

Tansa Lanta  
72

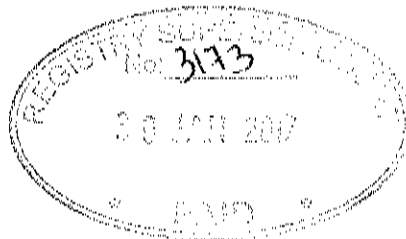
AIC Kurt Camilleri Burlo  
22ta'Ottubru, 2016

**FL-ATTI TAS-SUBBASTA**  
**Nru. 58/2016**

Bank of Valletta

VS

Arnold Farrugia



illum <sup>13</sup> 30 JAN 2017

lprezentata mill. *Perit K Camilleri*

*Burlo*  
bla-dok./b *diretti* dokumenti

Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'  
Ref: 1401 GARAGE

*Gaetana Aquilina*  
Deputat Registratur  
Deputy Registrar  
Orali tal-Gustizzja (Malta)  
Law Courts (Malta)

**PERIT KURT CAMILLERI BURLO'**  
22, Triq il-Wizna, Swieqi, SWQ 2300, Malta  
Tel +356 21373715, + 356 21371094  
Mob +356 79827534  
email: kurt@camilleriburlo.com

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**Dokumenti, Rikorsi, Notifici etc.**

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**Ilum, it-Tlieta, 11 t'Ottubru, 2016**

**Lill: Arnold Farrugia  
13B, Grevillea,  
Sqaq tal-Hlas,  
Zebbug ZBG4022**

***NOTIFIKA TA ACCÈSS Nru 1***

**FL-ATTI TAS-SUBBASTA Nru. 58/16**

**Bank of Valletta plc  
VS  
Arnold Farrugia**

Notifika ta' Access tal-fond urban ta' flat bin-numru wiehed (1), li jinsab fit-tieni sular, formanti parti minn blokk ta' bini bla numru u bl-isem 'Sea Breeze Apartments', fi Triq Ghajn Razul, San Pawl il-Bahar, u garage li jgib in-numru ufficcjali disgha u tletin (39) fi Triq Ghajn Razul, San Pawl Il-Bahar.

Inti mgharraf illi nhar it-Tlieta 18 t'Ottubru fl' 11:30 ta' filghodu ha jsehha access tal propjetajiet hawn fuq imsemmija u ghaldaqstant inti mitlub li tkun prezenti biex taghti access ghal dan il-fond.

Grazzi,

---

**Perit Kurt Camilleri Burlo'**  
**Mob No: 79827534**  
**Email: kurt@camilleriburlo.com**

Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'

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AIC Kurt Camilleri Burlo  
24 Ottubru 2016

**FL-ATTI TAS-SUBBASTA Nru. 58/2016**

Bank of Valletta plc  
VS  
Arnold Farrugia

**Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'**

Jesponi bir-rispett kollu.

Illi huwa gie nominat minn din l-Onorabli Qorti permezz tad-dikriet Perit tekniku biex jagħmel deskrezzjoni u valutazzjoni tal propjeta' msemmija fir-rikors u cioe':

Il-garage minghajr l-arja relattiva tieghu, li jgib in-numru ufficjali disgha u tletin (39), fi Triq Ghajn Razul, San Pawl il-Bahar. Dan il-garage huwa sottopost għall-propjeta' ta' terzi persuni u mill-liema garage għaddejjin il-katusi tal-beni sovrapposti li l-istess bid-dritt li jqabbd magħhom. L-Imsemmi garage jinkludi mieghu water closet fuq in-naha ta' wara fuq in-naha tax-xellug. L-istess propjeta' tgawdi d-drittijiet attivi u suggetta għas-servitujiet passivi, li jirrizultaw mill-pozizzjoni relattiva tagħha. Altrimenti l-istess propjeta hija libera u franka minn kull hlas ta cens u bid-drittijiet u l-justijiet tagħha kollha.

Illi biex jaqdi l-inkarigu li ngħatalu, zamm aċċess fit 22 ta' Ottubru 2016 fil presenza tad-debitur.

***Preżenti:***

- Perit Kurt Camilleri Burlo'
- Ms Rose Farrugia



***Isem il Propjetarju:***

Mr. Arnold Farrugia

***Indirizz tal Propjeta:***

39, Garage,

Triq Ghajn Razul,

San Pawl Il-Bahar

***Indirizz tal Propjetarju:***

13B, Grevillea,

Sqaq Tal-Elas,

Zebbug

Malta

***Skop ta L-Aċċess***

Subbasta Nru. 58/2016

***Data Ta L'Aċċess***

22 ta' Ottubru 2016

***Temp***

Xemxi

***Pussess Tal Propjeta***

Liberu u frank (Freehold)

**Deskrizzjoni Tal Propjeta ġenerali*****Tip Ta Propjeta***

Il garage huwa klassifikat bhala 'semi-basement garage' b'entratura livell mat-triq u rampa baxxa li taghti għal spazju ta madwar tlett karożzi u nofs.

***Karatteristiċi fiżiċi***

Site Frontage (SF) –	2.97m
Site Depth (SD) –	20m
Site Area (SA) –	96.0m.k
Gross Internal area (GIA) -	72.8 m.k
Clear internal Height (CIH) -	2.77m

***Tip ta Kostruzzjoni***

Il-Propjeta hija mibnija b'hitan tal-ġebel u/jew bricks u imsaqqfa b'soqfa tal-konkos rinfurzati bil-ħadid.

***Data ta Bini tal Propjeta'***

Il-Propjeta' inbniet madwar hmistax (15) il-sena ilu.

***Deskrizzjoni ta l'inhawi***

Il-propjeta tinsab f'zona residenzjali kwieta, b'veduti distanti tal bahar u vicin tac centru ta San Pawl u il bahar.

***Karatteristiċi Addizzjonali***

Veduti distanti tal bahar

***Akkomodazzjoni***

Spazju ta Madwar tlett karozzi u nofs, karma tal banju zghira, u bitha fuq wara.

## **Permessi Ta' L' awtorita Ta' L-Ippjanar**

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### ***Postijiet mibnijin wara is-sena 1992***

Il block inbena bil permessi PA 06412/99 (To demolish existing building and construct semi-basement garages, apartments and penthouse u PA/02866/01 (To demolish existing building and construct garages, apartments and penthouse. Application includes sanctioning of amendments)

### ***Postijiet mibnijin qabel is-sena 1992***

Mhux applikabli

### ***Regolamenti tas Sanita'***

Mill access jidher li il-bitha ta' wara, ma inbnietx skond il-ligijiet tas-sanita'. U ghalhekk jidher li hemm ksur tal-ligi tas-sanita'. Fil fatt hemm 'Enforcement Notice' pendent EC/00281/06 (Ghandek zvilupp mhux skond il-pjanti approvati fil-permess PA 2866/01 li jikkonsisti f'bitha fuq wara izghar milli suppost fil-livell tas -semi-Basement u Ground floor.

### ***Variationijiet Sanzjonabbli***

Il-varjazzjonijiet li hemm mill-permessi originali jistghu jigu sanzjonati skond il Legal Notice L.N. 285 of 2016 (CAP. 552) Regularisation of Existing Development Regulations, 2016. M'hemmx garanzija dwar dan ghax trid issir applikazzjoni ma L' Awtorita ta L-Ippjanar. Biex isir dan hemm multa ta madwar elf tmien mijja u hamsin ewro (1,850) u spejjes professjonali ta' madwar elf u hames mitt ewro (1,500). Total ta' madwar tlett elef, mitejn u hamsin Ewro (3,250)

***Enforcements***

EC/00281/06 (Ghandek zvilupp mhux skond il-pjanti approvati fil-permess PA 2866/01 li jikkonsisti f'bittha fuq wara izghar milli suppost fil-livell tas -semi-Basement u Ground floor.

***Prestazzjoni ta L'Energija***

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***Certifikat ta 'Energy Performance'***

Il-bini magħndux ċertifikati ta' enerġija

***Kummenti***

Xejn

***Komun***

---

***Livell ta' finitura***

Mhux Applikabbli

***Entratura pριcipali***

Bieb ta' garaxx

***Taraġ***

Mhux applikabbli

***Lift***

Mhux applikabbli

***Miżati għal Manutenzjoni tul komun***

Mhux applikabbli

## *Xoghlijiet Essenzjali*

Xejn

## **Deskrizzjoni tal propjeta minn Barra**

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Il-faccata tal-propjeta hija f'kundizzjoni tajba. Il propjeta li qeghdin nikkunsidraw tkopri il-garaxx.

### *Kundizzjoni tal hitan tal faccata*

Il-faccata hija fuq il-fil u f'kundizzjoni tajba. Is-sulari sovvrastanti huma miksijin u mizbughin.

### *Hsarat Strutturali Serji*

Ma jidher li hemm ebda hsarat strutturali serji.

### *Filati bil Qatran*

Jidher li hemm il-qatran fil garage. Pero hemm problema ta' umdita' fil-garage.

### *Aperturi Esterni*

L-aperturi huma tal-ħgieg bi gwarnic ta' l'aluminju lewn iswed. Ma jidhirx li hemm hasarat.

### *Finitura ta Barra*

Il-faccata hija fuq il-fil. Il-faccati tal btiehi huma miksijin bir-ramel u ciment u mizbughin lewn 'magnolia'.

***Kundizzjoni tal 'Waterproofing tal bejt'***

Mhux Applikabli

***Drenagg ta l-ilma tax-xita***

Ma jidhirx u ma giex irrapurtat li hemm xi hsarat.

***Drenagg***

Ma jidhirx u ma giex irrapurtat li hemm xi hsarat.

**Deskrizzjoni tal-propjeta minn Ġewwa*****Soqfa***

Is-soqfa huma tal-konkos ir-rinfurzat u miksijin u miżbugħin.

***Ħitan***

Fil garage hemm problema ta umdita. Ma jidhirx li hemm problemi strutturali. Il-ħitan huma miksijin u miżbugħin.

***Taraġ***

It-taraġ bejn il-garage u l-appartament jinsab fil-bitha ta' wara u mibni bil hadid iggalvanizzat. Hemm sinjali ta' sadid.

***Xogħol ta' l-injam***

Mhux Applikabbli

***Art***

L'artijiet tal-garage huma tac-ċeramica. Fil-garage hemm problem ta' qsim fil-madum.

***Kmamar Tal Banju***

Fil-garage hemm WC u sink. Ma jidhirx u ma gewx irraportati xi ħsarat.

***Insulazzjoni***

Xejn

***Bejt***

Mhux applikabbli

***Kantina***

Mhux applikabbli

***Servizzi***

---

***Provvista ta l'Ilma***

Water Services Corporation Supply

***'Plumbing'***

Ma jidhirx u ma giex irrapurtat li hemm problemi ta 'plumbing'.

***Sistema ta Drenagg***

Ma jidhirx u ma giex irrapurtat li hemm problemi fis-sistema tad-drenagg.

***Provvista ta l-elettriku***

Konnessjoni ma l'Enemalta Corporation

***Sistema ta l-elettriku***

Ma jidhirx u ma' giex irrapurtat li hemm problemi fis-sistema ta l-elettriku.

***Arja kondizzjonata u 'heaters'***

Mhux applikabbli

***Ohra***

Mhux applikabbli

**Żoni esterni u Sit*****Garaxxijiet***

Mhux applikabbli

***Sit, inkluz appoggi, moghdijiet u 'drives'***

Mhux applikabbli

***Kwistjonijiet ambjentali inkluz barrieri eċċ.***

Mhux applikabbli

***Pools, Bjar u pompi***

Mhux applikabbli

**Kunsiderazzjonijiet Strutturali*****Tip ta' kostruzzjoni***

Il-kostruzzjoni tikkonsisti minn hitan strutturali b'soqfa tal-konkos pre-fabbrikat (planki) rinfurzati bil-hadid.

***Pedamenti***

Ma jidhirx li hemm ħsarat relatati ma pedamenti.



***Hitan***

Ma jidhirx li hemm hsarat hlief ghal umdita relatata ma xi dhu; ta ilmsa.

***Soqfa***

Ma jidhirx li hemm hsarat

***Bini awżiljarji***

Mhux applikabbli

**Sommarju u rakkomandazzjonijiet**

Il propjeta tinsab f'zona tajba b'interess tajeb fis suq għal propjeta ta' dan it-tip. Il fatt li il-bini ma inbeniex skond il-ligijiet sanitarji u ta' l-ippjanar jaffettwa il-valur.

**Stima tal-valur tal Propjeta**

F'din il-valutazzjoni ġew ikkunsidrati dawn il-punti:

- 1. Id-daqs tal-propjeta'
- 2. Il-kundizzjoni u s-servizzi tal-bini
- 3. Il-post ta' fejn qiegħda il propjeta'.
- 4. Il valur ta' propjeta' simili fil madwar.

Fl-opinjoni tiegħi il-valur ta' din il propjeta kumplessiva minn garage sottostanti huwa ta'

**Ewro 82,000 (Tnejn u tmenin elf ewro)**


Tant għandu l-unur jissottometti l-esponent għas savju gudizzju ta' din l-onorabbli Qorti.

**PERIT KURT CAMILLERI BURLO'**  
 22, Triq il-Wizna, Swieqi, SWQ 2300, Malta  
 Tel +356 21373715, + 356 21371094  
 Mob +356 79827534  
 email: kurt@camilleriburlo.com



AIC - Perit Kurt Camilleri Burlo'  
 22 t'Ottubru 2016

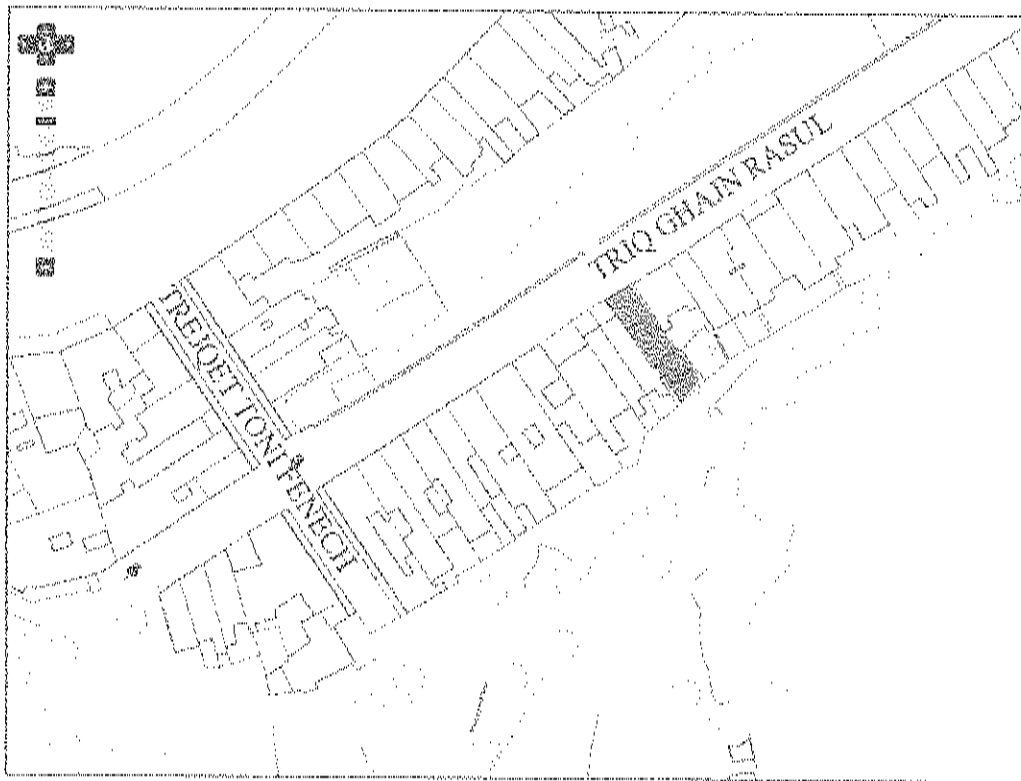
Ilum 15 ta' Jannar 2017  
 Deher li-Perit Legali / Tekniku:  
 AIC Kurt Camilleri Burlo  
 Li wara li ddikjara li tħallas l-ammont lillu dovut, nales/halfet li qeda/qdlet fedelment u onestament l-inkarigu mogħti lillu/ha.



Deputat Registratur

15 345580 (m)

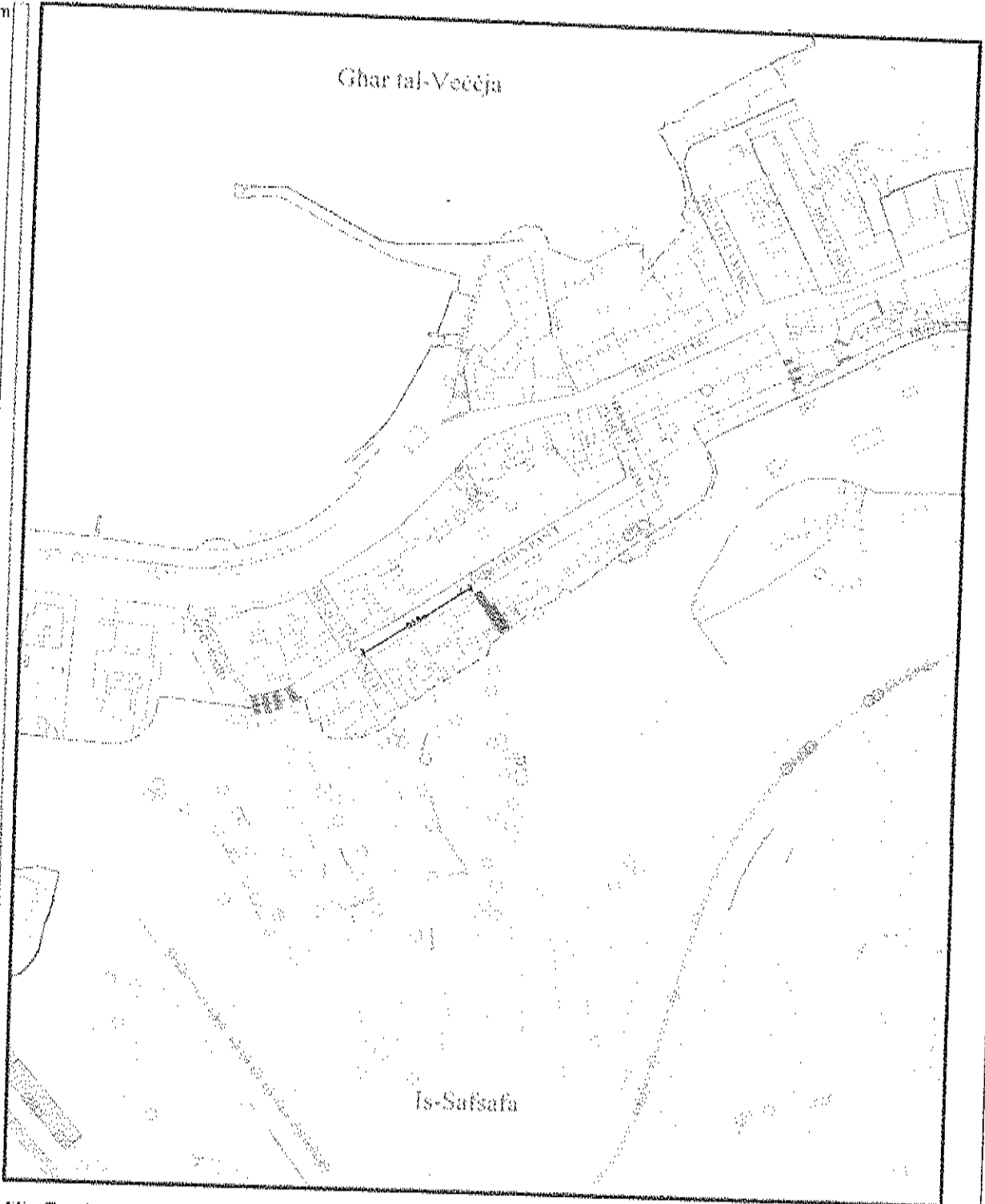
# Sit



Cartografer: 2015, 2020

postmed by Mapopol

500m



Min Easting 44921.67, Min Northing 78051.92, Max Easting 45321.67, Max Northing 78551.92

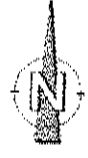
0m

400m

**Planning Authority - [www.pa.org.mt](http://www.pa.org.mt)**

St. Francis Ravelin  
Floriana FRN 1230, Malta  
PO Box 200, Marsa MRS 1000, Malta  
Tel: +356 2290 0000 Fax: +356 22902295

**Site Plan, Scale 1:2500**  
Printed on: Tuesday, January 10, 2017

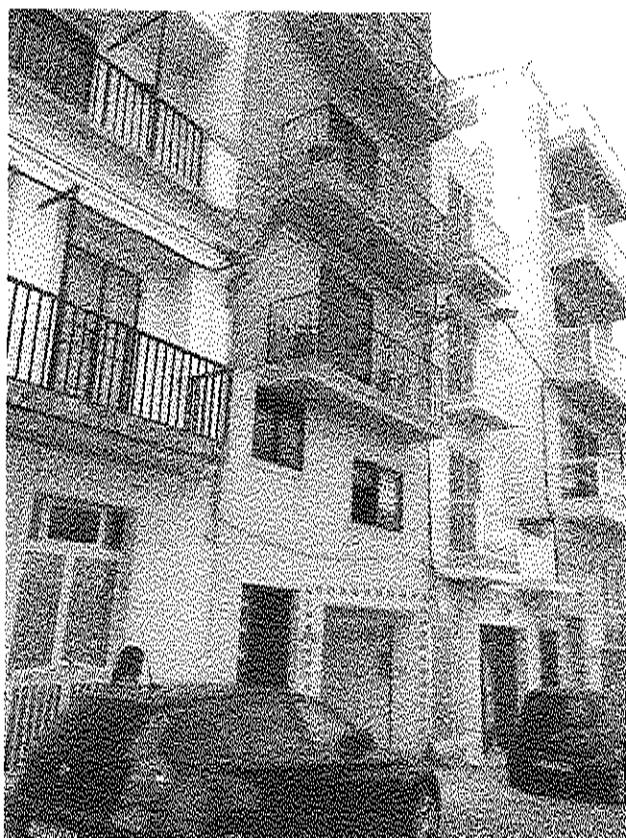
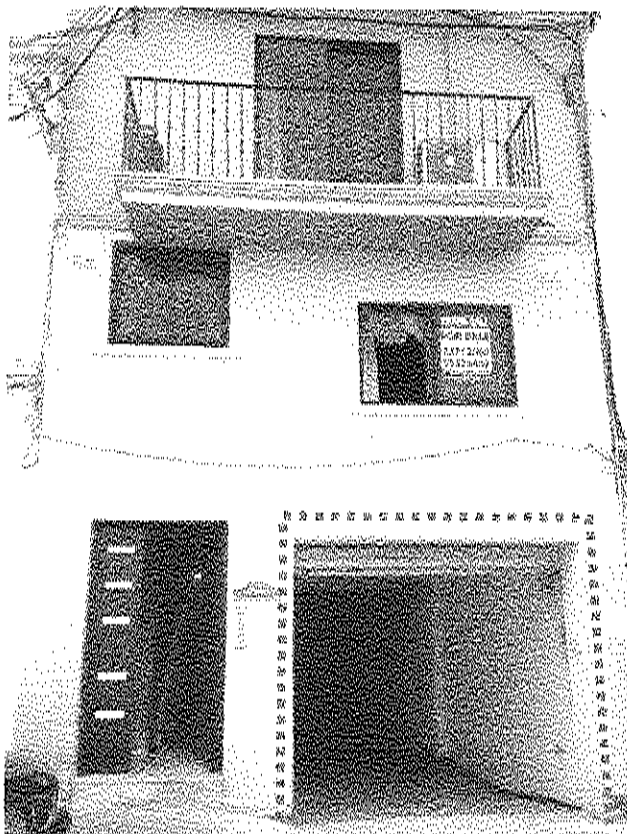


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# Ritratti

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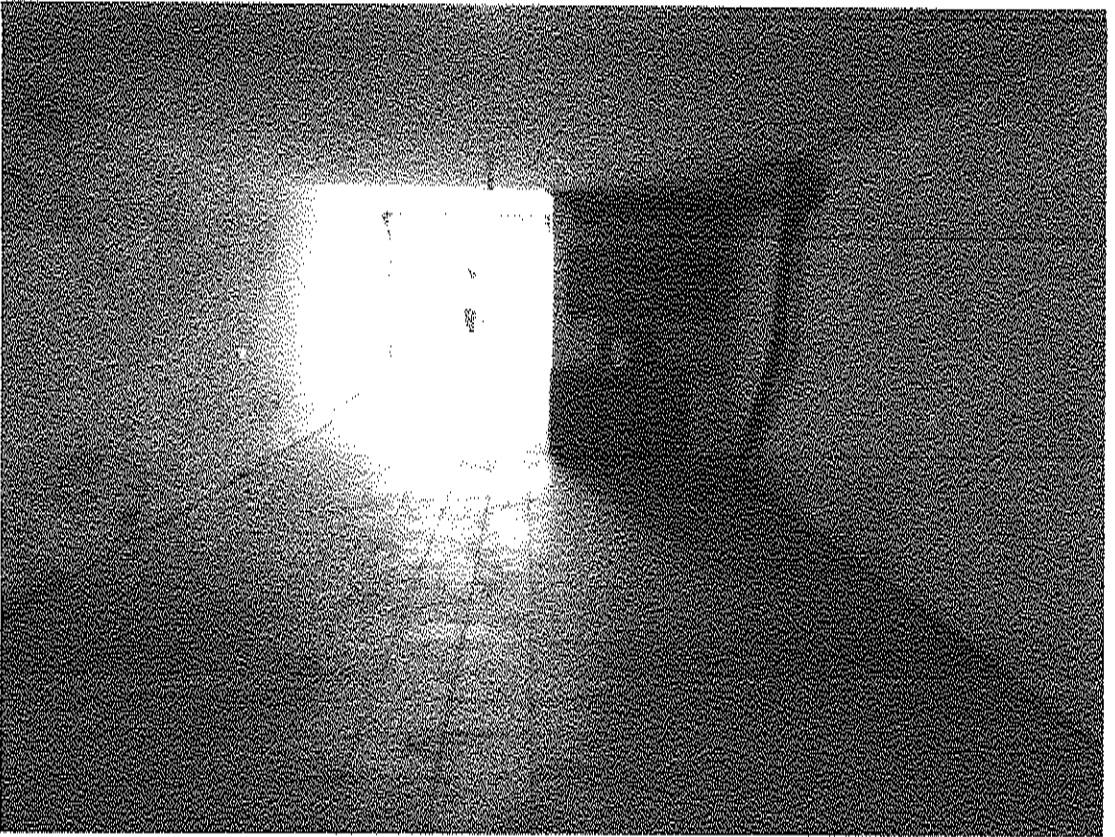
## Faccata





*Garage*







## Ricerka ta Permessi fuq is-sit

Current Enforcement Status		
Case Status:	Pending Direct Action	
Enforcement Details		
Case Number:	<i>EC/00281/06</i>	
Location of infringement:	Sea Breeze (Semi Basement Garage & Ground Floor Flat 1, Ghajn Rasul Street, San Pawl Il-Bahar	
Breach Maltese:	Ghandek zvilupp mhux skond il-pjanti approvati fil-permess PA 2866/01 li jikkonsisti f'bittha fuq wara izghar milli suppost fil-livell tas -semi-Basement u Ground floor.	
Enforcement Officer:	David Spiteri	
Overview		
Enforcement Type:	Not According to Approved Plans	
Case Category:	Household Internal/External Alterations	
Interested Parties		
Name	Interest	Prime Contact
Mr Arnold Farrugia	Contravenor	Yes
San Pawl il-Bahar Local Council	Local Council	No
Mr. Edgar Caruana Montaldo	Architect	No



**Current Application Status**

Case Status: This application has been approved

**Application Details**

Case Number: *PA/02866/01*

Location of development: 38 Ghajn Rasul Street, San Pawl Il-Bahar

Description of works: To demolish existing building and construct garages, apartments and penthouse. Application includes sanctioning of amendments.

Applicant: Mr Raymond Sammut obo Meander Co Ltd

Architect: Mr. Edgar Caruana Montaldo

Reception date: 28 May 2001

**Initial Processing**

Validation Date: 31 May 2001

Target Date: 31 July 2002

Application Type: Amended development permission

Case Category: Within Development Zone

Date Published in Newspapers: 16 June 2001

Representation Expiry Date: 01 July 2001

**Recommendation**

Case Officer: Jeffrey Vella B. Plan.

DPA Report Cleared date: 05 August 2002

Recommended Decision: Grant Permission

Report Last Updated: 05 August 2002

**Decision**

Decision: Grant Permission

Decision Date:	13 August 2002
Decision Press date:	01 October 2002
Decision posted date:	27 September 2002

**Current Application Status**

Case Status: This application has been approved

**Application Details**

Case Number: *PA/06412/99*

Location of development: 38 Ghajn Rasul Street, San Pawl il-Bahar

Description of works: To demolish existing building and construct semi-basement garages, apartments and penthouse.

Applicant: Mr Raymond Sammut

Architect: Mr. Edgar Caruana Montaldo

Reception date: 01 December 1999

**Initial Processing**

Validation Date: 01 December 1999

Target Date: 07 July 2000

Application Type: Full development permission

Case Category: Within Development Zone

Date Published in Newspapers: 18 December 1999

Representation Expiry Date: 02 January 2000

**Recommendation**

Case Officer: Jeffrey Vella B. Plan.

DPA Report Cleared date: 15 July 2000

Recommended Decision: Grant Permission

Report Last Updated: 15 July 2000

Commission/Board Agenda Date: 26 July 2000

**Decision**

Decision: Grant Permission

Decision Date: 26 July 2000

Decision Press date: 16 August 2000

Decision posted date: 07 August 2000

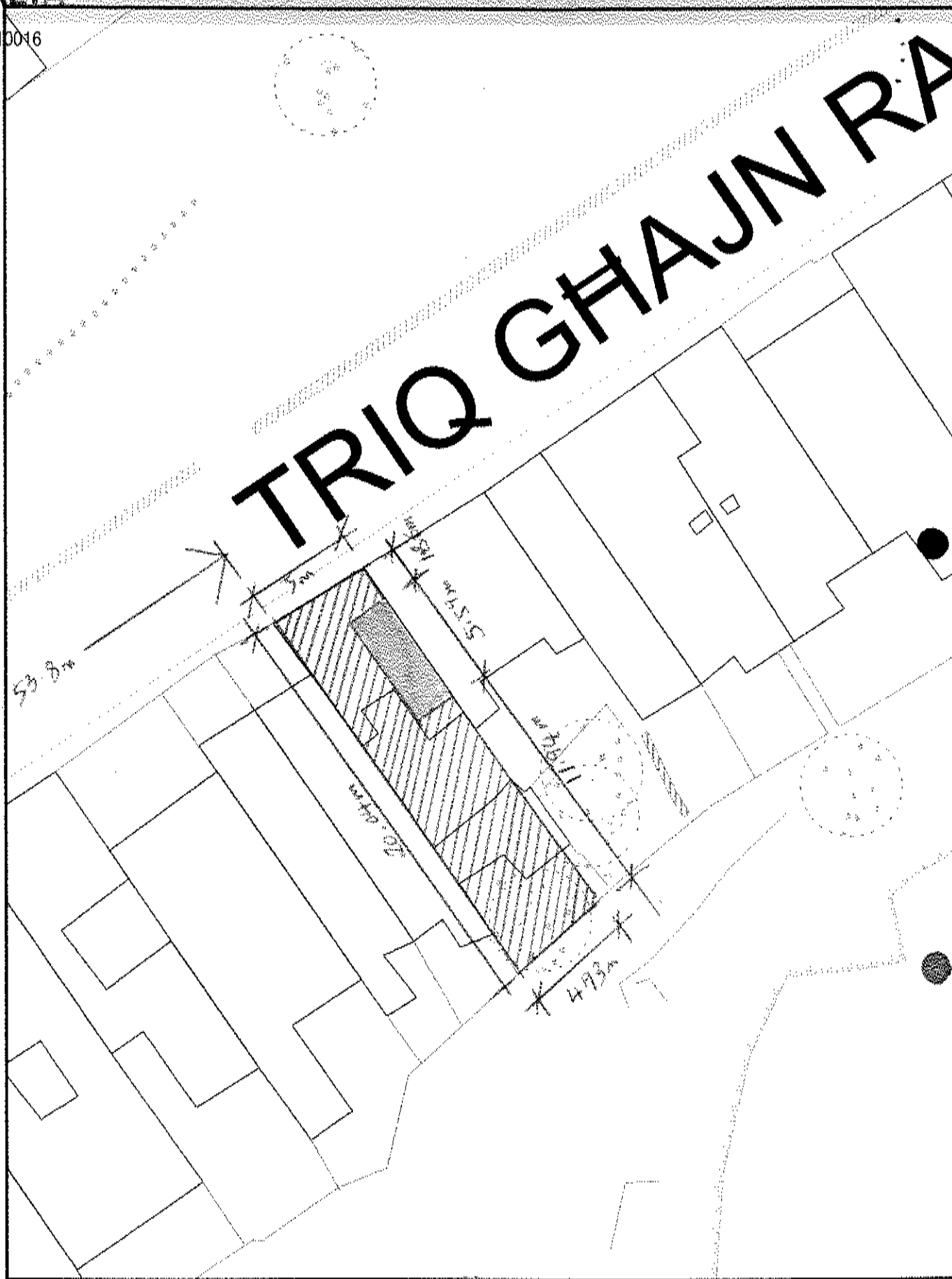
**Kopja tal-Pjanti Ezistenti**

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LR010016

**TRIQ GHAJN RA**

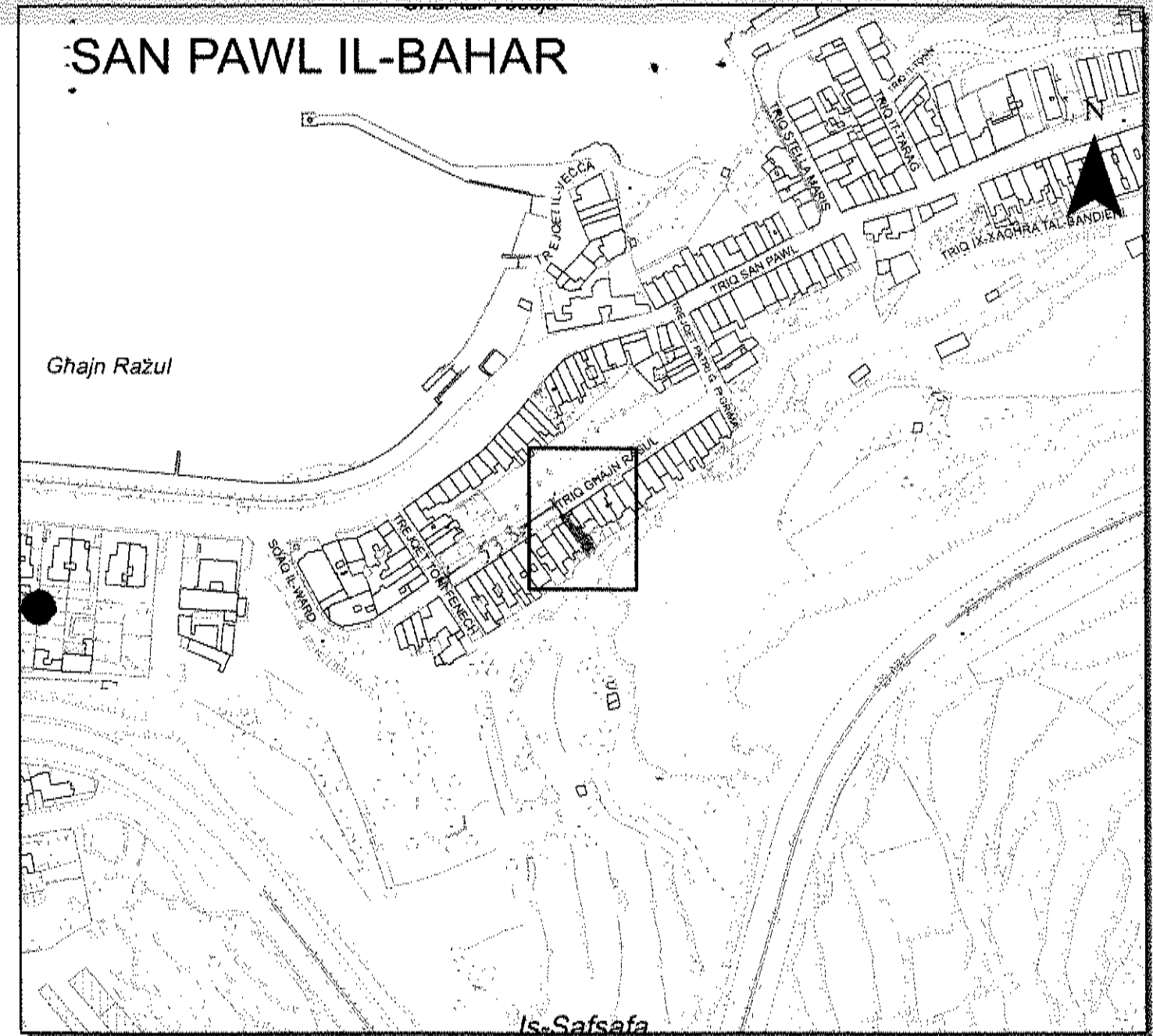
0  
5  
10  
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25m  
Scale 1:250



Scale 1:250

0 5 10 15 20 25m

**SAN PAWL IL-BAHAR**



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: **16913 E**  
Map Number:

Pozizzjoni Ċentrali: **x = 45124**  
Centre Coordinates: **y = 78307**

Parti min S.S.: **4478**  
Extracted from S.S.:

Data: **18/01/2017**  
Date:

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:

Qies (metri kwadri): **ELEVATED GF FLAT 1**  
Area (square metres): **A = 85.4m<sup>2</sup>**

Firma ta' l-Applikant:

Applicant's Signature:

Kurt Camilleri Burlo'  
22,  
Triq Il-Wizna  
Swieqi  
Malta  
SWQ2300

### 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](mailto:landregistry.ima@gov.mt)

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

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

AIC Kurt Camilleri Burlo  
22ta' Ottubru, 2016

**FL-ATTI TAS-SUBBASTA**

**Nru. 58/2016**

Bank of Valletta

VS

Arnold Farrugia

Illum ..... 30 JAN 2017 .....

Ippreżentata mill- *Perit Kurt Camilleri Burlo*

bla- dok./b... *direkta* ..... dokumenti

Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'

Ref: 1401 FLAT NR. 1

**PERIT KURT CAMILLERI BURLO'**  
22, Triq il-Wizna, Swieqi, SWQ 2300, Malta  
Tel +356 21373715, + 356 21371094  
Mob +356 79827534  
email: kurt@camilleriburlo.com



~~Gaetano Aquilina  
Deputat Registratur  
Deputat Registratur  
Qrati tal-Gustizzja (Malta)  
Law Courts (Malta)~~



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**Dokumenti, Rikorsi, Notifici etc.**

---

**Ilum, it-Tlieta, 11 t'Ottubru, 2016**

**Lill: Arnold Farrugia  
13B, Grevillea,  
Sqaq tal-Hlas,  
Zebbug ZBG4022**

***NOTIFIKA TA ACCÈSS Nru 1***

**FL-ATTI TAS-SUBBASTA Nru. 58/16**

**Bank of Valletta plc  
VS  
Arnold Farrugia**

Notifika ta' Accèss tal-fond urban ta' flat bin-numru wiehed (1), li jinsab fit-tieni sular, formanti parti minn blokk ta' bini bla numru u bl-isem 'Sea Breeze Apartments', fi Triq Ghajn Razul, San Pawl il-Bahar, u garage li jgib in-numru ufficcjali disgha u tletin (39) fi Triq Ghajn Razul, San Pawl Il-Bahar.

Inti mgħarraf illi nhar it-Tlieta 18 t'Ottubru fil 11:30 ta' filghodu ha jsehh accèss tal propjetajiet hawn fuq imsemmija u għaldaqstant inti mitlub li tkun prezenti biex tagħti accèss għal dan il-fond.

Grazzi,

---

**Perit Kurt Camilleri Burlo'**  
**Mob No: 79827534**  
**Email: kurt@camilleriburlo.com**

**Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'**

---

AIC Kurt Camilleri Burlo  
24 Ottubru 2016

**FL-ATTI TAS-SUBBASTA Nru. 58/2016**

Bank of Valletta plc  
VS  
Arnold Farrugia

**Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'**

Jesponi bir-rispett kollu.

Illi huwa gie nominat minn din l-Onorabli Qorti permezz tad-dikriet Perit tekniku biex jagħmel deskrizzjoni u valutazzjoni tal propjeta' msemmija fir-rikors u cioè':

Il-flat indikat bin-numru (1) li jinsab fit-tieni sular, formanti parti minn blokk bini bla numru u bl-isem "Sea Breeze Apartments", konsistenti f'garage, erbgha flats u penthouse sovrapposti fi Triq Ghajn Razul, San Pawl il-Bahar, inkluz sehem indiviz tal-partijiet li solidament huma ntizi għall-uzu komuni tal-blokk, pero' eskluż il-bejt, liema blokk jinsab bini fuq is-sit għa okkupat mill-fondi numru tmeinja u tletin (38) u disgha u tletin (39), Triq Ghajn Razul għa Fountain Street, San Pawl il-Bahar, konfinanti mit-Tramuntana mal-istess triq, mill-Punent ma' beni ta' Vincent Said u mill-Lvant ma' beni ta' Mario Pace, liberu u frank, bid-drittijiet u giustijiet tieghu kollha.

Illi biex jaqdi l-inkarigu li ngħatalu, zamm access fi 22 ta' Ottubru 2016 fil presenza tad-debitur.

***Preżenti:***

- Perit Kurt Camilleri Burlo'

- Ms Rose Farrugia

***Isem il Propjetarju:***

Mr. Arnold Farrugia

***Indirizz tal Propjeta:***

'Sea Breeze Apartments', Flat 1,

Triq Ghajn Razul,

San Pawl Il-Bahar

***Indirizz tal Propjetarju:***

13B, Grevillea,

Sqaq Tal-Hlas,

Zebbug

Malta

***Skop ta L-Aċċess***

Subbasta Nru. 58/2016

***Data Ta L'Aċċess***

22 ta' Ottubru 2016

***Temp***

Xemxi

***Pussess Tal Propjeta***

Liberu u frank (Freehold)

**Deskrizzjoni Tal Propjeta ġenerali**

---

***Tip Ta Propjeta***



Il propjeta tikkonsisti minn appartament ta zewg kmamar tas-sodda, u tinsab fl-ewwel sular. L' appartament huwa aċċessibli min tarag u 'lift' komuni.

***Karatteristiċi fiżiċi***

Site Frontage (SF) -- 5m

Site Depth (SD) -- 20m

Site Area (SA) -- 96.0m.k

Gross Internal area (GIA)

Appartament = 71.5 m.k

Btiehi = 12.0 m.k

Clear internal Height (CIH) - 2.52m

***Tip ta Kostruzzjoni***

Il-Propjeta hija mibnija b'hitan tal-gebel u/jew bricks u imsaqqfa b'soqfa tal-konkos rinfurzati bil-hadid.

***Data ta Bini tal Propjeta***

Il-Propjeta inbniet madwar hmistax (15) il-sena ilu.

***Deskrizzjoni ta l'inhawi***

Il-propjeta tinsab f'zona residenzjali kwieta, b'veduti distanti tal bahar u vicin tac centru ta San Pawl u il bahar.

***Karatteristiċi Addizzjonali***

Veduti distanti tal bahar

### ***Akkomodazzjoni***

L'appartament jikkonsisti minn kcina, kamra tal pranzu u salott 'open plan' mal faccata. Kuratur twil jaghti ghal kamra tal banju, ufficeju zghir, kamra tas-sodda mal bitha tan-nofs, u kamra tas-sodda bil kamra tal-banju mahha (shower en-suite) mal bitha ta wara. Minn gol bitha hemm access dirett ghall garaxx sottostanti. Dan kollu kif immarkat fuq il pjanta mehmuz.

### **Permessi Ta L' awtorita Ta' L-Ippjanar**

#### ***Postijiet mibnijin wara is-sena 1992***

Il block inbena bil permessi PA 06412/99 (To demolish existing building and construct semi-basement garages, apartments and penthouse u PA/02866/01 (To demolish existing building and construct garages, apartments and penthouse. Application includes sanctioning of amendments)

#### ***Postijiet mibnijin qabel is-sena 1992***

Mhux Applikabli

#### ***Regolamenti tas Sanita'***

Mill access jidher li il-bitha ta wara, il bitha tan-nofs u l'gholi ta gewwa ma inbnewx skond il-ligijiet tas-sanita. U ghalhekk jidher li hemm ksur tal-ligi tas-sanita. Fil fatt hemm 'Enforcement Notice' pendent EC/00281/06 (Ghandek zvilupp mhux skond il-pjanti approvati fil-permess PA 2866/01 li jikkonsisti f'bitha fuq wara izghar milli suppost fil-livell tas -semi-Basement u Ground floor.

***Variationijiet Sanzjonabli***

Il varjazzjonijiet li hemm mil permessi originali jistghu jigu sanzjonati skond il Legal Notice L.N. 285 of 2016 (CAP. 552) Regularisation of Existing Development Regulations, 2016. M'hemmx garanzija dwar dan ghax trid issir applikazzjoni ma L' Awtorita ta L-Ippjanar. Biex isir dan hemm multa ta madwar elf tmien mijja u hamsin ewro (1,850) u spejjes professjonali ta madwar elf u hames mitt ewro (1,500). Total ta madwar 3,250 Ewro. Jekk L'awtorita ta L-Ippjanar ma taccettax li tirregola din il-propjeta, l-ispejjes biex tissolva il problema jistghu jitilghu hafna sa madwar hamsa u ghoxrin elf ewro (25,000)

***Enforcements***

EC/00281/06 (Ghandek zvilupp mhux skond il-pjanti approvati fil-permess PA 2866/01 li jikkonsisti f'bitha fuq wara izghar milli suppost fil-livell tas -semi-Basement u Ground floor.

**Prestazzjoni ta L'Energija**

***Certifikat ta 'Energy Performance'***

Il-bini magħndux certifikati ta energija

***Kummenti***

Xejn

***Komun***

---

***Livell ta finitura***

Il komun jikkonsisti min tarag li jservi is-sulari kollja tal-bini kif ukoll lift.

Il kundizzjoni tal finitura tal komun hija tajba bil bzonn ta ftit manutenzjoni generali.

***Entratura prinċipali***

L'entratura prinċipali hija livell mat-triq ta barra, bl'art tac cermaika u bieb prinċipali ta l-injam. L'entratura hija f'kundizzjoni tajba.

***Tarag***

Il tarag ghandu il pedati ta l'irham u huwa fi stat tajjeb. Il poġġaman huwa tal-aluminju kulur iswed. Il hitan huma miksijin u mizbugħin lewn abjad.

***Lift***

Il-Lift ezistenti huwa ta erbgha persuni u f'kundizzjoni tajba

***Mizati ghal Manutenzjoni tal komun***

Madwar 100 Ewro fis-sena

***Xoghlijiet Essenzjali***

Xejn

## **Deskrizzjoni tal propjeta minn Barra**

Il-faccata tal-propjeta hija f'kundizzjoni tajba. Il propjeta li qeghdin nikkunsidraw tkopri il-pjan terran kif ukoll l-ewwel sular.

### ***Kundizzjoni tal hitan tal faccata***

Il-faccata hija fuq il-fil u f'kundizzjoni tajba. Is-sulari sovvrastanti huma miksijin u mizbughin.

### ***Hsarat Strutturali Serji***

Ma jidher li hemm ebda hsarat strutturali serji.

### ***Filati bil Qatran***

Mhux applikabbli

### ***Aperturi Esterni***

L-aperturi huma tal-ħgieg bi gwarniċ ta' l'aluminju lewn iswed. Ma jidhirx li hemm hsarat.

### ***Finitura ta Barra***

Il-faccata hija fuq il-fil. Il-faccati tal btiehi huma miksijin bir-ramel u ciment u mizbughin lewn 'magnolia'.

### ***Kundizzjoni tal 'Waterproofing tal bejt'***

Mhux Applikabli

### ***Drenagg ta l-ilma tax-xita***

Ma jidhirx u ma giex irrapurtat li hemm xi hsarat.

***Drenaġġ***

Ma jidhirx u ma ġiex irrapurtat li hemm xi ħsarat.

**Deskrizzjoni tal-propjeta minn Ġewwa*****Soqfa***

Is-soqfa huma tal-konkos ir-rinfurzat u miksijin u miżbugħin.

***Hitan***

Il-hitani ta' l'appartament huma f'kundizzjoni tajba.

***Taraġ***

It-taraġ bejn il-garage u l-appartament jinsab fil-bitha ta' wara u mibni bil-hadid iggalvanizzat. Hemm sinjali ta' sadid.

***Xogħol ta' L-injam***

Il-kċina hija f'kundizzjoni tajba, kif ukoll il-bibien ta' l-injam li ma jidhirx li għandhom ħsarat.

***Art***

L-artijiet ta' l'appartament huma taċ-ċeramika.

***Kmamar Tal Banju***

Il-kmamar tal-banju ta' l'appartament huma fi stat tajjeb. Ma jidhirx u ma ġewx irraportati xi ħsarat.

***Insulazzjoni***

Xejn

***Bejt***

Mhux applikabbli

***Kantina***

Mhux applikabbli

***Servizzi***

---

***Provvista ta l'Ilma***

Water Services Corporation Supply

***'Plumbing'***

Ma jidhirx u ma ġiex irrapurtat li hemm problemi ta' 'plumbing'.

***Sistema ta Drenagg***

Ma jidhirx u ma ġiex irrapurtat li hemm problemi fis-sistema tad-drenagg.

***Provvista ta l-elettriku***

Konnessjoni ma l'Enemalta Corporation

***Sistema ta l-elettriku***

Ma jidhirx u ma' ġiex irrapurtat li hemm problemi fis-sistema ta' l-elettriku.

***Arja kondizzjonata u 'heaters'***

Hemm 'AC' installat fil kamra tas-sodda principali. L'ilma huwa imsahhan permess ta' 'heater' ta' l-elettriku

***Ohru***

Mhux applikabbli

***Żoni esterni u Sit***

---

***Garaxxijiet***

Mhux applikabbli

***Sit, inkluż appoggi, moghdijiet u 'drives'***

Mhux applikabbli

***Kwistjonijiet ambjentali inkluż barrieri eċċ.***

Mhux applikabbli

***Pools, Bjar u pompi***

Mhux applikabbli

***Kunsiderazzjonijiet Strutturali***

---

***Tip ta' kostruzzjoni***

Il-kostruzzjoni tikkonsisti minn hitan strutturali b'soqfa tal-konkos rinfurzati bil-hadid.

***Pedamenti***

Ma jidhirx li hemm ħsarat relatati ma pedamenti.

***Hitan***

Ma jidhirx li hemm ħsarat



***Soqfa***

Ma jidhirx li hemm hsarat

***Bini awżiljarji***

Mhux applikabbli

**Sommarju u rakkomandazzjonijiet**

Il propjeta tinsab f'zona tajba b'interess tajeb fis suq ghal propjeta ta' dan it-tip. Il fatt li il-bini ma inbeniex skond il-ligijiet sanitarji u ta l-ippjanar jaffettwa il-valur. Ghal fini ta dan ir-rapport qeghdin nassumu li L-awtorita ta L-ippjanar taccetta li tirregola il propjeta kif inhi mibnija skond il- Legal Notice L.N. 285 of 2016 (CAP. 552) Regularisation of Existing Development Regulations, 2016. Jekk il-permess ma johrog il valur irid jigi imnaqqas u modifikat skond il permess ta L'awtorita.

### Stima tal-valur tal Propjeta

F'din il-valutazzjoni gew ikkunsidrati dawn il-punti:

1. Id-daqs tal-propjeta
2. Il-kundizzjoni u s-servizzi tal-bini
3. Il-post ta' fejn qiegħda il propjeta'.
4. Il valur ta' propjeta simili fil madwar.

Fl-opinjoni tiegħi il-valur ta din il propjeta kumplessiva minn appartament huwa ta'

**Ewro 97,000 (Sebgha u disghin elf ewro)**

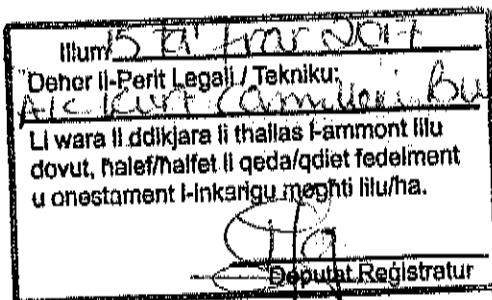
Tant ghandu l-unur jissottometti l-esponent għas savju ġudizzju ta din l-onorabbli Qorti.

**PERIT KURT CAMILLERI BURLO'**  
 22, Triq il-Wizna, Swieqi, SWQ 2300, Malta  
 Tel +356 21373715, + 356 21371094  
 Mob +356 79827534  
 email: kurt@camilleriburlo.com



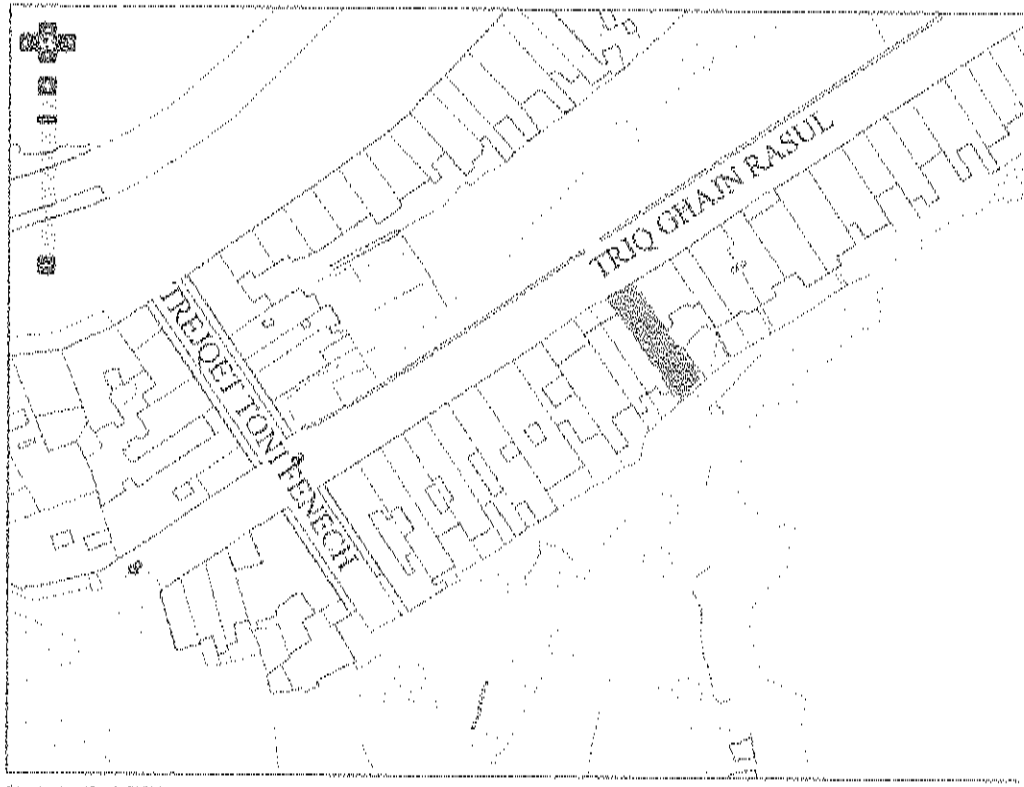
AIC - Perit Kurt Camilleri Burlo'

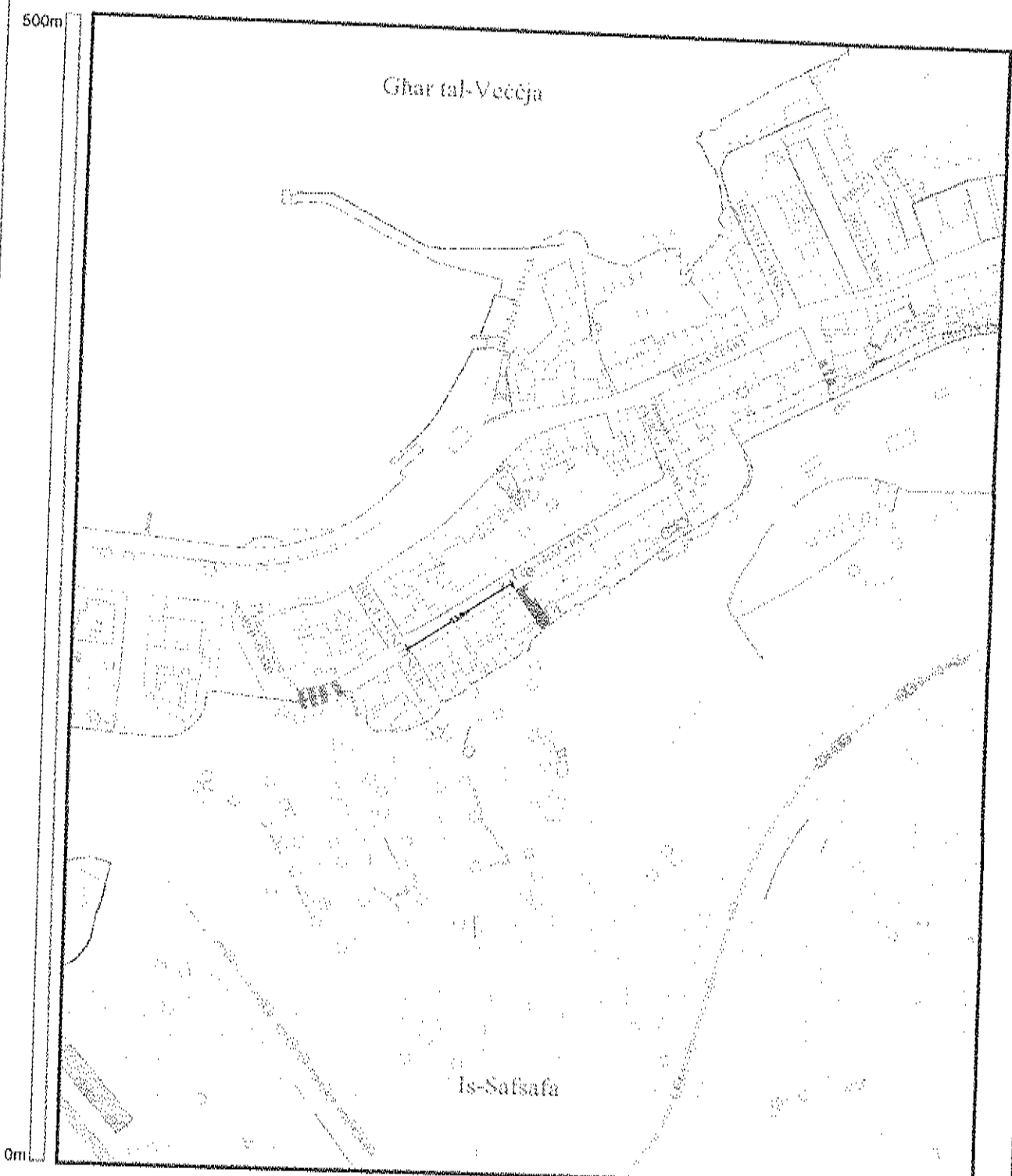
22 Ottubru 2016



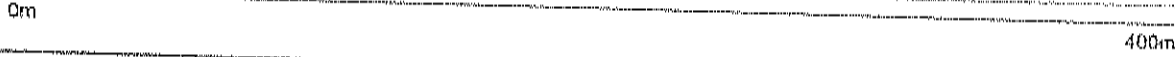
15345580(m)

Sit





Min Easting 44921.67, Min Northing 78051.92, Max Easting 45321.67, Max Northing 78551.92



### Planning Authority - [www.pa.org.mt](http://www.pa.org.mt)

St. Francis Ravelin  
 Floriana FRN 1230, Malta  
 PO Box 200, Marsa MRS 1000, Malta  
 Tel: +356 2290 0000 Fax: +356 22902295

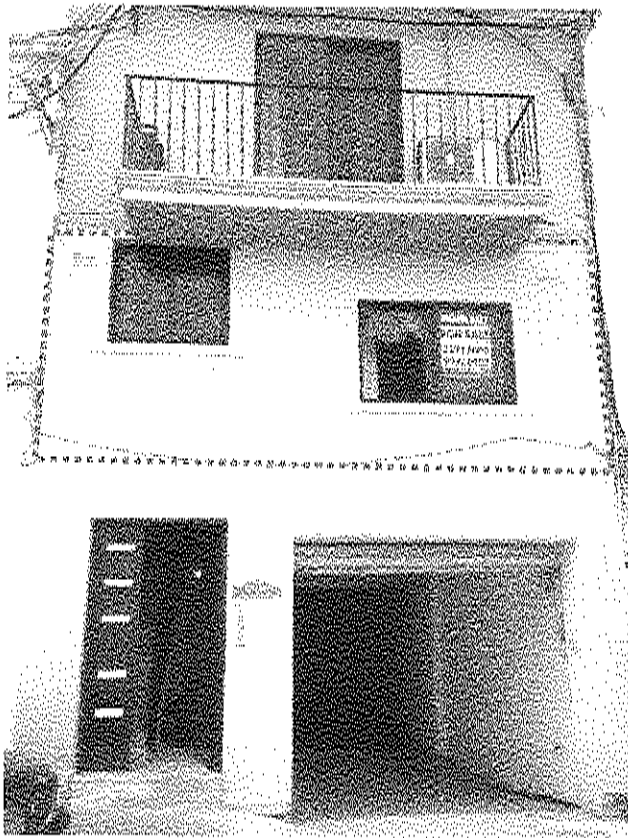
**Site Plan, Scale 1:2500**  
 Printed on: Tuesday, January 10, 2017



Not to be used for interpretation or scaling of scheme alignments  
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# Ritratti

## Faccata

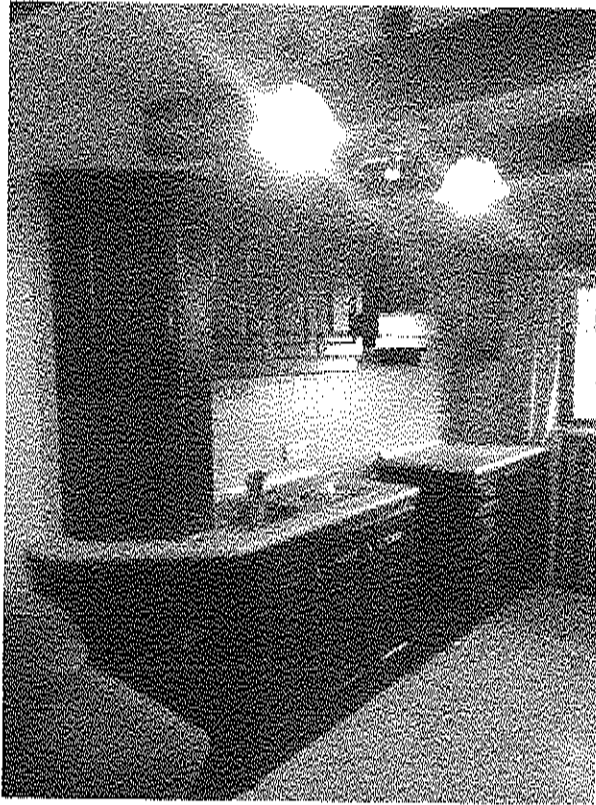




*Komun*



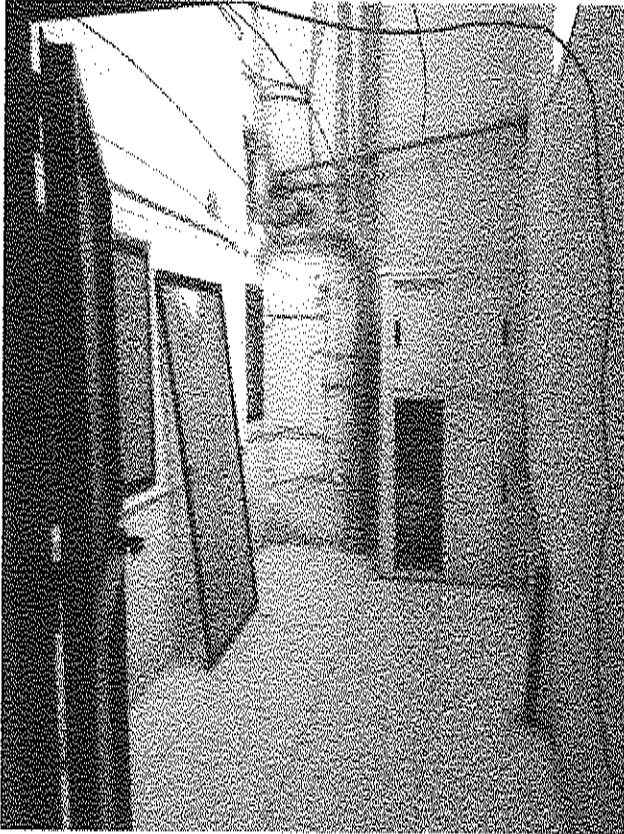
*Kcina*



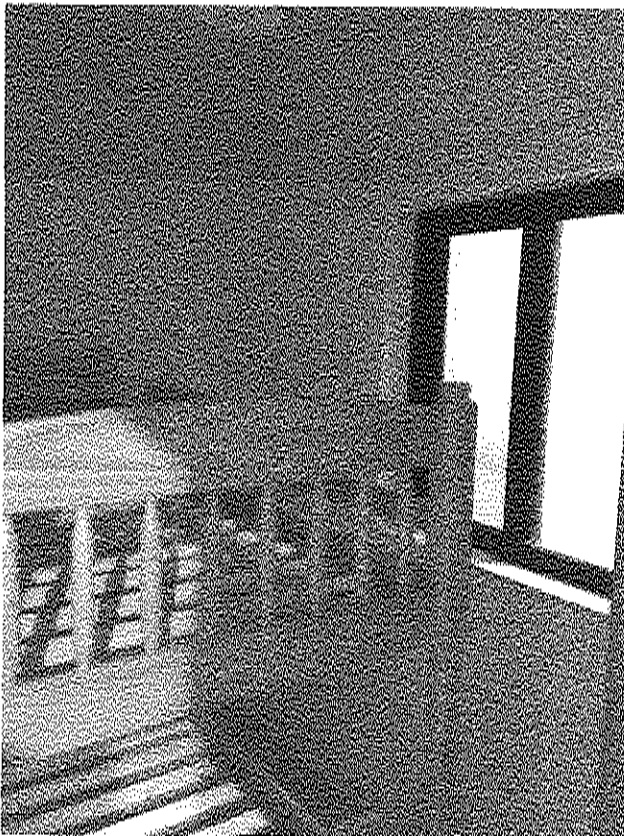
*Kumra tas-sodda principali*



*Bithu tan-nofs*



*Study*





*Kamra tal-banju*



*Bitha*





## Ricerka ta Permessi fuq is-sit

### Current Enforcement Status

Case Status: Pending Direct Action

### Enforcement Details

Case Number: *EC/00281/06*

Location of infringement: Sea Breeze (Semi Basement Garage & Ground Floor Flat 1, Ghajn Rasul Street, San Pawl Il-Bahar

Breach Maltese: Għandek żvilupp mhux skond il-pjanti approvati fil-permess PA 2866/01 li jikkonsisti f'bitħa fuq wara iżgħar millli suppost fil-livell tas -semi-Basement u Ground floor.

Enforcement Officer: David Spiteri

### Overview

Enforcement Type: Not According to Approved Plans

Case Category: Household Internal/External Alterations

### Interested Parties

Name	Interest	Prime Contact
Mr Arnold Farrugia	Contravenor	Yes
San Pawl il-Bahar Local Council	Local Council	No
Mr. Edgar Caruana Montaldo	Architect	No

**Current Application Status**

Case Status: This application has been approved

**Application Details**

Case Number: *PA/02866/01*

Location of development: 38 Ghajn Rasul Street, San Pawl Il-Bahar

Description of works: To demolish existing building and construct garages, apartments and penthouse. Application includes sanctioning of amendments.

Applicant: Mr Raymond Sammut obo Meander Co Ltd

Architect: Mr. Edgar Caruana Montaldo

Reception date: 28 May 2001

**Initial Processing**

Validation Date: 31 May 2001

Target Date: 31 July 2002

Application Type: Amended development permission

Case Category: Within Development Zone

Date Published in Newspapers: 16 June 2001

Representation Expiry Date: 01 July 2001

**Recommendation**

Case Officer: Jeffrey Vella B. Plan.

DPA Report Cleared date: 05 August 2002

Recommended Decision: Grant Permission

Report Last Updated: 05 August 2002

**Decision**

Decision: Grant Permission

Decision Date: 13 August 2002

Decision Press date: 01 October 2002

Decision posted date: 27 September 2002

**Current Application Status**

Case Status: This application has been approved

**Application Details**

Case Number:

*PA/06412/99*

Location of  
development:

38 Ghajn Rasul Street, San Pawl Il-Bahar

Description of works:

To demolish existing building and construct semi-basement garages, apartments and penthouse.

Applicant:

Mr Raymond Sammut

Architect:

Mr. Edgar Caruana Montaldo

Reception date:

01 December 1999

**Initial Processing**

Validation Date:

01 December 1999

Target Date:

07 July 2000

Application Type:

Full development permission

Case Category:

Within Development Zone

Date Published in  
Newspapers:

18 December 1999

Representation Expiry  
Date:

02 January 2000

**Recommendation**

Case Officer:

Jeffrey Vella B. Plan.

DPA Report Cleared  
date:

15 July 2000

Recommended Decision:

Grant Permission

Report Last Updated:

15 July 2000

Commission/Board  
Agenda Date:

26 July 2000

**Decision**

Decision: Grant Permission

Decision Date: 26 July 2000

Decision Press date: 16 August 2000

Decision posted date: 07 August 2000

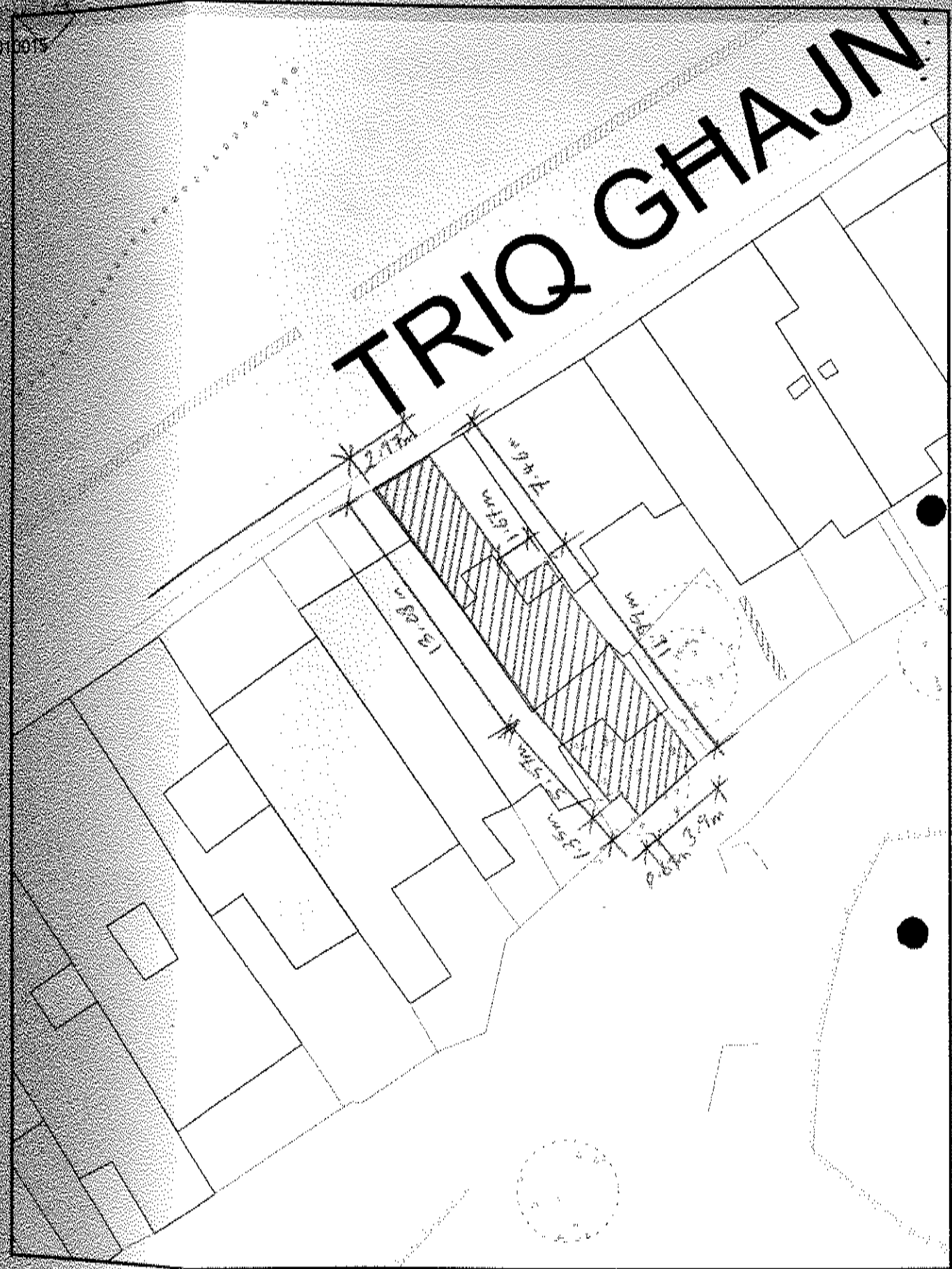
**Kopja tal-Pjanti Ezistenti**

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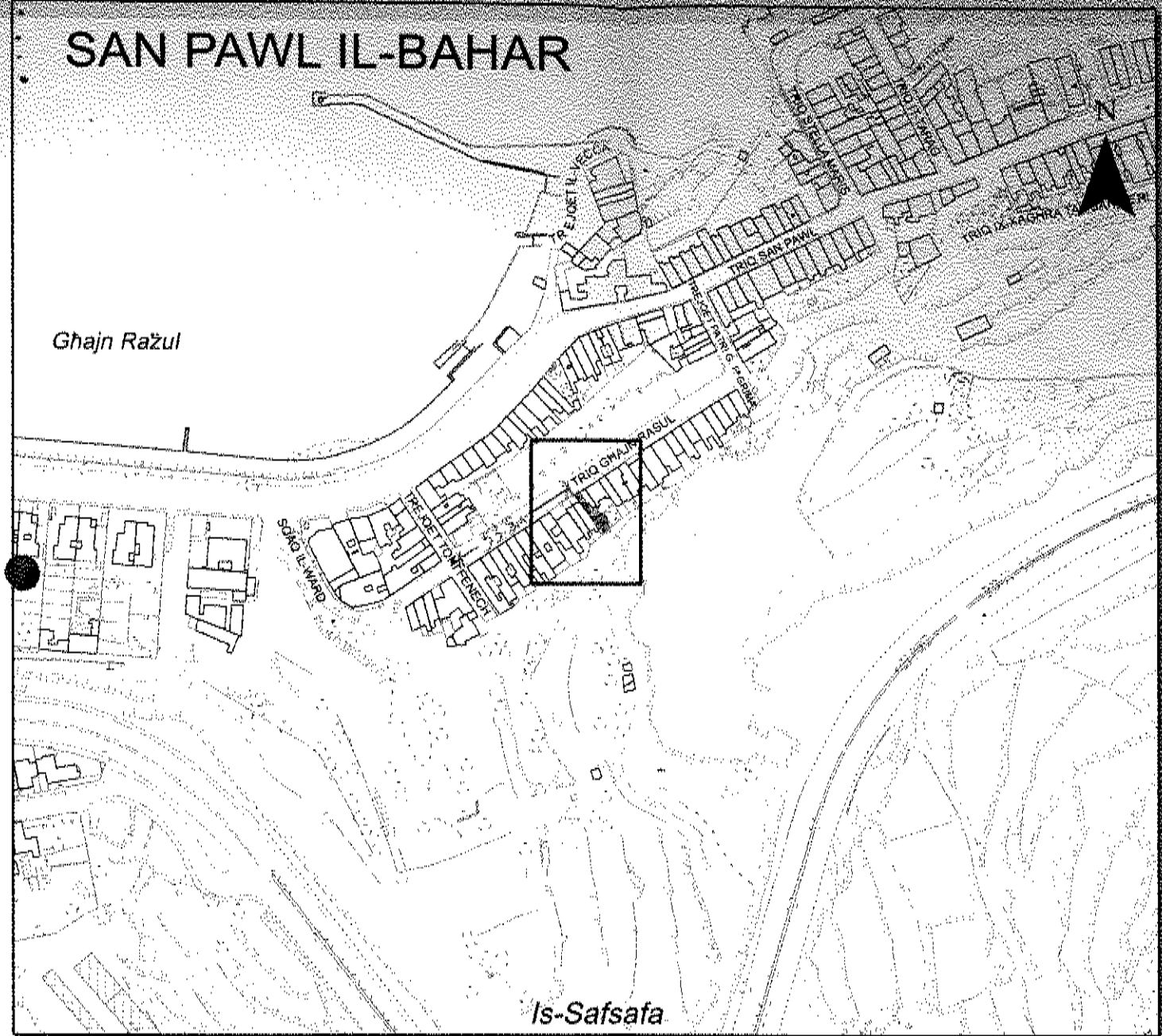


LR010015

# TRIQ GHAJN



## SAN PAWL IL-BAHAR



Gvern ta' Malta

Government of Malta

### Registru ta' l-Artijiet

### Land Registry

Casa-Bolino, 116, Triq il-Punent, Valletta

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Nru tal-Mappa: Map Number:	16911 E	Pozizzjoni Ċentrali: Centre Coordinates:	x = 45119 y = 78301	Parti min S.S.: Extracted from S.S.:	4478	Data: Date:	18/01/2017
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Perit:  
Architect:

Qies (metri kwadri):  
Area (square metres):

STREET LEVEL / SEMI-BASEMENT  
GARAGE A = 77.5m<sup>2</sup>

Timbru tal-Perit:  
Architect's Stamp:

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

