

Fil-Prim' Awla tal- Qorti Ċivili

Fl-atti tas-Subbasta numru
55/2019
fl-ismijiet

HSBC Bank Malta plc (C3177)



VS

**Etienne Cassar (KI Nru 181976M) u
Marina Cassar (KI Nru 19865A)**

Relazzjoni tal-Perit Arkitett Leonard Zammit

Jesponi bir-rispett:

Illi l-esponent għe nominat perit tekniku ai fini ta' valutazzjoni tal-fond bl-isem Għajn Rihana, bin- numru ufficjali ħamsa u sebgħin (75) flimkien mal-garage sottostante, fi Triq il- Ħanneewija, mibnija fuq porzjon diviża tal-art magħrufa bħala Tal-Wej sive Ta' Birguma, San Pawl tat-Targa, limiti tan-Naxxar.

Din il-proprjeta' hija suggetta għaċ-ċens annwu, temporanju u rivedibbli ta' mija u tlettax-il Lira Maltin u ħamsin ċenteżmu (Lm113.50) ekwivalenti għal mitejn erbgħa u sittin Ewro u tmienja u tletin ċenteżmu (€264.38) għaž-żmien li fadal mill-ghotja emfitewtika originali ta' mija u ħamsin sena li bdew jiddekkorru mill- 5 ta' Lulju 1980.

A handwritten signature in blue ink, consisting of stylized letters.

Illi d-dokumenti relatati ma din ir- relazzjoni huma annessi u msemmija kif ġej :

- Dok. A. :** Pjanta tal- Land Registry (Skala 1:500)
- Dok. B. :** Formola Part III Eighth Schedule
- Dok. C. :** Ritratti tal- Propjeta : Ritratti Nru. Fig. 1-15
- Dok. D. :** Permess ta' Żvilupp U Pjanti PA 05197/96 (08/05/1997)
- Dok. E. :** Permess ta' Żvilupp U Pjanti PA 00229/98 (28/07/1998)
- Dok. F. :** Permess ta' Żvilupp U Pjanti PA 00229/98 (27/01/1999)
- Dok. G. :** Spejjeż Planning Authority. (€102.52)
- Dok. H. :** Spejjeż Planning Authority (€62.91)
- Dok. I. :** Spejjeż Land Registry (€5.00)

Illi sar aċċess fis- 06 ta' Diċembru 2019 fil- preżenza ta' Ms. Marina Cassar, il- Perit Jean Luke Zarb, Mr. Edward Mizzi u Ms. Angie Casha.

Illi l-konvenuta Marina Cassar fetthet il- fond imsemmi hawn fuq sabiex l-esponent ħa noti biżżejjed sabiex jaġġmel din il- valutazzjoni.

Illi l-esponent għamel riċerka fuq il- websajt tal- MEPA kif ukoll għamel riċerka għal permessi u pjanti antiki tal- bini li jistgħu jeżistu u sab l- permessi ta' żvilupp fuq dan is- sit li jgħibu in- numri PA 05197/96, PA 00229/98 datat 28/07/1998) u PA 00229/98 datat 27/01/1999. Kopja tal- permessi u pjanti qed jiġu annessi.



Propjeta

***Semi-detached villa* bl-isem **Għajn Rihana**, bin- numru uffiċjali **hamsa u sebghin (75)** flimkien mal-garage sottostante, fi Triq il- **Hannevija**, mibnija fuq porzjon diviża tal-art magħrufa bħala **Tal-Wej sive Ta' Birguma, San Pawl tat-Targa**, limiti tan- **Naxxar**; suġġetta għaċ-ċens annwu, temporanju u rivedibbli ta' mija u tlethtax-il Lira Maltin u hamsin ċenteżmu (Lm113.50) ekwivalenti għal mitejn erbgħa u sittin Ewro u tmienja u tletin ċenteżmu (€264.38) għaž-żmien li fadal mill-ghotja emfitewtika originali ta' mija u hamsin sena li bdew jiddekkorru mill- 5 ta' Lulju 1980.**

Din il villa hija mibnija fuq żewġ sulari b' *semi-basement garage* b' *footprint area* ta' erba' mija u erbgħa metri kwadri (404 m.k.).

Hekk kif tidhol mill- bieb issib sala forma ta' skorfina u fuq naħa hemm *sitting/dining room* kbira u *study* filwaqt li fuq in-naħa l -oħra issib kċina u *living room*, *box room* u kamra tal- banju. Faċcata tad- dħul prinċipali issib bieb ieħor li jwassal għal bitha fejn hemm ukoll *swimming pool* li fil- ħin ta' l- ispezzjoni kienet vojta. Il- fond huwa mdawwar bi *front garden* u għandha veduti tal- kampanja peress l- art fuq in- naħa l- oħra tat- triq tinsab f' *Outside Deveopment Zone*.

Maġenb il- bieb prinċipali issib taraġ tal- irĥam f'forma elliptika li jwassal għal *living room* f' forma ta' skorfina fl- ewwel sular. Fis- saqaf tat- taraġ hemm skylight. Dan is – sular jikkonsisti f' master bedroom u ensuite shower, kamra tal- banju, żewġ kmamar tas- sodda u taraġ ieħor li jwassal għal washroom fuq il- bejt. F' parti oħra tal- bejt issib washroom oħra illi jidher li ma għandiex il- permessi meħtieġa ta' żvilupp.



Fis- semi basement garaxx jidher li riċentament kien hemm xi tibdil billi ġew iffurmati kmamar bl- iskop li jinkrew. Dan it- tibdil ma jirriżultax li huwa kopert b' xi permess ta' żvilupp.

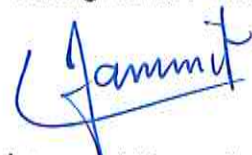
Din is- semi detached villa tinsab fi stat tajjeb ta' bini u ta' finituri nkluz ħitan, soqfa, 'fixtures' u 'fittings'. Il- villa għandha s-servizzi kollha bażiċi installati, jiġifieri għandha s- servizzi ta' dawl, ilma u drenagg. Dan il- fond għandu madum taċ- ċeramika/irħam, bibien ta' l-injam u aperturi esterni ta' l- *aluminium*.

Valutazzjoni

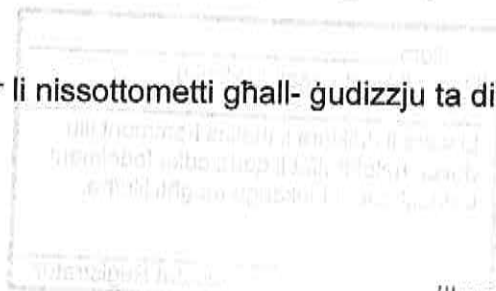
Wara li ħadt inkonsiderazzjoni l- posizzjoni u l- lokazzjoni, l-arja interna u esterna tal- bini, l- istat tal- bini u t- tqassim u l-kundizzjoni tagħhom, il- kwalita tal- finituri ta' l- imsemmija semi-detached villa kif soġġetta għaċ- ċens annwu, temporanju u rivedibbli ta' mija u tlethax-il Lira Maltin u ħamsin ċenteżmu (Lm113.50) ekwivalenti għal mitejn erbgħa u sittin Ewro u tmienja u tletin ċenteżmu (€264.38) għaž-żmien li fadal mill-għotja emfitewtika originali ta' mija u ħamsin sena li bdew jiddekkorru mill- 5 ta' Lulju 1980, il- valuri ta' stimi ta' bini simili fil- lokalita, u ċ- ċirkostanzi kollha rilevanti għall- valutazzjoni attwali tal- fond, kif ukoll il- fatturi kollha li huma riflessi fuq il- valuri attwali tal- mument nistma' dan il- fond hawn fuq imsemmi

għall- valur ta' €2,050,000.00 (Żewġ miljuni u ħamsin elf Euro)

Tant għandi l- unur li nissottometti għall- ġudizzju ta din l-Onorabbli Qorti.



Leonard Zammit
Perit Tekniku
17/01/2020



Ilum 28 JAN 2020

lppreżentata minn Perit Leonard Zammit
bl- / 2020 disa' / 9 dokumenti

Ilum >

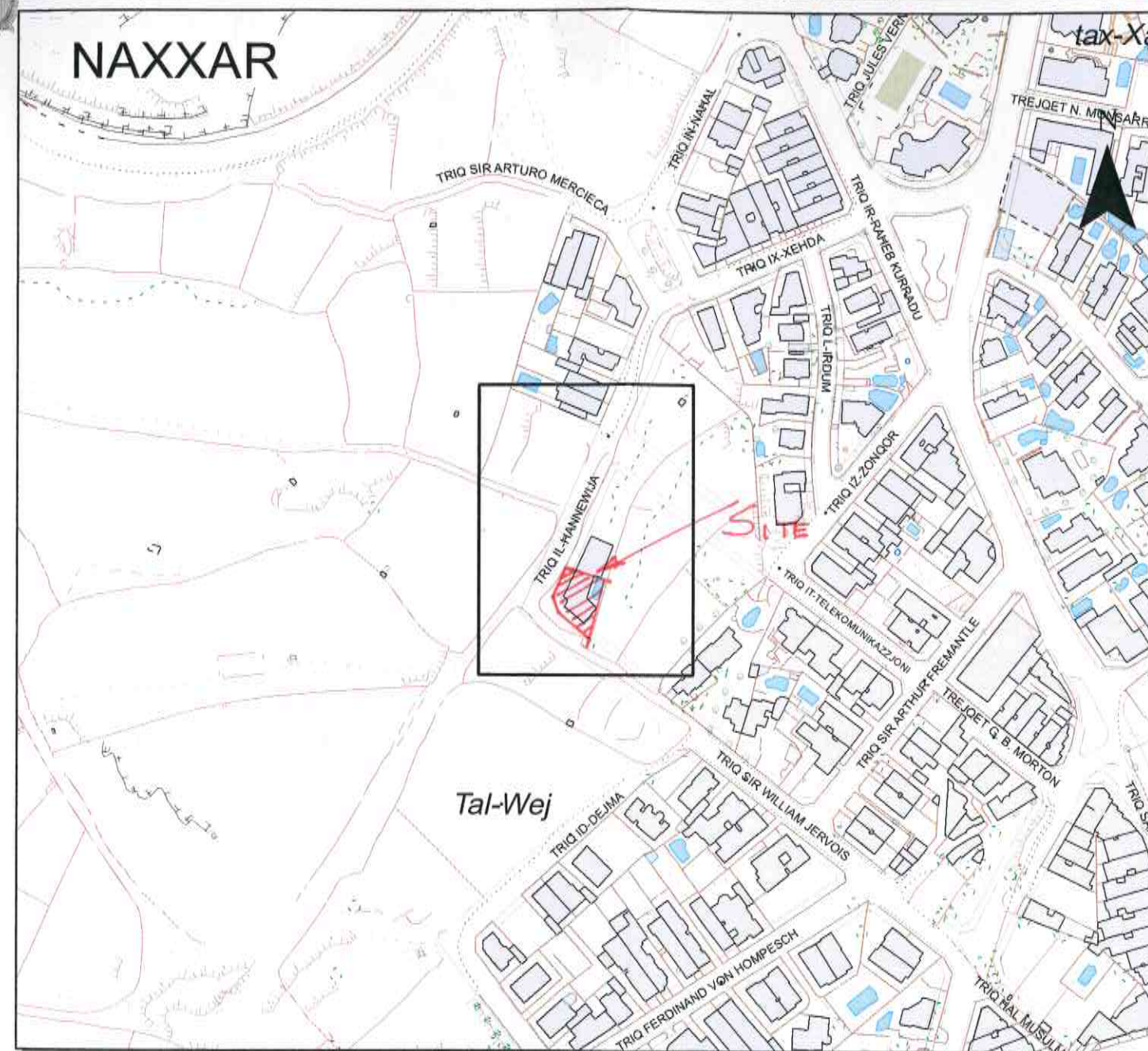
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0 10 20 30 40 50m
Scale 1:500



Scale 1:500

0 10 20 30 40 50m



Pjanta tas-Sit 1:2500 Site Plan

Gvern ta' Malta

Government of Malta

Registru ta' l-Artijiet

Casa Bolino, 116, Triq il-Punent, Valletta



Land Registry

Casa Bolino, 116, Triq il-Punent, Valletta

Nru tal-Mappa: **147689 E**
Map Number:

Pozizzjoni Ċentrali: **x = 49140**
Centre Coordinates: **y = 75158**

Parti min S.S.: **4875**
Extracted from S.S.:

Data: **22/11/2019**
Date:

Perit:
Architect:

Leonard Zammit

Timbru tal-Perit: **rchitect** Design for active lifestyles
Architect's Stamp: **Leonard Zammit** Warrant No. 352
B.E.A.A. (Hens) A.C.E.
St. Joseph, Triq Santu Formosa, Żurrieq, ZRQ 1121, MALTA
Tel: (+356) 21-682411 Mob: (+356) 7943-8877
e-mail: ingyout@maltanet.net

Qies (metri kwadri): **404 sq.m**
Area (square metres):

Firma ta' l-Applikant:
Applicant's Signature:

LR 133364

Dritt imhallas
Fee Paid

**PART III
EIGHTH SCHEDULE**

Physical Attributes of Immovable Property

Locality NAXXAR

Address 75, GHAIN RIHANA
TRIQ IL- HANNEWIJA
TA' BIRGUMA, SAN PAWL TAT-TARQA
NAXXAR

Total Footprint of
Area Transferred * 404 sq.mt

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

Type of Property	<input type="checkbox"/> Villa	<input checked="" type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input 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 checked="" type="checkbox"/> Country View	<input 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 type="checkbox"/> Semi-finished **	<input checked="" type="checkbox"/> Finished ***	
Level of Finishes	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities <i>Tick as many as appropriate</i>	<input checked="" type="checkbox"/> With Garden	<input checked="" type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input checked="" type="checkbox"/> With Basement
	<input type="checkbox"/> No Garage	<input type="checkbox"/> One Car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

* 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: 17/01/2020

Perit's Signature: _____

Warrant Number: _____

Rubber Stamp: _____

352

rchitect *Design for active lifestyles*

Leonard Zammit Warrant No. 352

U.E.A.A. (Hons); A.&C.B.

St. Joseph, Triq Santu Formos, Zurriq, ZRQ 1121, MALTA

Tel: (+356) 21-682411 Mob: (+356) 7943-8877

e-mail: ingyoy@malta.net



Ritratt Nru. # 1



Ritratt Nru. # 2



Ritratt Nru. # 3



Ritratt Nru. # 4

4



Ritratt Nru. # 5

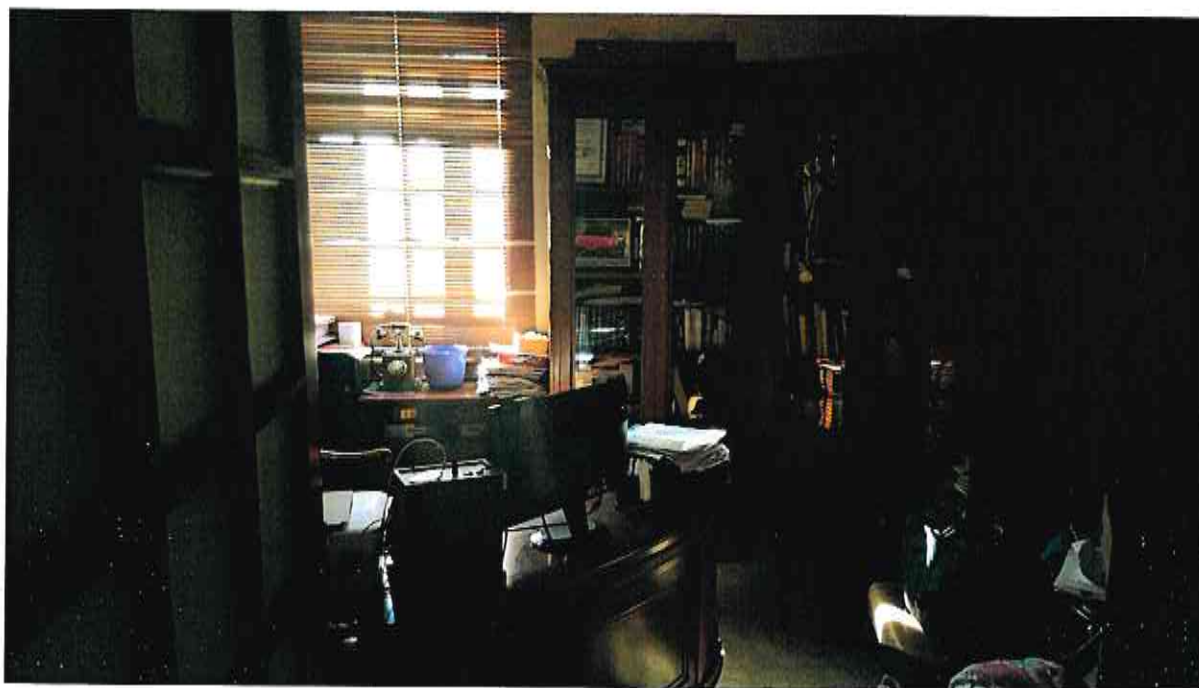


Ritratt Nru. # 6

4



Ritratt Nru. # 7



Ritratt Nru. # 8

4x



Ritratt Nru. # 9



Ritratt Nru. # 10

CF



Ritratt Nru. # 11

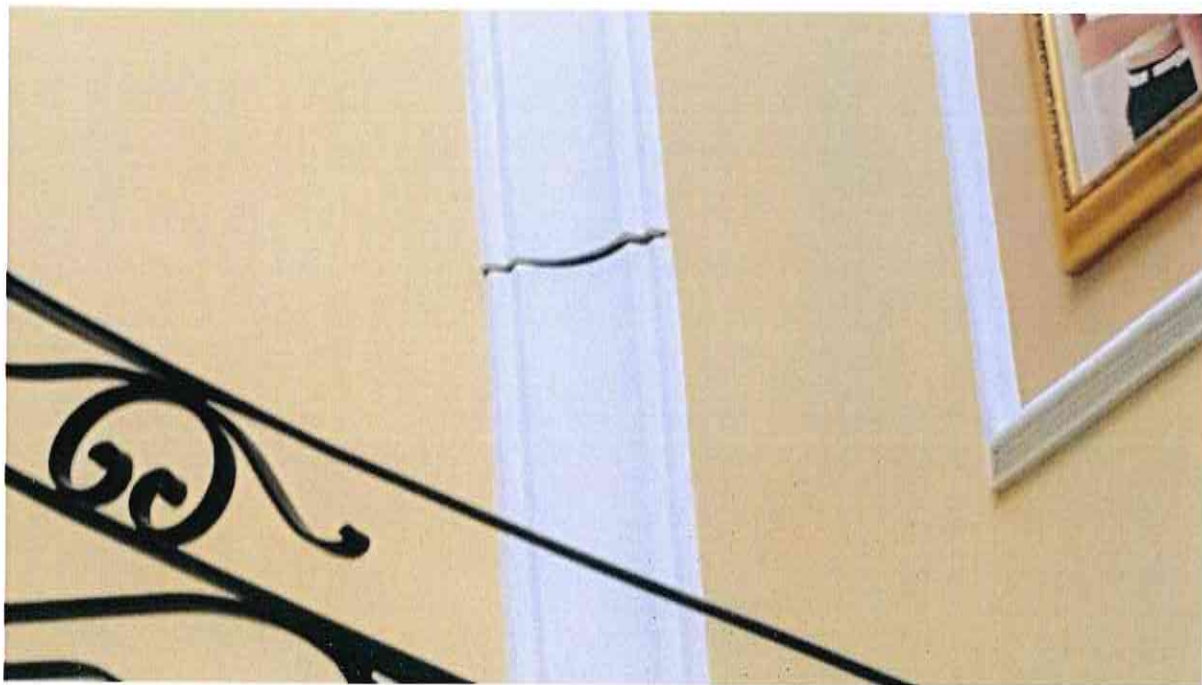


Ritratt Nru. # 12

4



Ritratt Nru. # 13

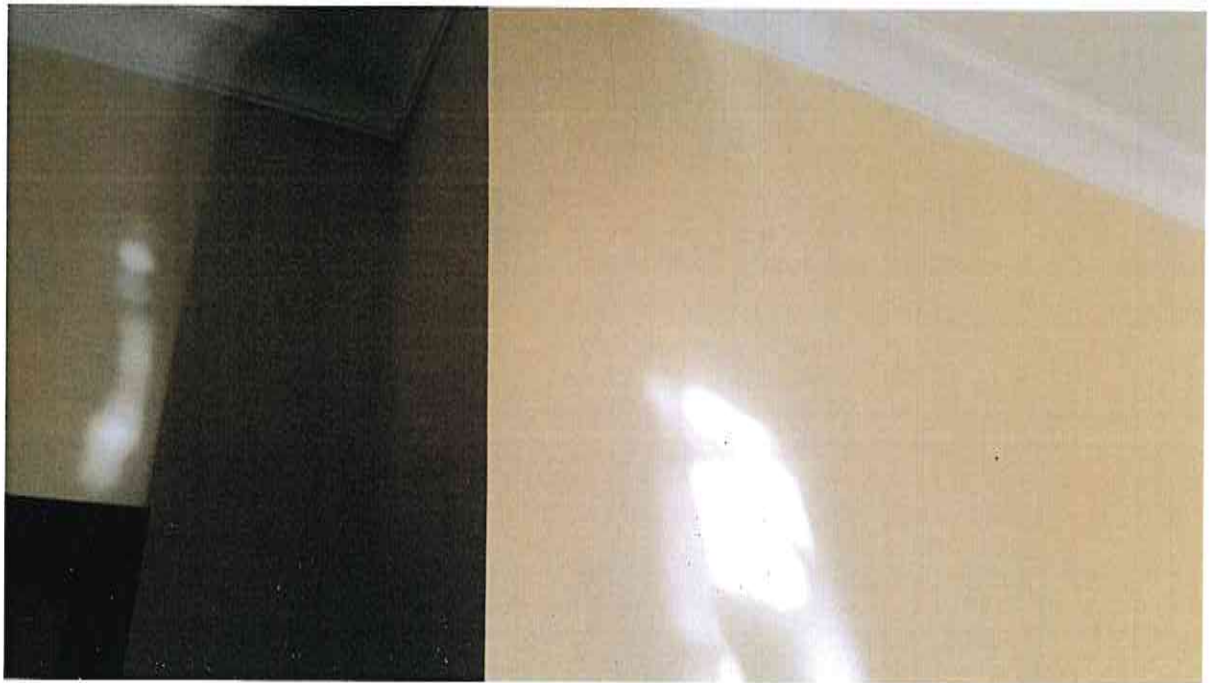


Ritratt Nru. # 14

CF



Ritratt Nru. # 15



Ritratt Nru. # 16

CF



Ritratt Nru. # 17



Ritratt Nru. # 18

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Ritratt Nru. # 19

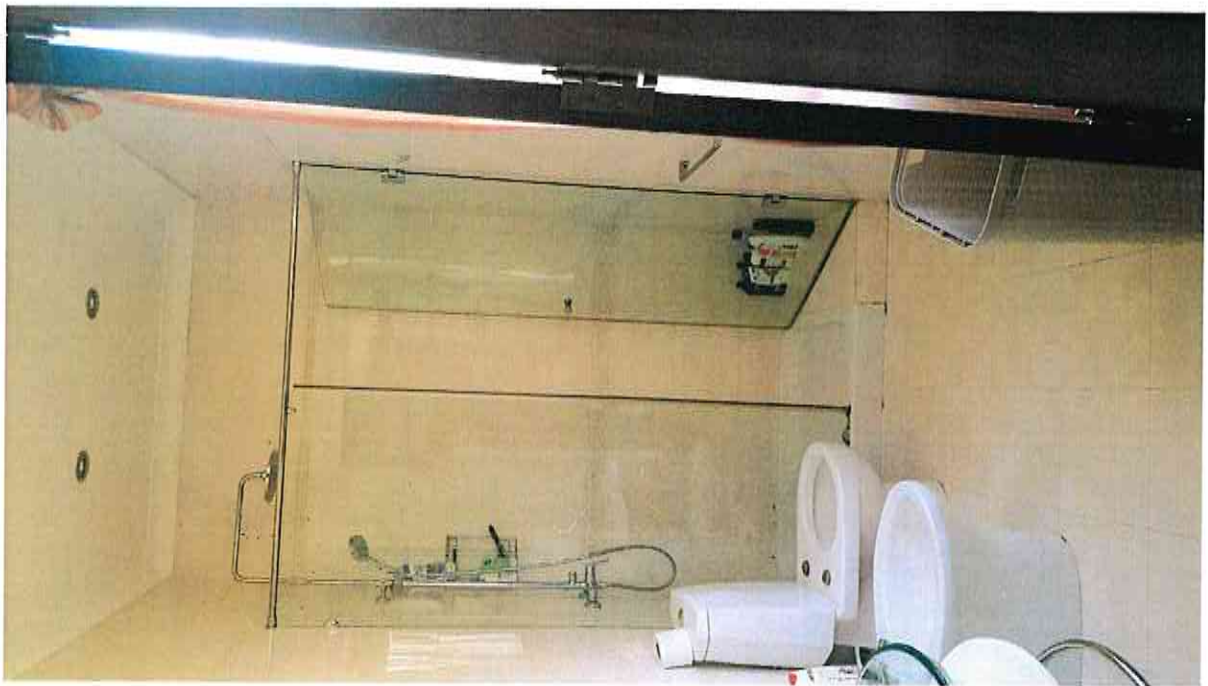


Ritratt Nru. # 20

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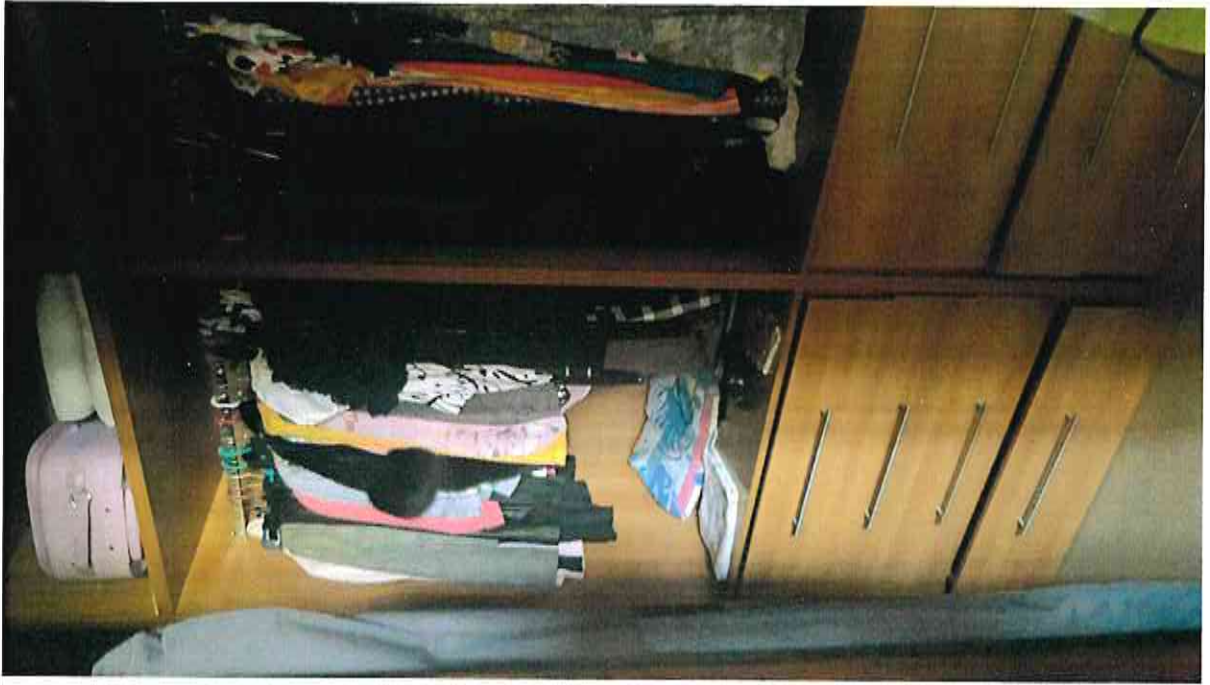


Ritratt Nru. # 21



Ritratt Nru. # 22

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Ritratt Nru. # 23



Ritratt Nru. # 24

CF



Ritratt Nru. # 25



Ritratt Nru. # 26

CF



Ritratt Nru. # 27



Ritratt Nru. # 28

4



Ritratt Nru. # 29



Ritratt Nru. # 30

4

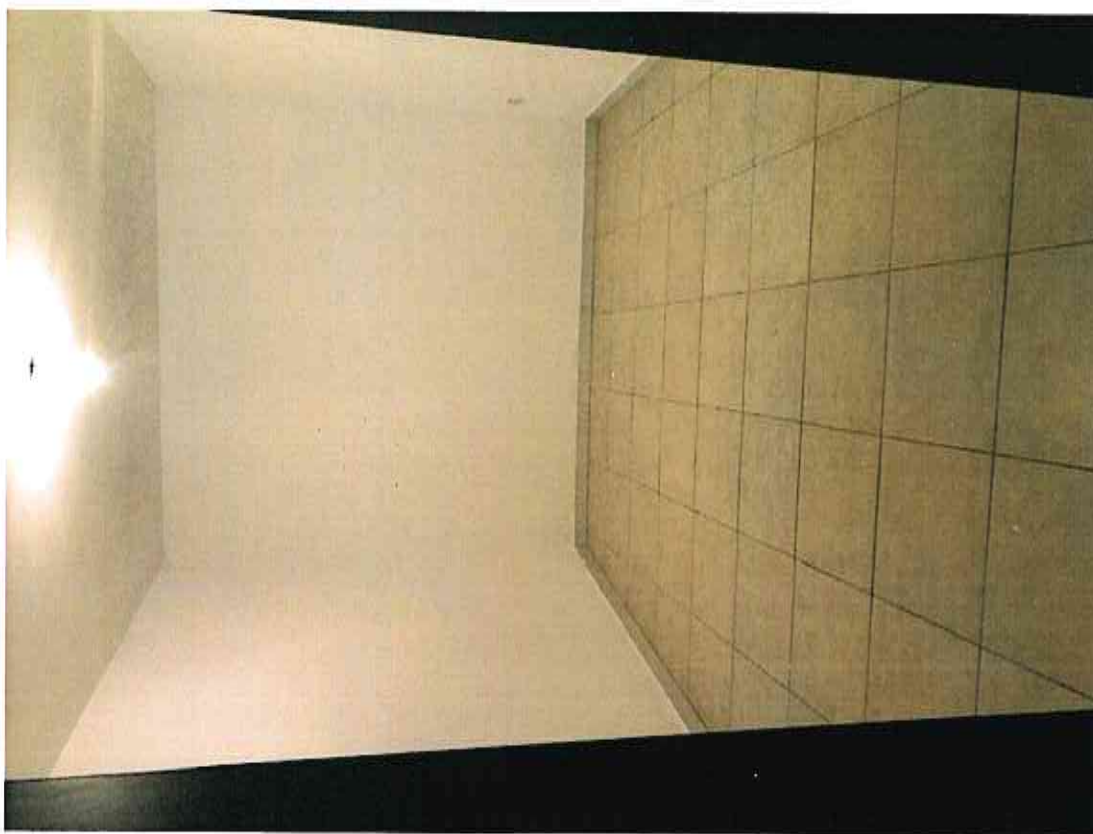


Ritratt Nru. # 31



Ritratt Nru. # 32

4



Ritratt Nru. # 33



Ritratt Nru. # 34

CF



Ritratt Nru. # 35



Ritratt Nru. # 36

47

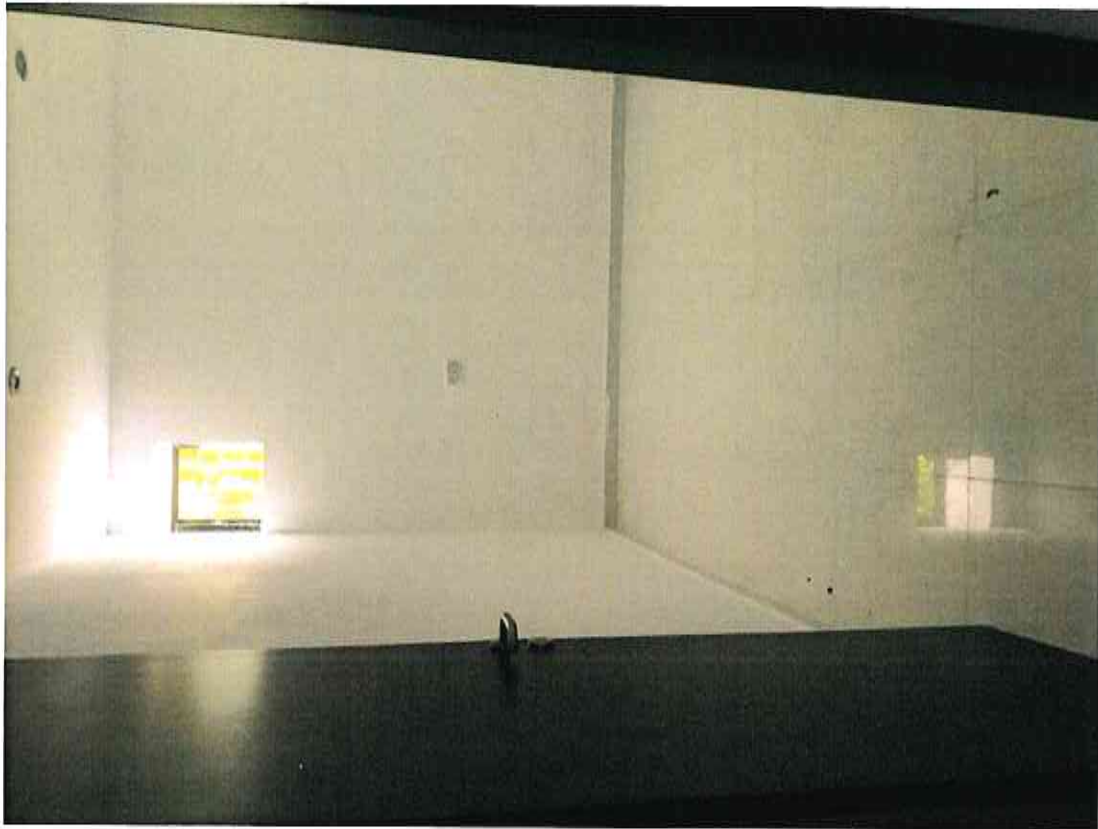


Ritratt Nru. # 37



Ritratt Nru. # 38

47



Ritratt Nru. # 39



Ritratt Nru. # 40

41



Ritratt Nru. # 41



Ritratt Nru. # 42

41



Ritratt Nru. # 43



Ritratt Nru. # 44

CF



Ritratt Nru. # 45



Ritratt Nru. # 46

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D

AWTORITÀ TA' L-IPPJANAR
PLANNING AUTHORITY

To: Mr Stefan Theuma
Casa Mirano,
Triq in-Nebbieta
Misrah Kola
Attard

Date: 8th May 1997
Our Ref: PA5197/96/DC01

Application Number: 5197/96
Application Type: Full development permission
Date Received: 30/08/96
Approved Plan Numbers: PA 5197/96/2D/2E/7A/7B/7C/12C as amended

Location: Site at San Pawl Tat-Targa, Naxxar
PROPOSAL: To construct a semi-detached villa

**DEVELOPMENT PLANNING ACT 1992 SECTION 33
FULL DEVELOPMENT PERMISSION**

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

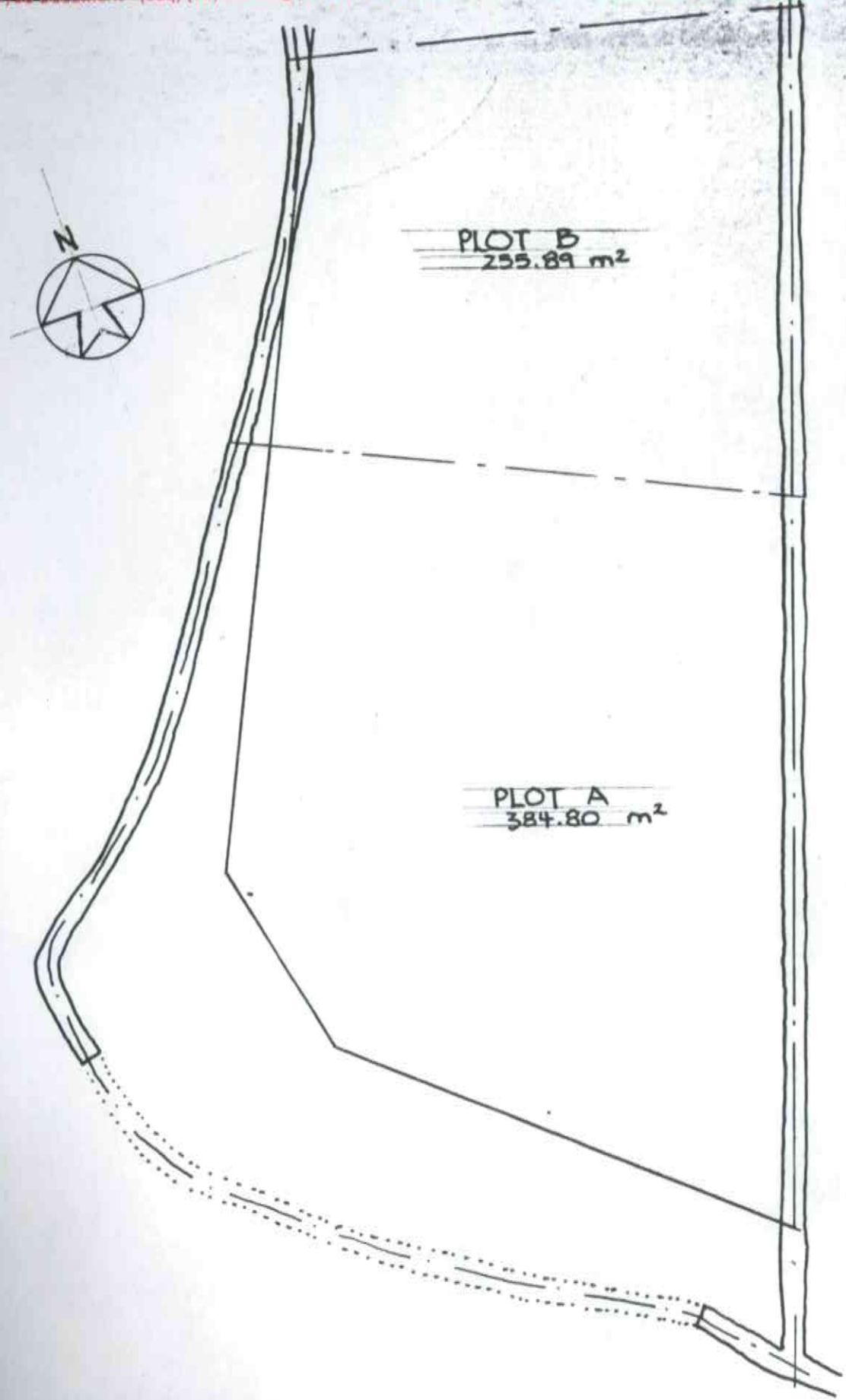
1. Introductory notes and general conditions (A) on form DC 1/88 apply. Conditions for semi-detached and detached dwellings (D) also apply.
2. The garage shall only be used for the parking of private cars.
3. Height of the building should not exceed two (2) floors, plus the underlying basement.
4. Apertures and balconies should not be in gold, silver or bronze aluminium.
5. The facade of the building should be constructed in local stone except where other materials, finishes and colour are indicated on the approved drawings.
6. Note that the attached standard conditions for fresh water pools, imposed by the Water Services Corporation, apply to this development.

7. The following group of conditions apply to all development:
- a) All works shall be carried out strictly in accordance with the approved plans. However, where ambiguities or discrepancies arise between the approved plans and the conditions on this decision notice, the conditions shall take precedence over the approved plans.
 - b) Before work begins, the enclosed A3-size green copy of the Building Permit must be displayed on site. This must be mounted on a notice board, suitably protected from the weather, and easily legible from the street. The permit must be maintained in good condition until works on site are complete.
 - c) No building material, waste, machinery or plant shall be allowed to obstruct the pavement or the smooth flow of traffic in the vicinity of the site. Deposit of materials or placing of equipment in the street must be authorised by the Police.
 - d) Copies of all approved plans and elevations must be available for inspection on site by Planning Directorate staff at all reasonable times.
 - e) Where applicable, all building works must be in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Planning Directorate's Land Surveyor. The Land Survey Unit of the Planning Directorate must be informed when the setting out of the alignment and levels is required.
 - f) Before building operations start, where applicable, the street is to be opened up and brought up to its proper and approved formation levels by the applicant.
 - g) The development hereby permitted shall commence within twelve months of the date of this permission and shall be completed within three years of the date of this permission, unless it is renewed.
 - h) The enclosed Commencement Notice shall be returned to the Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.

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, Telemalta, Drainage Department and Melita Cable TV.


MONICA SCHRANZ
Secretary
Development Control Commission

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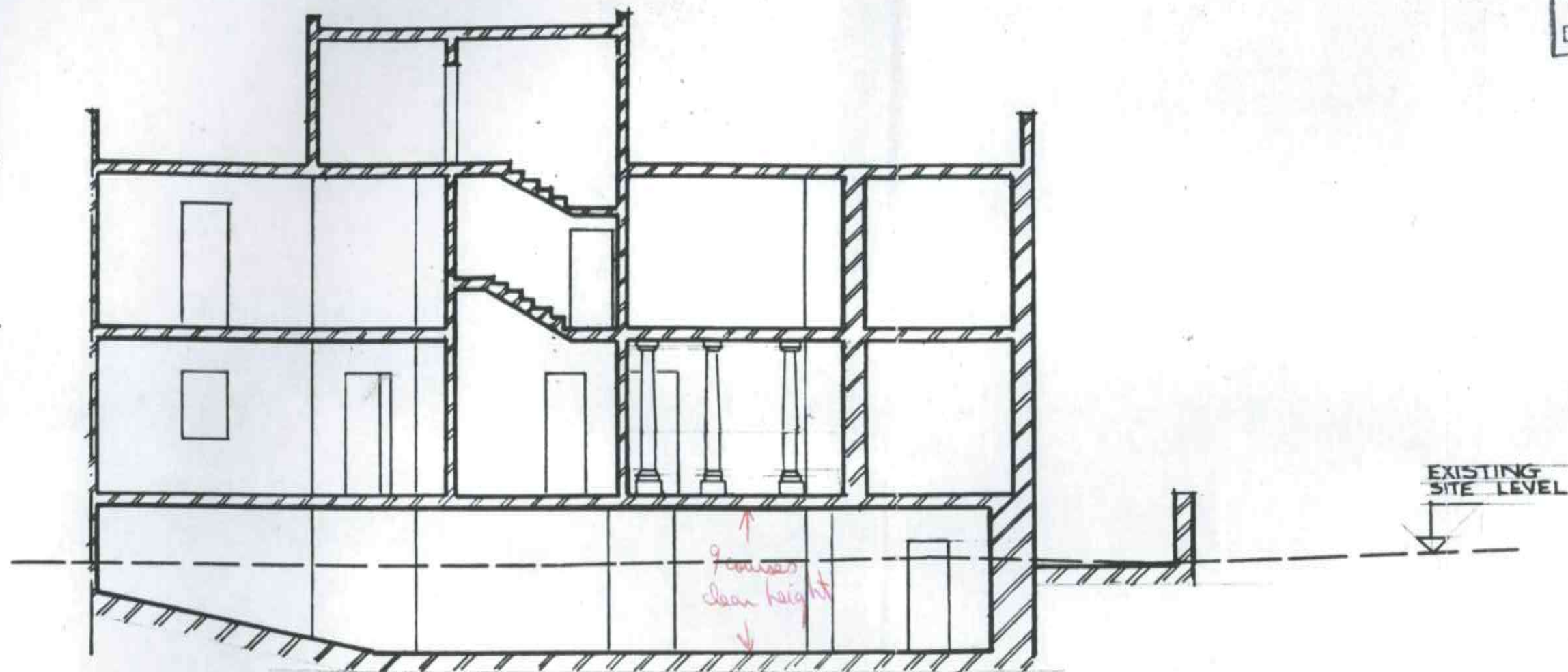


PLAN: NO. P.A. 5197/16/18
D.C.C. Board No. _____

PROPOSED VILLA
SAN PAWL TAT-TARGA

DEMICOLI & ASSOCIATES ARCHITECTS & CIVIL ENGINEERS		
BLOCK PLAN		
SCALE 1:200	DATE 15/10/96	DRWG. NO. F946-06

PLAN: No P.A. 5/97/96/7C
D.C.C. Board No. _____



SECTION B-B

DEMICOLI & ASSOCIATES
ARCHITECTS AND CIVIL ENGINEERS

SECTION THROUGH SITE
SHOWING EXISTING
SITE LEVEL

VILLA AT
SAN PAUL TAT-TARGA

SCALE	DRAWN	DATE	DRWG. NO.
1:100	AMP	15/10/96	946-05



AWTORITÀ TA' L-IPPJANAR
PLANNING AUTHORITY

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25

E

To: Mr. Stefan Theuma
Casa Mirano,
Triq In- Nebbieta,
Misrah Kola
Attard

Date: 28th July 1998
Our Ref: PA0229/98/DC07

Application Number: 0229/98
Application Type: Amended development permission
Date Received: 14/01/98
Approved Plan Numbers: PA 0229/98/1A/1B/1C/1D/6A (as amended)

Location: Site at Triq Il-Hannewiġa, San Pawl tat-Targa, Naxxar.
PROPOSAL: Construction of a semi-detached villa.

**DEVELOPMENT PLANNING ACT 1992 SECTION 33
AMENDED DEVELOPMENT PERMISSION**

The Planning Authority hereby amends development permission granted in application number 5197/96, in accordance with the application and plans described above, subject to the following conditions:

1. Introductory notes and general conditions (A) on form DC 1/88 apply. Conditions for semi-detached and detached dwellings (D) also apply.
2. Apertures and balconies should not be in gold, silver or bronze aluminium.
3. The facade of the building should be constructed in local stone except where other materials, finishes and colour are indicated on the approved drawings.
4. Height of the building should not exceed two (2) floors, plus the underlying basement.
5. The garage shall only be used for the parking of private cars.
6. The ramp leading down to the underlying basement/garage shall at no point along its length be steeper than 1:6. It shall be so formed that it does not encroach onto the pavement.

7. In case where a setback is permitted, applicant is to construct an extra skin to the third party wall at his own expenses maintaining same feature as per front elevation.
8. This permit is also subject to Water Services Corporation conditions for fresh water pools.
9. The following group of conditions apply to all development:
 - a) All works shall be carried out strictly in accordance with the approved plans. However, where ambiguities or discrepancies arise between the approved plans and the conditions on this decision notice, the conditions shall take precedence over the approved plans.
 - b) Before work begins, the enclosed green copy of the Building Permit must be displayed on site. This must be mounted on a notice board, suitably protected from the weather, and easily legible from the street. The permit must be maintained in good condition until works on site are complete.
 - c) No building material, waste, machinery or plant shall be allowed to obstruct the pavement or the smooth flow of traffic in the vicinity of the site. Deposit of materials or placing of equipment in the street must be authorised by the Police.
 - d) Copies of all approved plans and elevations must be available for inspection on site by Planning Directorate staff at all reasonable times.
 - e) Where applicable, all building works must be in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Planning Directorate's Land Surveyor. The Land Survey Unit of the Planning Directorate must be informed when the setting out of the alignment and levels is required.
 - f) Before building operations start, where applicable, the street is to be opened up and brought up to its proper and approved formation levels by the applicant.
 - g) This development permission is valid for a period of three years from the date of the permission. If, upon the lapse of this three year period, the site has NOT BEEN COMMITTED in accordance with the permit a new application must be submitted to the Planning Authority. If, however, the site has been committed and works HAVE COMMENCED the validity of the permit shall be extended for a period of a further twelve months. In the case of the latter, you should inform the Planning Authority of your intention to utilise your right to extend the permission for a further twelve months and the Authority shall issue a formal notification of this extension.
 - h) The enclosed Commencement Notice shall be returned to the Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
10. 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. If this is not obtained before the development commences, this permission will be invalidated.

11. The development hereby permitted shall not be brought into use until a Final Compliance 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 Planning Authority.

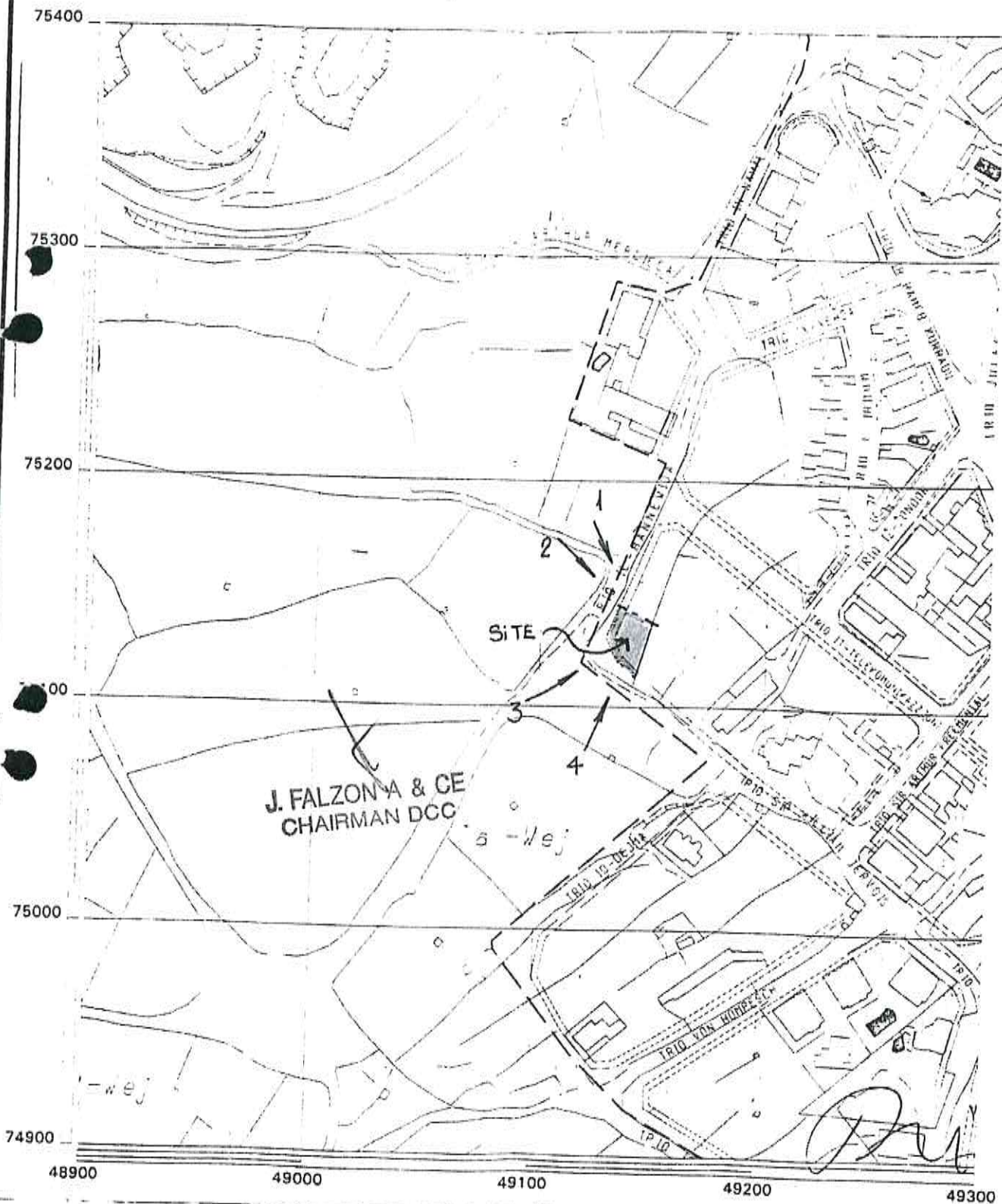
This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law. The applicant should contact the following regarding the location and provision of services prior to commencing development:- Enemalta, Water Services Corporation, Maltacom,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



MONICA SCHRANZ
Secretary
Development Control Commission

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PLAN: No. P.A. 227/58/10.....
D.C.C. Board No.



(1A)

NOTES

PART OF SHEET
NO -
4874 / 4875
Page 1 of 1

REVISIONS

Rev	Date	Revised by	Rev	Date	Revised by

DESIGN

MR. STEFAN THEUMA

ARCHITECTS & CIVIL ENGINEERS
S. MARINA COURT, SINGAPORE
TEL: (65) 6333 8888, 6333 8889
FAX: (65) 6333 8888

JOB TITLE

VILLA AT S' PAUL TA' TARGA

DRAWING TITLE

SITE PLAN

Scale: 1:2500

Date: 13.07.1998

Project No.

Project Name

Project Address

Project Contact

P848-04



62
F

AWTORITÀ TA' L-IPPJANAR
PLANNING AUTHORITY

To: Mr. Stefan Theuma
Casa Mirano,
Triq In- Nebbieta,
Misrah Kola
Attard

Date: 27th January 1999
Our Ref: PA0229/98/DC07

Application Number: 0229/98
Application Type: Amended development permission
Date Received: 14/01/98
Approved Plan Numbers: PA 0229/98/1A/1D/6A/27B/27C

Location: Site at Triq Il-Hannevija, San Pawl tat-Targa, Naxxar.
PROPOSAL: Construction of a semi-detached villa.

DEVELOPMENT PLANNING ACT 1992 SECTION 33
AMENDED DEVELOPMENT PERMISSION

The Planning Authority hereby amends development permission granted in application number 5197/96, in accordance with the application and plans described above, subject to the following conditions:

1. Introductory notes and general conditions (A) on form DC 1/88 apply. Conditions for semi-detached and detached dwellings (D) also apply.
2. Apertures and balconies should not be in gold, silver or bronze aluminium.
3. The facade of the building should be constructed in local stone except where other materials, finishes and colour are indicated on the approved drawings.
4. Height of the building should not exceed two (2) floors, plus the underlying basement.
5. The garage shall only be used for the parking of private cars.
6. The ramp leading down to the underlying basement/garage shall at no point be steeper than 1:6. The ramp shall be so formed that it does not encroach onto the pavement.

7. In case where a setback is permitted, applicant is to construct an extra skin to the third party wall at his own expenses maintaining same feature as per front elevation.
8. This permit is also subject to Water Services Corporation conditions for fresh water pools.
9. The following group of conditions apply to all development:
 - a) All works shall be carried out strictly in accordance with the approved plans. However, where ambiguities or discrepancies arise between the approved plans and the conditions on this decision notice, the conditions shall take precedence over the approved plans.
 - b) Before work begins, the enclosed green copy of the Building Permit must be displayed on site. This must be mounted on a notice board, suitably protected from the weather, and easily legible from the street. The permit must be maintained in good condition until works on site are complete.
 - c) No building material, waste, machinery or plant shall be allowed to obstruct the pavement or the smooth flow of traffic in the vicinity of the site. Deposit of materials or placing of equipment in the street must be authorised by the Police.
 - d) Copies of all approved plans and elevations must be available for inspection on site by Planning Directorate staff at all reasonable times.
 - e) Where applicable, all building works must be in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Planning Directorate's Land Surveyor. The Land Survey Unit of the Planning Directorate must be informed when the setting out of the alignment and levels is required.
 - f) Before building operations start, where applicable, the street is to be opened up and brought up to its proper and approved formation levels by the applicant.
 - g) This development permission is valid for a period of three years from the date of the permission. If, upon the lapse of this three year period, the site has NOT BEEN COMMITTED in accordance with the permit a new application must be submitted to the Planning Authority. If, however, the site has been committed and works HAVE COMMENCED the validity of the permit shall be extended for a period of a further twelve months. In the case of the latter, you should inform the Planning Authority of your intention to utilise your right to extend the permission for a further twelve months and the Authority shall issue a formal notification of this extension.
 - h) The enclosed Commencement Notice shall be returned to the Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
 - i) This permit is being issued saving the right of any third party to appeal from such permit. If the applicant wants to avail himself of this permit immediately or pending any third party appeal, the development will be at the risk of applicant

in case the permit is revoked by the Appeals Board or the Court of Appeal respectively.

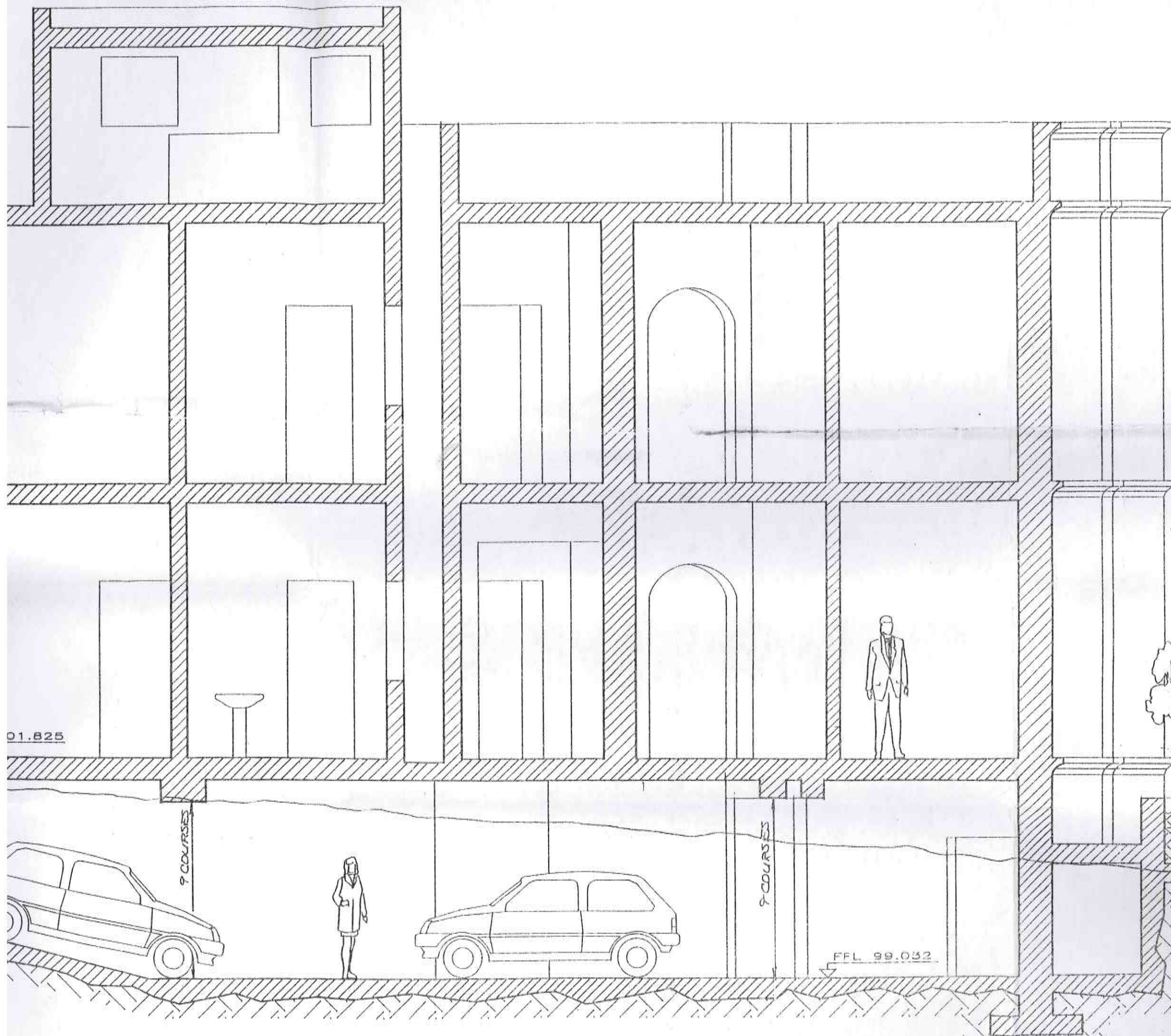
10. This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. 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.
11. The development hereby permitted shall not be brought into use until a Final Compliance 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 Planning Authority.

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 TV.

This decision notice supercedes that issued on 28th July 1998.



Secretary
Development Control Commission



PLAN: No. P.A. 229/50/18
D.C.C. Board No.

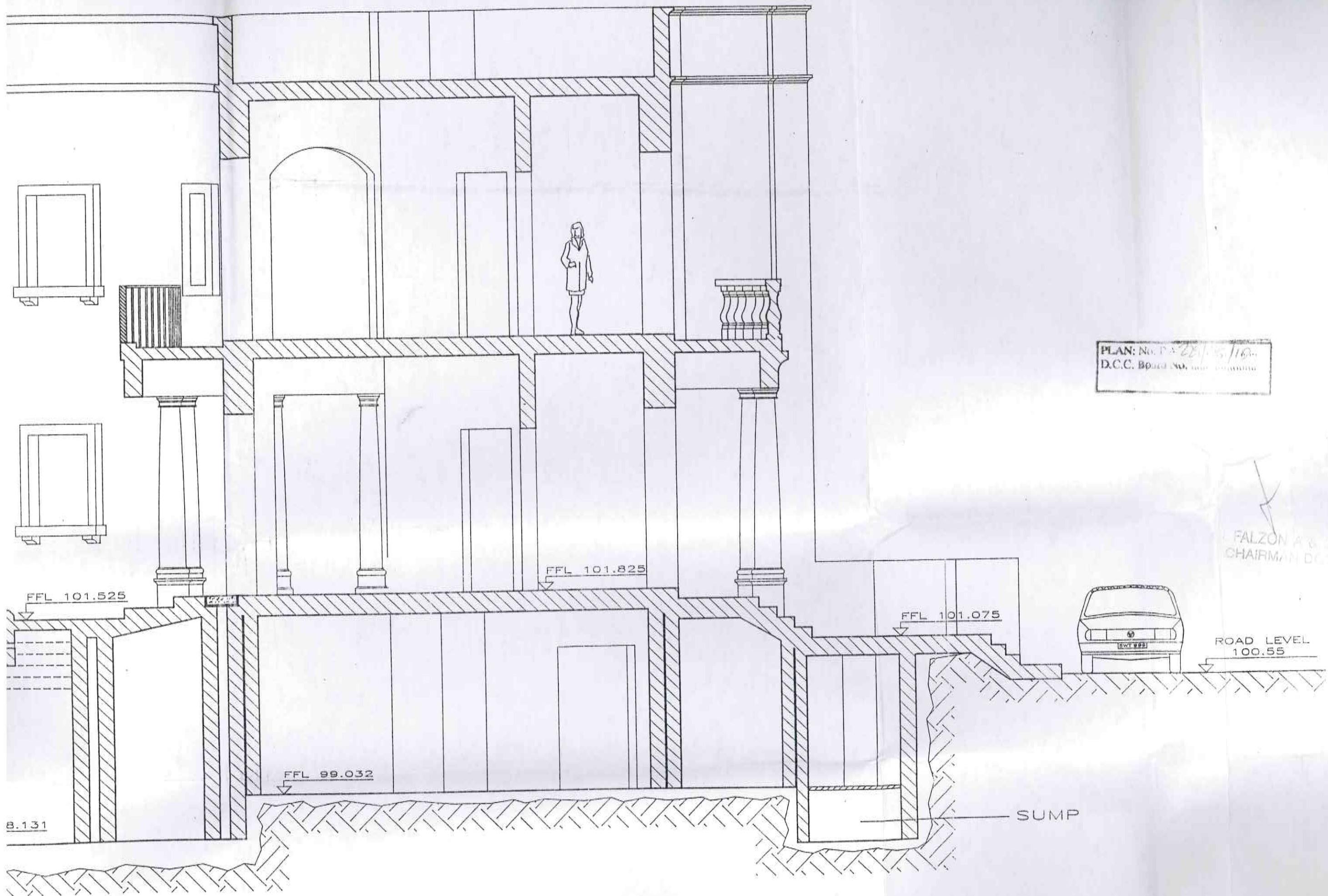
J. FALZON A & CE
CHAIRMAN DCC

J. FALZON
CHAIRMAN

EXISTING
SITE
LEVEL

FFL 100.

SECTION B-B



SECTION A-A