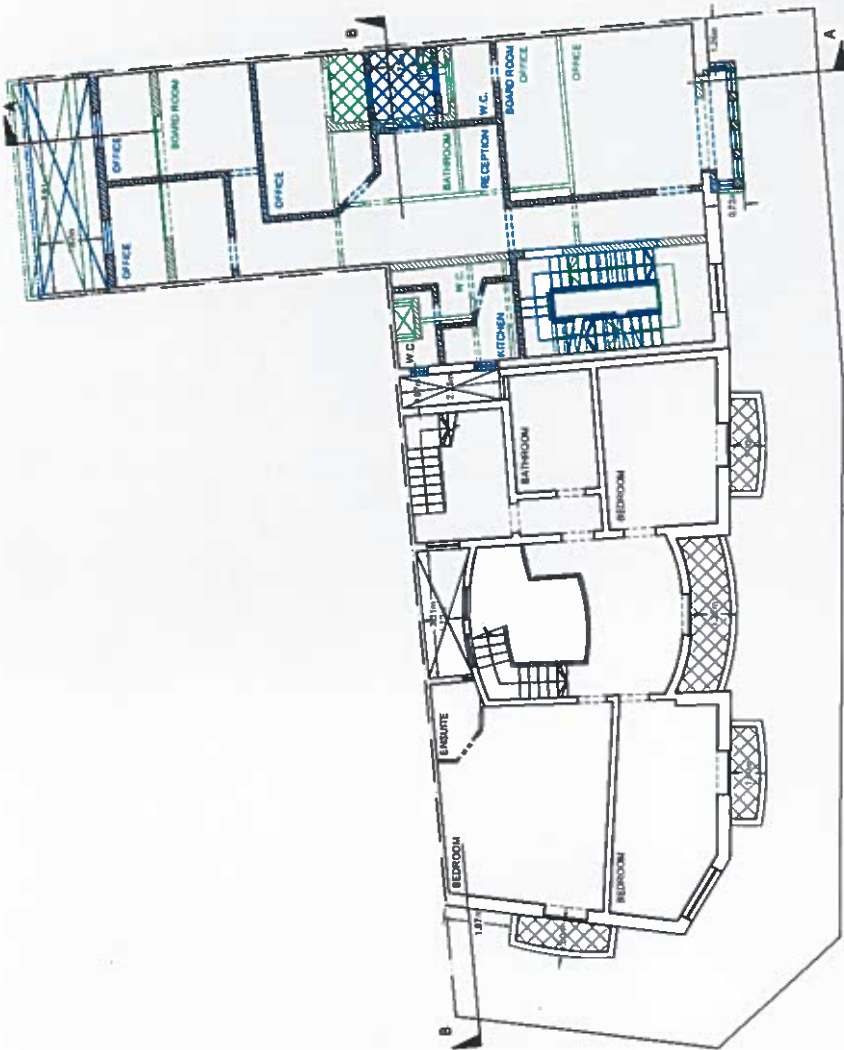




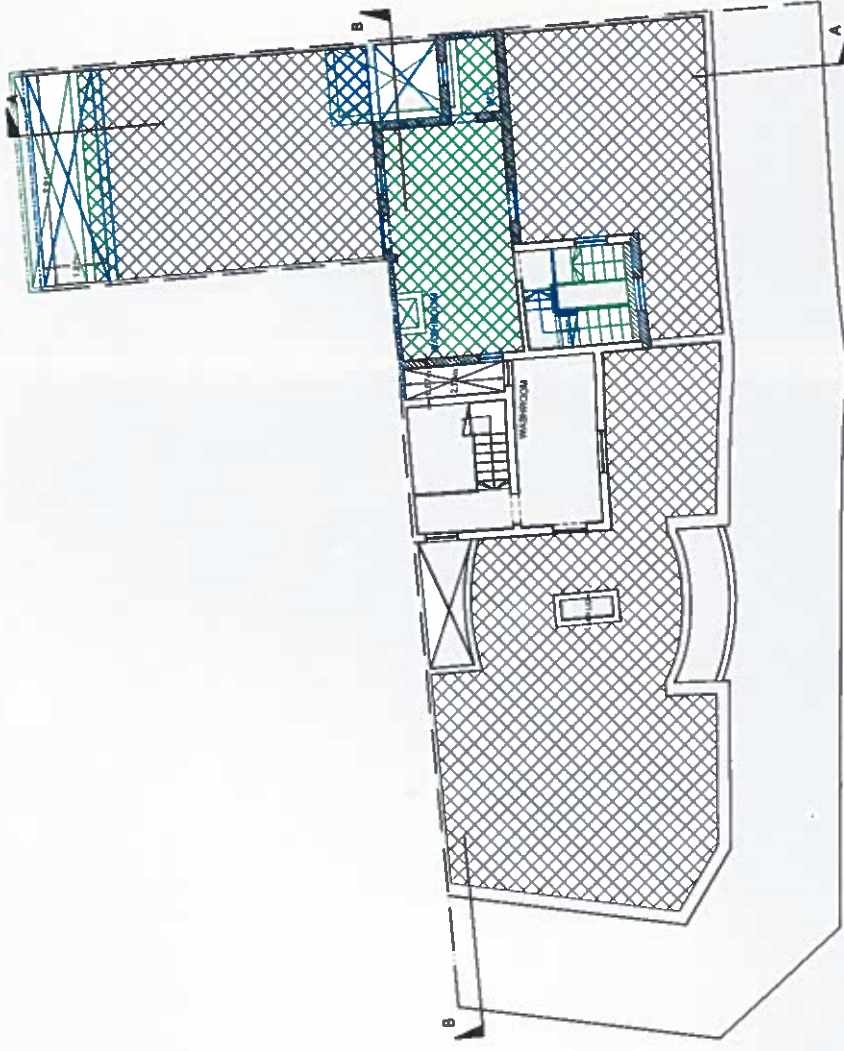
EXISTING SEMI-BASEMENT PLAN
SCALE 1:100



APPROVED / EXISTING GROUND FLOOR PLAN
SCALE 1:100



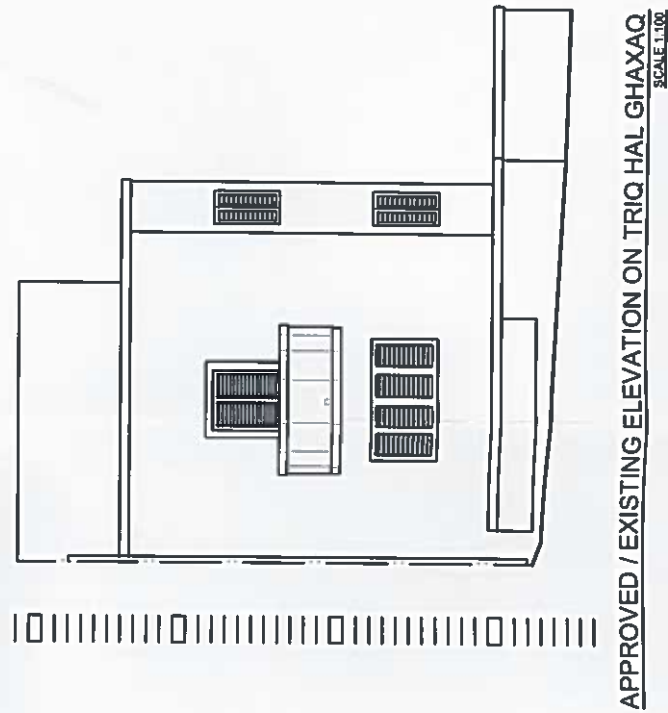
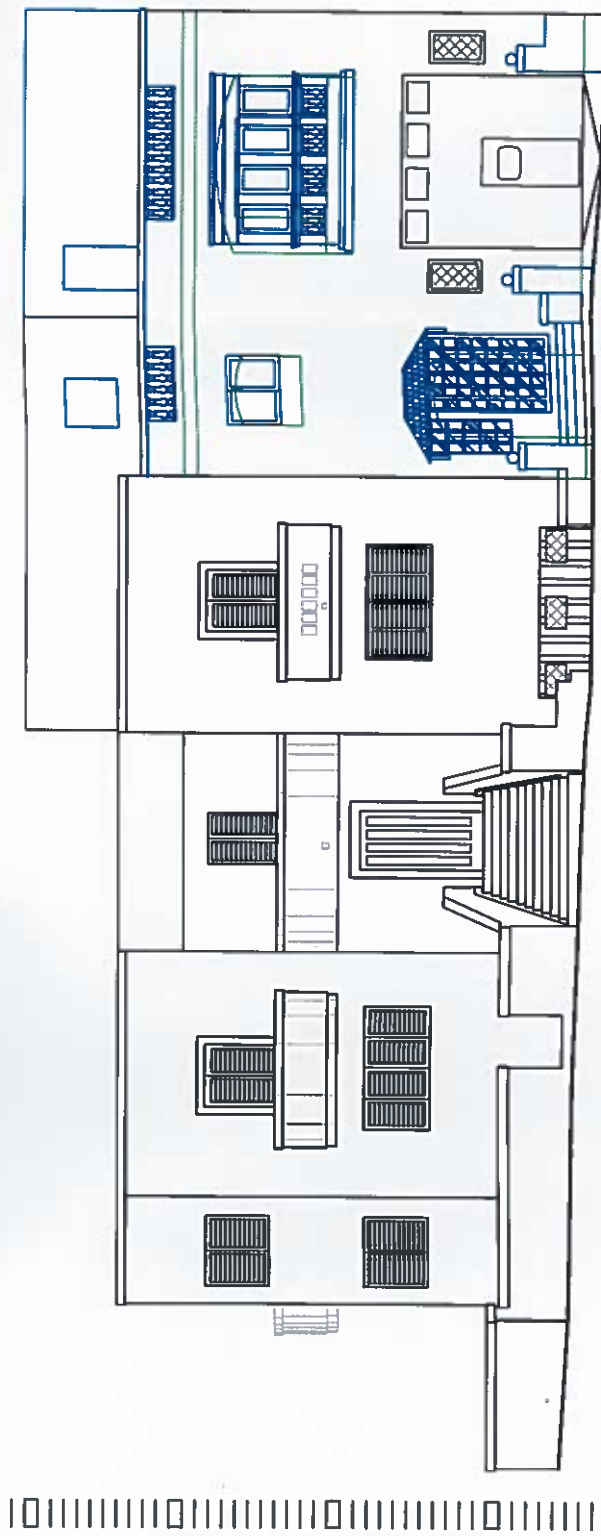
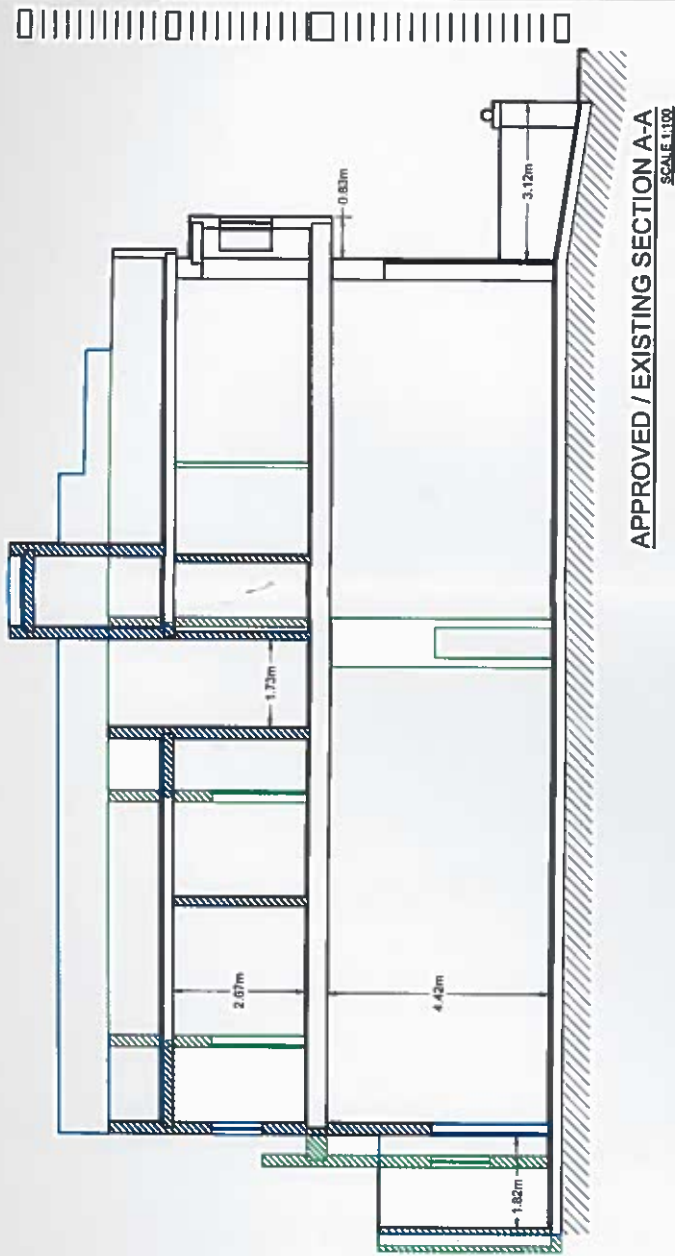
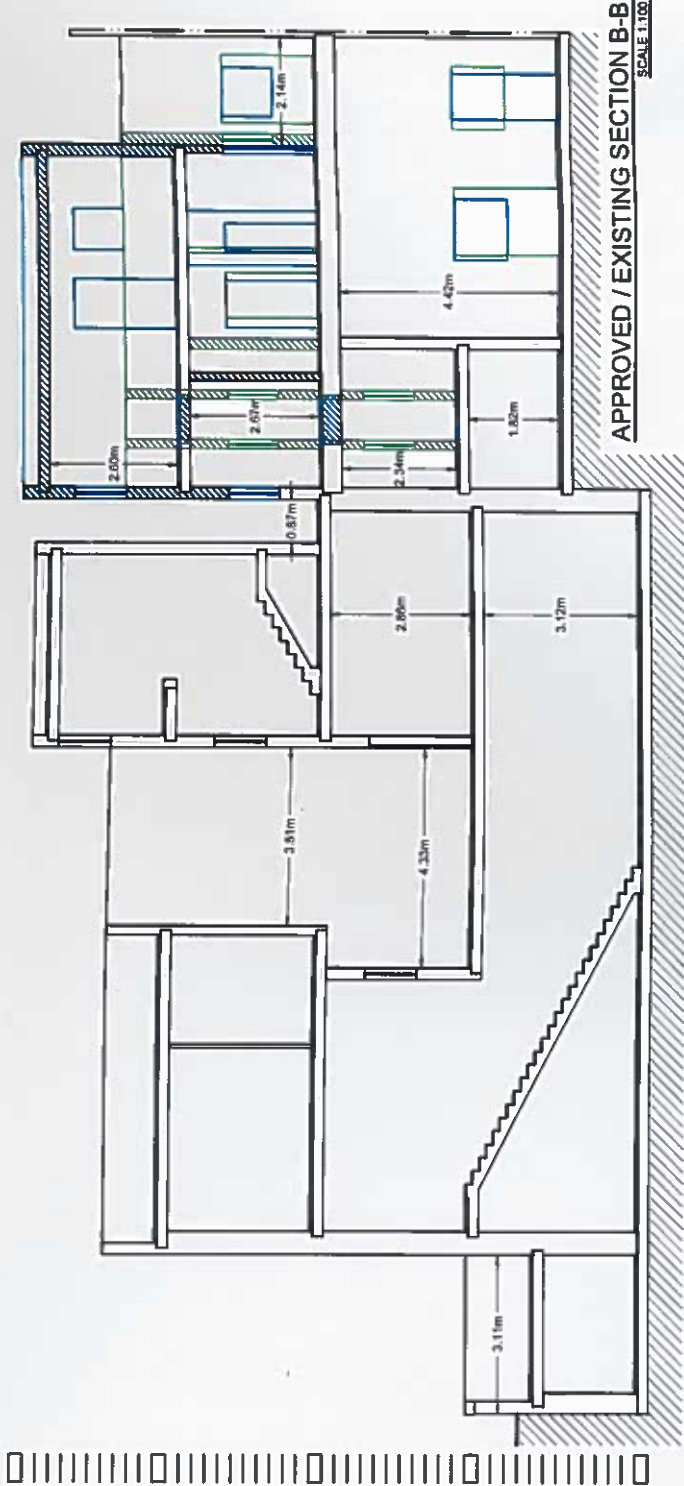
APPROVED / EXISTING FIRST FLOOR PLAN
SCALE 1:100



APPROVED / EXISTING SECOND FLOOR PLAN
SCALE 1:100



Project	42f	Rev. No.	1	Date	11.05.2017
Client	FALCON & CUTAJAR	File No.	2547	Client	MS. J. CAMILLERI
Address	45 VALLEY ROAD, BIRGANA, MALTA	Scale	1:100	Scale	1:100
Job Title	WORKS AT DUCIA	Drawn By	R. G.	Approved By	L. G.



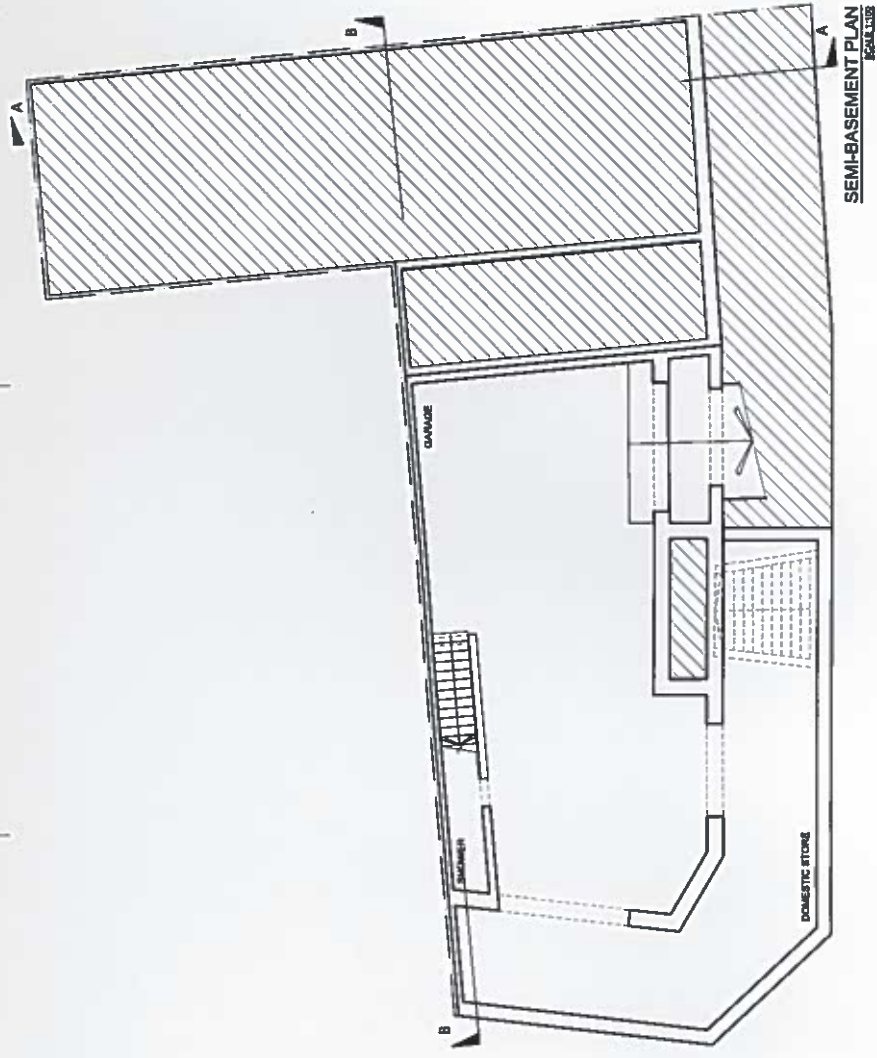
MATERIALS

- RENDERED CONCRETE BLOCKWORK
- WHITE ALUMINIUM APERTURES
- WHITE ALUMINIUM RAILING

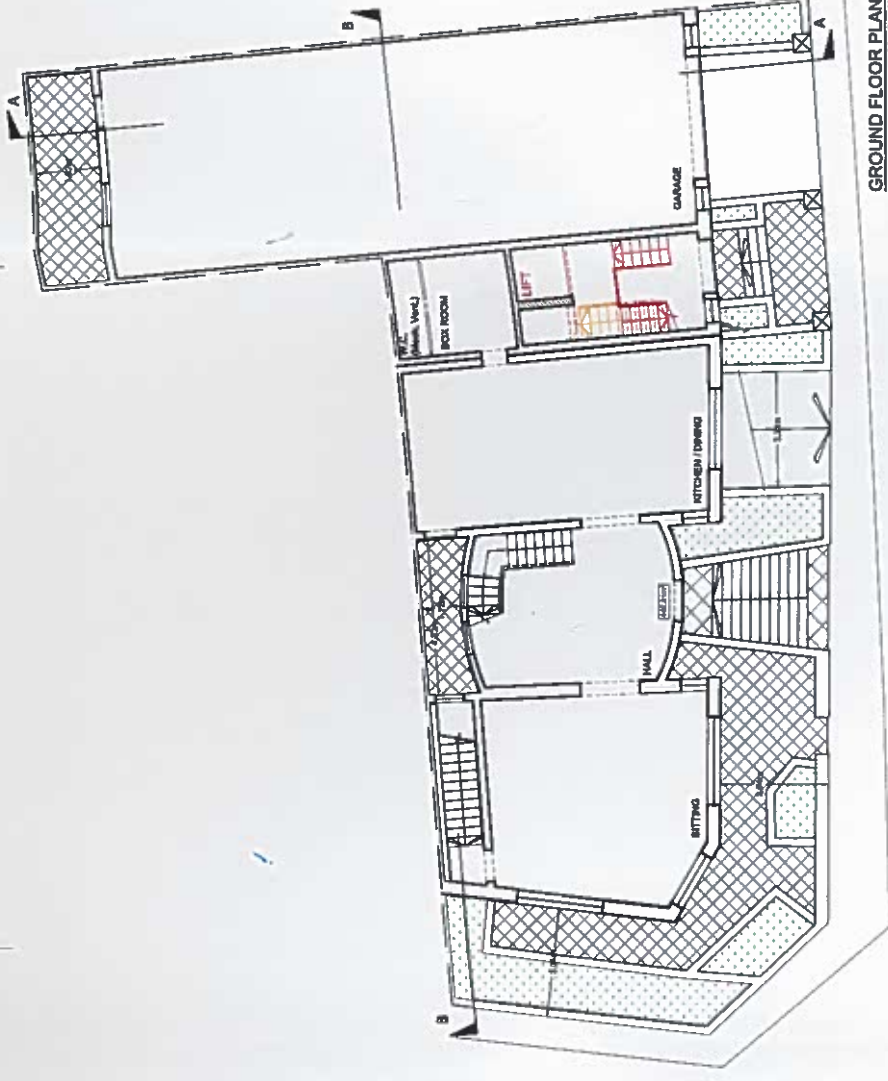


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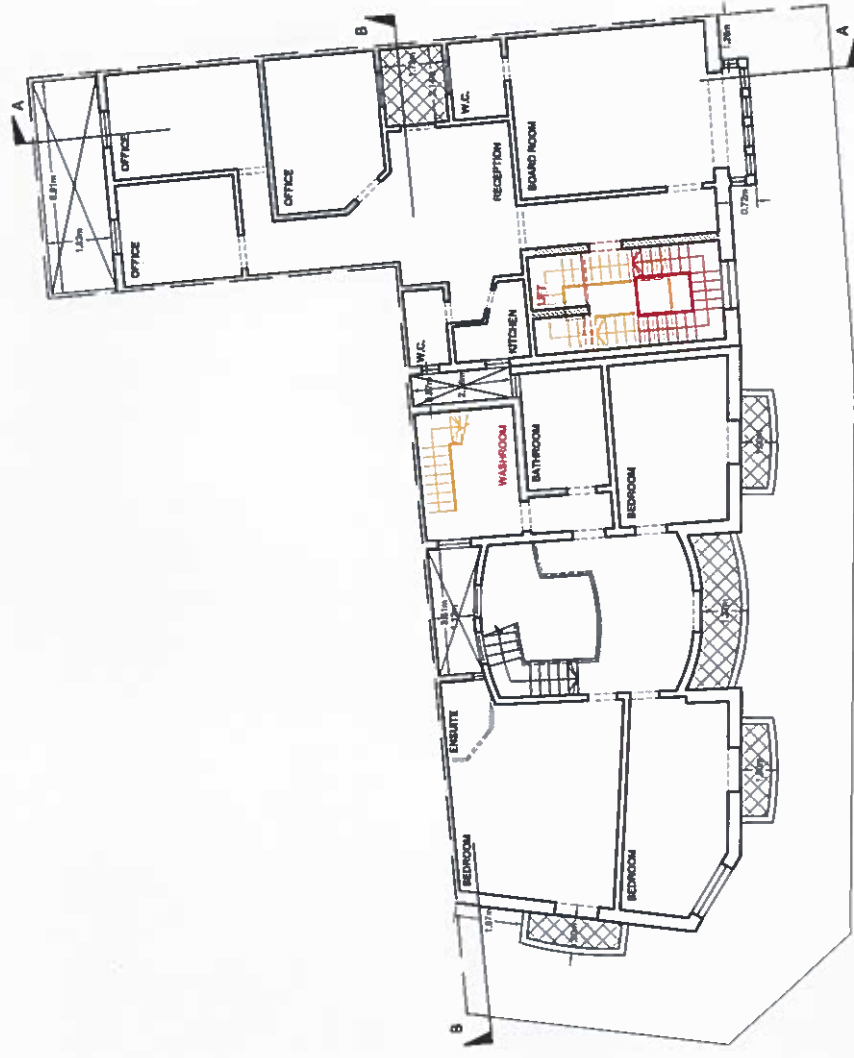
Drawn by: A-08	FALZON & CUTAJAR ARCHITECTS & CIVIL ENGINEERS 45, VALLEY ROAD, BIRKIRARA, MALTA	REV. No	FILE No	DATE
JOB TITLE :	WORKS AT GUDJA	21490267	2547	11.05.2017
		SCALE:	CIENT	
		DRAWN BY:	MS. J. CAMILLERI	
		APPROVED BY:	I.C.	



SEMI-BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN
SCALE 1:100



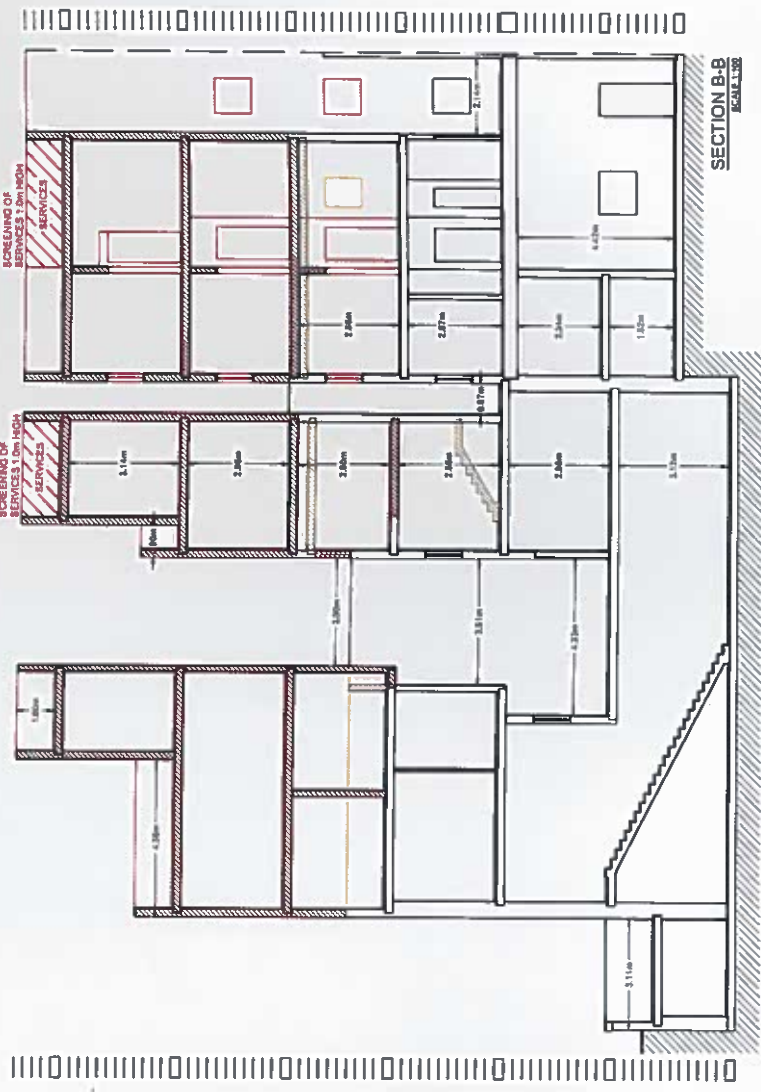
SECOND FLOOR PLAN

DATE	26.12.2016
CLIENT	MRS. J. CAMBLER
REV. NO.	01
FILE NO.	2547
TITLE	21480207
SCALE	1:100
DRAWN BY	P.G.
APPROVED BY	L.C.

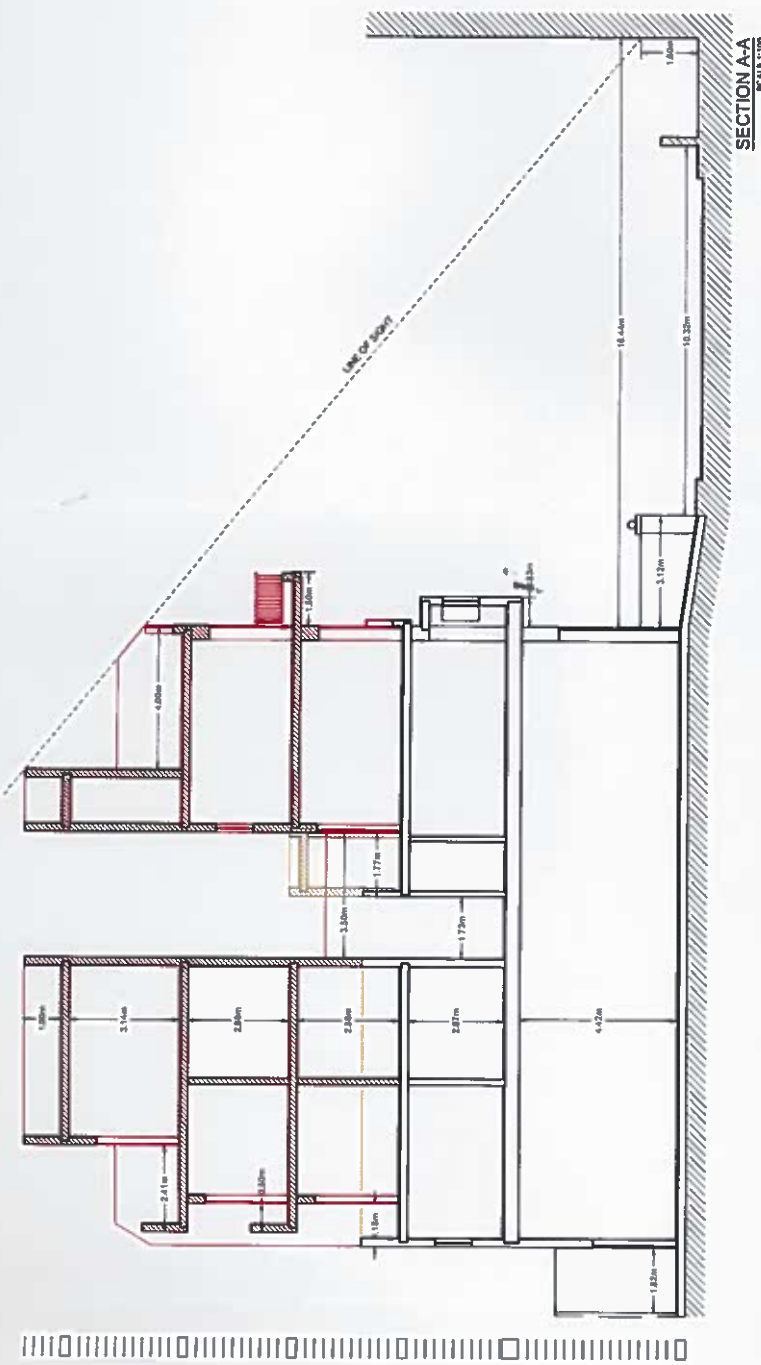
FALSON & CUTAJAR
ARCHITECTS & CIVIL ENGINEERS
 47, ANGEY ROAD, BIRCHKANA, MALTA.

JOB TITLE : WORKS AT GUIDA





SECTION B-B
SCALE 1"=100'



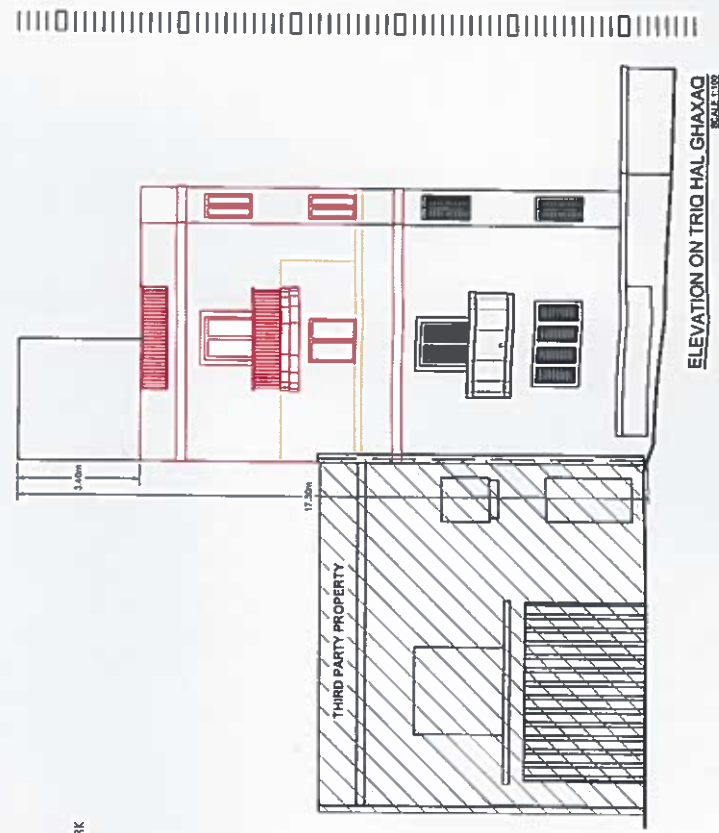
SECTION A-A
SCALE 1"=10'

MATERIALS TO BE USED

- RENDERED CONCRETE BLOCKWORK
- WHITE ALUMINIUM APERTURES
- WHITE ALUMINIUM RAILING



ELEVATION ON TRIO IL-BARJOLA



ELEVATION ON TRIQ HAL GHAXAQ
SCALE 1:100

English A-30	FALCON & CUTAJAR ARCHITECTS & CIVIL ENGINEERS 45 VALLEY ROAD, BANGORARA, MALTA. MALTA	TEL: 21800260 FAX: 21900287	REV No: 01 FILE No: 2947 SCALE: 1/100 DRAWING BT: R.G.	DATE: 11.05.2012 CLIENT: MS J CAMILLERI APPROVED BY: LC.
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Section:
Board No.:

APPLICATION No. PA/01960/17

1. Application Details:

Applicable DC Guidance: DC15
 Press Date: 22 March 2017
 Application Type: Full development permission
 Applicant: Ms. Joanna Camilleri
 Architect: Falzon & Cutajar
 Drawing Numbers: PA 1960/17/1/11A/42B/42D/42F/42G

Proposal: To sanction minor differences from PA 3459/93, demolition of existing washrooms and construct four apartments at second and third floor plus two overlying penthouses including construction of lift and other internal and external additions and alterations.

Location: No 30, Triq il-Barjola c/w, Triq Hal Ghaxaq, Gudja, Malta
 Recon Decision:

RECONSIDERATION

2. Representations:

3. Notes To Committee:

3.1 UIF applies. — PARKING

3.2 Prior to the issue of the permission the bank guarantee in relation to the Environmental Management Construction Site Regulations needs to be submitted, together with the submission of a pre-construction condition report of the street including photographs.

4. Case Officer's Report:

REQUEST FOR RECONSIDERATION

This is a request to revise the requirement for the payment of a Planning Gain for the provision of parking to the value of €6,988.14 (6 spaces).

REASONS FOR IMPOSITION OF URBAN IMPROVEMENT FUND

The parking required for the additional units being proposed cannot be accommodated on site.

ARCHITECT'S ARGUMENTS FOR RECONSIDERATION

The architect submitted a request for reconsideration at docs. 63A – 63C in which it is being argued that a total of nine (9) spaces are required for the proposed development – 1 for each of the seven residential units and 2 for the offices. The semi-basement and ground floor level layout can accommodate a total of 6 parking spaces. Therefore the UIF contribution should be revised to 3 spaces.

DIRECTORATE'S COMMENTS ON ARGUMENTS FOR RECONSIDERATION

With reference to the imposition of the UIF, it is confirmed that the proposed development requires the provision of 9 parking spaces. The plan submitted at doc 63D indicates that three parking spaces may be accommodated within the garage area at semi-basement and ground floor levels – total of six spaces, thus three of the parking spaces required cannot be accommodated on site. In view of this, a contribution to the PA's Urban Improvements Fund, as per Policy P18 of DC 2015, is required for these 3 spaces.

In view of the above, a UIF contribution for the shortfall of 3 car parking spaces is being confirmed, and thus the contribution towards the Planning Authority's Urban Improvements Fund is being revised and shall now apply for 3 parking spaces.

5. Recommendation: **UPHELD - subject to the following conditions:**

- 1
 - a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.
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(a) the applicant shall:

(i) **Appoint a Project Supervisor for the Design Stage and a Project Supervisor for the Construction Stage** and any such appointment shall be terminated, changed or renewed as necessary. The same person may be appointed to act as project supervisor for both the design and construction stage, if that person is competent to undertake the duties involved and

(ii) **Keep a health and safety file** prepared by the Project Supervisor for the Design Stage.

(b) When the construction works related to this application are scheduled to last longer than thirty working days and on which more than twenty workers are occupied simultaneously, or on which the volume of work is scheduled to exceed five hundred person-days, the project supervisor shall communicate a prior notice to the **Occupational Health and Safety Authority (OHSa)** at least four calendar weeks before commencement of works.

(c) The Project Supervisor for the Design Stage shall draw up a **health and safety plan** which sets out the occupational health and safety rules applicable to the construction activities concerned, outlining the measures to ensure cooperation between different contractors and shall also include specific measures concerning occupational risks that may be present at this site.

B. Where the development concerns a change of use to a place of work, the applicant shall obtain a Perit's declaration that the building conforms to the requirements of LN 44 of 2002.

C. Where the development concerns a place of work:

The applicant shall:

(i) obtain a Perit's declaration that the necessary requirements arising out of LN 44 of 2002 have been included in the plans and drawings; and

(ii) obtain a Perit's declaration that the building conforms to the requirements of LN 44 of 2002.

D. The development is to strictly adhere to the 'Design Guidelines on fire safety for buildings in Malta' to ensure that all Fire Safety measures and provisions are addressed as indicated in the Design Guidelines on Fire Safety for Buildings in Malta, published by the DCID in 2004, (or other relevant standard, provided it is approved by the Civil Protection Department), Policies, and the Laws and Regulations of Malta.

E. Where the development includes a livestock farm:

(a) The farm **shall not** be connected directly to the sewer network.

(b) Silting traps, sedimentation pits as well as manure clamps shall be installed, as shown on the approved drawings. Settled Waste water shall only be discharged in approved waste receiving stations.

(c) Any effluents discharged shall have chloride levels lower than 1000 mg/L. The operators shall acquire a Public Sewer Discharge Permit before commencing operations.

F. Where the development includes a swimming pool:

(a) Any effluent, if discharged in the sewers, shall meet the specifications listed in L.N.139 of 2002 as amended by L.N.378 of 2005.

(b) Adequate sampling points should be installed as directed by WSC – Discharge Permit Unit officials.

(c) Chlorine concentration of the effluent should not exceed 100 mg/L Cl₂.

G. Prior to laying of water and wastewater services in the road, the development shall comply with the requirements of Legal Notice 29/10 Part III (Roads in inhabited Areas) Clause 12.

H. In the event of an accidental discovery in the course of approved works, any cultural heritage feature discovered should not be damaged or disturbed and the Superintendence is to be immediately informed of such discovery. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2002 (CAP 445). The discovery of cultural heritage features may require the amendment of approved plans.

An eventual development permission would also be issued subject to the following standard text:

In terms of Article 72(3) of the Development Planning Act, 2016, the execution and validity of this permission is automatically temporarily **suspended** and no works as approved by the said development permission may commence before the lapse of the time period established in Article 13 of the Environment and Planning Review Tribunal Act and subsequently will remain so suspended if the Tribunal so decides in accordance with the Environment and Planning Review Tribunal Act.

Where the approved drawings and/or documents are dimensioned, then the declared dimensions shall prevail over the actual size as depicted on the approved drawings and/or documents.

Developers are advised to check the invert level to the sewer main with the Water Services

Corporation as they would have to make their own arrangements where a gravity service connection is not possible. In these cases, the architect has to indicate the solutions envisaged and to indicate on the plan what needs to be carried out and obtain approval from WSC. Developers are further reminded that connection of storm water into main sewers is not allowed.

If the declaration of ownership, as contained in the application form, is determined as incorrect by a Court of Law, then the said Court of Law can declare this development permission as null and void. 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.

This development permission is granted saving third party rights. This permission does not exonerate the applicant from obtaining any other necessary permission, license, clearance or approval required from any Government department, local council, agency or authority, as required by any law or regulation.

This development permit does not authorise any storage of substances listed in Occupational Health and Safety Authority Act (Cap. 424) - Control of Major Accident Hazards Regulations, 2003, as amended, in quantities that would render this site an establishment within scope of these regulations. The storage and handling of said substances may require a new or amended development permission in line with current policies and regulations.

For any non-residential uses hereby being approved, prior to commencement of any works on site or any eventual permitted change of use, the applicant shall be required to contact the Environment and Resources Authority to obtain any necessary operational permit or registration. This requirement does not apply to Class 2B, 2C, 4A and 4B uses as listed in the Development Planning (Use Classes) Order 2014, or its subsequent amendments.

This report to the Planning Commission has been prepared and endorsed by:

Case Officer: Jeremy R. Portelli B. Plan.

Endorsed By: Mark Zammit

Signature:

Signature:

Date:

Date:

Planning Commission Decision:

-PARRepEndorsed-

Key

bit:

Limits to Development

Schmerz Argument!

Urban Conservation Area

Proof

Flowers plus basement. Subject to Floor-Side 001.
except for Housing Estate blocks

4. Power plus payment

2 Floors plus basement

Will A-2 Floors plus semi basement

Not to exceed existing height

Results

Kaifu
The relevant treaty itself shall not be applicable to mandatory
open spaces, urban open spaces (citywide forest or back-land
or other open spaces are likely to urban development

Garcia

Building Heights

Scale

9007 4177

INDICATIVE ONLY

Not to be used for dissemination or direct information
 RDP/AT/02/0051

A fan .

GU 2

Dok '10'

SOUTH MALTA LOCAL PLAN



Approved by the Council of the Municipal Planning Authority
Malta Environment & Planning Authority

Key

- Limits to Development
- Scheme Alignment
- Urban Conservation Area - SMCU 01, SMCU 04
- Category 1 Settlements - SMC 06, SMC 08 (Pending Structure Plan Review)
- Reasoning - SMCU 04
- Residential Areas - SMHO 02, SMRE 04
- Residential Priority Areas - SMHO 02, SMCU 06
- Green Areas - SMCU 04
- Public Urban Open Space - SMCU 04
- Recreational Areas - SMCU 01
- Sports Facilities - SMCU 01
- Strategic Open Gap - SMCU 10
- Educational Facilities - SMCU 03
- Local Centre - SMCU 02
- Mixed Use Area - SMCU 03
- Function Improvements - SMCU 06
- Creation of Boulevard - SMCU 04, SMCU 02
- Church and Chapels
- Herring Site - Palazzo Porcell
- Cemetery - SMCU 02

Gudja Policy Map

Scale	1:5500	Date	July 2006	Map:	GU 1
NOT TO BE USED FOR CONSTRUCTION OR LAND ADAPTATION Maps to be used in conjunction with Policy Document					
Base Map: 1:5000 Survey Sheet 11					
Copyright Mapping Data: Maltese Environment & Planning Authority					

