

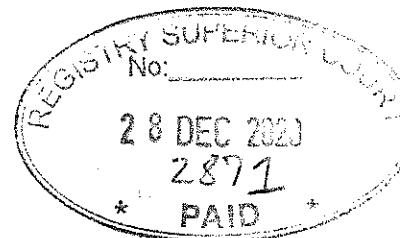
FIL-PRIM' AWLA TAL-QORTI ĆIVILI
Subbasta Nru 27/20

Bank of Valletta plc (C-2833)

VS

1. Carlo Montebello, iben Alfred u Liberata nee' Said imwieleed Pieta' u residenti Żabbar detentur tal-karta ta' identita' 38575(M) u Silvana Montebello mart Carlo Montebello, bint Joseph Azzopardi u Maria Grazia nee' Bonavia, imwieleed Żabbar, detentriċi tal-karta ta' identita' 447375(M)

DATA: 12 ta' Novembru 2020



DESKRIZZJONI TAS-SIT:

1. Appartament, li qiegħed fuq l-ewwel (1) sular (first floor), internament immarkat bin-numru wieħed (1), formanti minn blokk ta zewg appartamenti, liema blokk ta' appartamenti għandhom n-numru ufficjali ta' tnejn u hamsin (52), bl-isem 'Ivory', sovrastanti blokk ta' garaxxijiet fil-pjan terran, li jappartjenu lil terzi, ġewwa Triq Lia Żabbar, liema blokk ta' appartamenti huwa mibni fuq blokk ta' garaxxijiet, kif soġġetti għar-rata tieghu ta' cens annwu u perpetwu ta' sitt liri Maltin (Lm6), ekwivalenti għal tlettax-il Ewro u tmienja u disghin centezmi Ewro (€13.98), parti minn cens annwu u perpetwu akbar ta' tnax-il lira u sitta u hamsin centezmu (Lm12.56), ekwivalenti għal disgha u ghoxrin Ewro u sitta u ghoxrin centezmu Ewro (€29.26), rivedibbli fl-ewwel ta' Jannar tas-sena elfejn sebħha u erbghin (01.01.2047) kif spegati fil-kuntratt fl-atti tan-Nutar Pierre Cassar datat

31.10.2003, mill-bqija liberu u frank, bid-drittijiet u pertinenzi kollha tiegħu, inkluż I-washroom u I-parti diviża tal-bejt kif inhu 'ndikat fuq il-pjanta annessa mal-kuntratt hawn fuq msemmi, bid-dritt ta' passaġġ fuq il-parti I-oħra tal-bejt għal-skopijiet ta' aċċess biss, inkuz is-sehem indiviz tal-partijiet maħsuba għall-uzu komuni flimkien mas-sidien I-oħra tal-imsemmi blokk.

| 2

2. Il-Blokka tinsab fi Triq Lia kantuniera ma Triq Santa Tereža ġewwa Haż-Żabbar. Din hija pożizzjoni relattivament centrali fi ħdan żona residenzjali u viċin ta' bosta faċilitajiet inkluži skejjel, banek, īwienet tal-merċa, u faċilitajiet kummerċjali oħrajn.

1. PREJAMBLU

GeVit inkarigat biex inħejji stima peritali u dan kwantu l-propjeta' li ġġib l-indirizz kif deskrift hawn aktar l-fuq.

Illi wara li l-esponent żamm aċċess fuq is-sit sovra indikat fid-data tat-21 ta' Ottubru, 2020, huwa jinsab f'pożizzjoni li jirrelata s-segwenti:

1.1 DOKUMENTI PERTINENTI

1.1.1 Illi l-esponent qed jehmez pjanti tal-post skond kif approvata mill- Awtorita' tal-Ippjanar fis-snin 1978, u 2003, u dokumenti pertinenti oħra, liema dokumenti qed jiġu mmarkati hekk kif ġej:

| 3

1.1.1.1 Pjanta tas-sit, inkluż il-faċċata u l-pjanti tal-garaxxijiet u l-ewwel sular, bl-iskala mhux mmarkata, skond kif approvata mill-Awtorita' tal-Ippjanar fil-permess originali PB/04286/78 – Dokument LV1

1.1.1.2 Pjanti tas-sit, inkluż il-faċċata u l-pjanti tal-bejt, a skala 1:100, inkluż il-kondizzjonijiet tal-permess, skond kif approvata mill-Awtorita' tal-Ippjanar fl-applikazzjoni għal bini ta' sular ieħor fuq l-appartament in kwistjoni fil-permess PA/5198/03 - Dokument LV2

1.1.1.3 Pjanta tas-sit a skala 1:2500, maħruga mill-Awtorita' ta l-artijiet – Dokument LV3

1.1.1.4 Ritratti tal- appartamenti u l-komun – Dokument LV 4

1.1.1.5 It-Tmien Skeda għat-taxxa – Dokument LV 5

1.1.1.6 Notifikazzjoni ta' l-acċess lis-sidien – Dokument LV 6

1.1.1.7 Disinn tal-post kif mibni (eżistenti) – Dokument LV 7

1.2 DATA TAL-VALUTAZZJONI

1.2.1 Illi din il-valutazzjoni qed issir illum, cioè' 21 ta' Ottubru, 2020.

| 5

1.3 LIMITAZZJONIJET TAL-VALUTAZZJONI

1.3.1 Illi l-esponent ma setax jaċċessa il-kmamar kollha tal-appartamenti msemmija ma' l-ewwel aċċess, minħabba l-fatt li żewġt ikmamar tas-sodda ġew miżmura magħluqa bin-nies reqdin ġewwa, u dan ta' l-aħħar kif l-esponent ġie nfurmat min wieħed mis-sidien, cioè' S-Sur Montebello, li ta' x'jifhem li jabita' ġewwa l-appartament, flimkien mat-tifla u mas-sieħba. Fit-tieni aċċess, ta' t-18 ta' Dicembru qed jiġi mifhum li ma kien hemm ħadd għax il-bieb ta' barra nżamm magħluq. It-tielet aċċess fl-20 ta' Dicembru kien wieħed komplut.

1.3.2 Is- sidien, cioè' s-Sur Montebello u martu, ġew nfurmati bl-aċċess permezz ta' ittra registrata mibgħuta f'dan l-indirizz, fl-14 ta' Ottubru 2020. (Annetti LV 6)

1.4 L-STAT TAL-PROPRIETA'

APPARTAMENT

- 1.4.1 Il-valutazzjoni qiegħda tikkonsidra l-stat tal-propjeta' fid-data tal-aċċess.
- 1.4.2 Dan huwa appartament li fiċċi joqogħod wieħed mis-sidien. Mart is-sid ma tabitax f'dan l-appartament, u dan kif rappuratat mis-sid stess.
- 1.4.3 L-appartament, fl-ewwel sular u sovrastanti blokk garaxxijiet u ġanut, huwa sogġett għal-ċens perpetwu. S-sidien għandhom l-użu ta' parti diviża tal-bejt inkluża l-arja, kif ukoll kamra tal-bejt u taraż̗ komuni għall-aċċess mit-triq.
- 1.4.4 L-appartament nnifsu jikkonsisti f' salott zgħir, tlett- ikmamar tas-sodda mdaqqsin, kamra tal-banju waħda, flimkien ma' kamra mdaqqsa oħra li sservi bħala kċina u kamra ta' l-ikel f'daqqa. Il-post bħalissa jservi bhala residenza ta' wieħed mis-sidien, ciee' s-Sur Montebello.
- 1.4.5 Jidher li l-appartament huwa komplut bis-sistema tal-elettriku u ilma inkluz il-komun. Il-propjetà jidher li hija mqabbda mas-sistema tad-drenaġġ pubbliku. Madanakollu huwa mifhum li hemm arrettrati konsiderevoli fuq il-kontijiet tad-dawl u l-ilma, hekk kif ġie relataż mill-abitant tal-post. L-ammont eżatt ma ġiex żvelat. Biex jitnaqqsu l-kontijiet tad-dawl, ġew installati bozoz ġoddha ta' l-għamlu LED u dawn ġew mdendla mil-wajers nfushom mas-soqfa u l-ħitan. Bosta mil-fanali originali tneħħew jew ntfew.

- 1.4.6 Il-proprietà hija kompluta bil-madum, ħitan u soqfa huma miksija u miżbugħin, kif wkoll hemm nstallatti twieqi tal-aluminju.
- 1.4.7 L-appartament huwa mgħammar bi kċina, sodod, xkaffef, u għamajjar oħra, u għalkemm mhux ta' kwalita' għolja u pjuttost antiki, huma kkunsidrati accettabli.
- 1.4.8 Jidher li l-appartament jista jingħata aktar attenzjoni, jitnaddaf u jiġi żbarazzat aktar frekwenti sabiex jinżamm fi stat ġenerali aħjar. Hemm indikazzjonijiet li xogħilijiet ta' manutenzzi ftit li xejn saru matul iż-żmien.

PARTIJIET KOMUNI

- 1.4.9 Il-partijiet komuni jikkonsistu fit-taraġ li mit-triq wieħed jaċċessa l-appartamenti.
- 1.4.10 Il-taraġ tal-komun huwa miksi bil-madum u komplut bil-poġġaman ta' l-aluminju.
- 1.4.11 Lift mhemmx nstallat u ma jidhix li hemm post fejn dan jiġi nstallat fil-futur, sakemm ma jsirux alterazzjonijiet konsiderevoli fejn jitwaqqa t-taraġ tal-komun u t-taraġ jerġa jinbena iżgħar.
- 1.4.12 Il-ħitan u s-soqfa tal-komun huma miksija u miżbugħin. Partijiet mis-soqfa tal-kumun fil-livell tal-bejt jirrik jedu l-manutenzzi peress li waqa l-kisi w'nkixef il-konkos.

1.4.13 Bitħha nterna għas-servizzi li minnha jgħaddu l-katusi ta' l-ilma u drenaġġ u servizzi oħra ta' l-appartament in kwistjoni u dak ta' fuqu, kif wkoll il-preżenza ta' makkinarju ta' l-arja kkundizzjonata ta' l-appartament sovrastanti.

| 8

**1.5 L-UŽU LI KIEN QED ISIR MILL-PROPRJETA' FID-DATA LI SARET REFERENZA
GHALIHA META ġIET VALUTATA L-PROPRJETA', INKLUŻA L-INFORMAZZJONI
DWAR JEKK IL-PROPRJETA' KINITX FL-ISTESS ŻMIEN SUĞGETTA GHAL DRITTIXJET
TA' TERZI BHALMA HUMA ENFITEWSI, UŽU, UŽUFRUTT JEW KERA**

1.5.1 Illi riferibilment għad-data ta' meta l-propjeta' in disamina qed tiġi valutata, f'dan il-każ nhar il- 21 ta' Ottubru, 2020, din l-imsemmija proprjeta' kienet munita bis-segwenti:

- 1.5.2 L-užu preżenti huwa wieħed residenzjali.
- 1.5.3 L-arja totali approssimativa tal-proprjeta' eskluz il-komun hija ta' madwar 119 metru kwadru.
- 1.5.4 L-għoli intern huwa ta' madwar 2.86m tul l-appartment kollu. Dan huwa konformi mar-regolamenti tas-sanita'. Ma hemmx indikazzjonijiet li l-binja hija b'xi mod mhux konformi mar-regolamenti sanitarji.
- 1.5.5 Għalkemm t-tqassim tal-post eżistenti jaqbel konsiderevolment mal-pjanti approvati mill- Awtorità' tal-Ippjanar, ježistu xi varjazzjonijiet żgħar

interni u jkun hemm il-ħtiega li dawn id-differenzi jiġu ssanzzjonati.

Madanakollu dan mhux mistenni li dan jkun ta' problema partikolari.

1.5.6 Il-varjazzjonijiet mill-permess jinkludu varjazzjonijiet interni u esterni fl-appartament li jikkonsistu f':

- Varjazzjonijiet zgħar fil-qiesien interni tal-binja.
- Il-bitħha għas-servizzi nterna, b'varjazzonijiet fil-qisien min kif approvati (bl-edba implikazzjoni sanitarja fl-appartament in kwistjoni),
- Varjazzonijiet fil-kċina li jinkludu t-tnejħħija ta' l-arkati bejn il-kċina u l-kamra ta' l-ikel u bieb li nfetaħ biex mil-kċina jagħti għal-ġo l-bitħha nterna.
- I- preżenza ta' l-arkati fil-kuritur li ma jidhrux indikati fil-permess originali.
- It-tnejħħija tat-taraġ li mill-appartament jagħti għal fuq il-bejt ġaladbarba żdied appartament ieħor fuq dak in kwistjoni.

| 9

Kif ukoll :

- Hajt gdid mibni biex jissepara l-bjut allokati għall-appartement in kwistjoni u dak ta' fuqu. (ara ritratt 17)
- Varjazzjonijiet fil-faċċata nkluż n-numru ta' aperturi u materjali tal-poġġaman

Il-permess approvat għal-bini ta' l-appartament addizjonali PA 5198/03, filwaqt li jkɔpri ammont mill-varjazzjonijiet identifikati hawn fuq, ma jkɔpix kollox.

1.5.7 M'hemm l-edba īndikazzjoni li l-binja qatt kienet jew hija soġġetta għal drittijiet ta' terzi, użu bi dritt ta' terzi, uzufrutt, kif wkoll ma jidhrix li mal-binja qatt kien hemm involuti kirjiet mas-sidien prezenti.

| 10

1.6 RESTRIZZJONIJIET LI JOHORĠU MILL-ISKEMA SKONT IL-PJANI LOKALI, U /JEW RAĞUNIJIET PERTINENTI OHRA

1.6.1 Illi magħdud ma dak li ntqal fil-paragrafi ta' qabel, l-esponenti jixtieq iżid li, riferibilment għad-data ta' meta l-proprjeta' in disamina qed tiġi valutata, f'dan il-każ nhar il- 21 ta' Ottubru 2020, il-proprjeta' in disamina kienet in oltre munita bis-segwenti:

1.6.2 Skond il-Pjanijiet Lokali tal-Awtorita' tal-Ippjanar ta' 2006, 'South Malta Local Plan', u b'riferenza għal-mapep 'Zabbar Urban North Policy Map' u 'Zabbar North Building Height Map', din il-propjeta' tinsab f' żona residenzjali msejħha SMHO 02 li tagħti priorita' assoluta lil-binjet residenzjali, u fejn filwaqt li l-uzu kummerċjali ta' ġertu daqs, huma permessi, dawn jitħallew biss taħt ġertu kundizzjonijiet.

1.6.3 Barra min dan, l-għoli massimu tal-bini jista' jkun ta' 3 sulari, l-pjan terran u kantina li jfisser għoli totali ta' 16.30m skond il-gwidi ta' l-ippjanar ta' 2015 (DC15).

1.7 IL-METODU TAL-VALUTAZZJONI

| 11

1.7.1 Illi sabiex wasal għall-valur, l-esponent adotta din il-metodoloġija, u dan wara li huwa ħa konjizzjoni tar-restrizzjonijiet u raġunijiet pertinenti kif premessi:

1.7.2 Il- ‘Comparative Method’ qed jiġi użat biex iwassal għal-valur tal-proprjeta.

1.7.3 Skond rapport tal-Perit Denis Camilleri, ‘Property market mechanisms of the Maltese islands 2017, Table 4: Affordable property rates €/sqm for the Maltese islands over a 35-year period’, il-valur medju ta’ post residenzjali f’Malta huwa ta’ €1718/metru kwadru, bi tkabbir medju ta’ 6.56% fis-sena li jfisser €2,056.1/metru kwadru fl-2020.

1.7.4 Fuq dan qed jitnaqqas ammont ta’ 15%, cioe’ 10% biex jirrifletti t-tnaqqis li qed jinħass fil-prezzijiet, minħabba s-sitwazzjoni ekonomika prezenti miġjuba mill-pandemija COVID 19, u 5% oħra bħala fattur ta’ negozjar li huwa faċilment realiżżat minħabba l-istat pjuttost mitluq tal-post u li għalkemm dan ta’ l-aħħar ma jeftew l-integrità strutturali tal-post

xorta jagħmel impatt viżwali ikreħi. Il-prezz b'hekk jiġi aġġustat għal €1718.7/metri kwadru.

1.8 VALUR TAL-PROPRJETA'

1.8.1 Wara li kkunsidrajt dawn il-punti, il-lok fejn tinsab il-propjeta, kif ukoll il-valur tal-propjeta paragunabbli fil-prezent, nistma dan l-appartament hekk:

SIT IN KWISTJONI	Arja Appross.	Prezz/m ² (€)	Valur Kkalkulat (€)
Appartament – Zabbar	119	1718.7	204,525.3
Aġġustament biex jirrifletti l-fatt li l-post jinkludi parti mill-arja	žieda fuq il-prezz totali		250,000.0

1.8.2 L-istima finali għalhekk qed titqies bħala €250,000

1.8.3 Ma dan, ġew kkunsidrati proprjetajiet simili fil-vičinanzi fuq is-suq, kif rriklemati min-aġenziji varji tal-propreatijiet, u dan bħala konferma tal-valur ikkalkulat fl-ambjent finanzjarju u čirkonstanzi prezenti.

OPERAZZJONIJIET	Arja Appros. (m²)	Valur Rreklamat (€)	Prezz/m² (€)
1) Appartament bi 3 kmamar tas-sodda, b'tarazzin, lift u għamara moderna (HOQ : 422695)	162	265,000	1636
2) Appartament bi 3 kmamar tas-sodda, 2 kmamar tal-banju, lift u għamara moderna (Dhalia: P000225038)	105	239,000	2276
3) Appartament bi 3 kmamar tas-sodda, b'tarazzin, lift u għamara moderna (Dhalia: P000217895)	110	233,000	2118

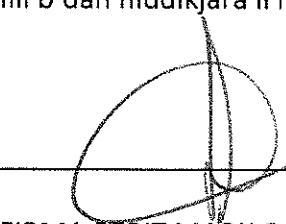
4) Appartament bi 3 kmamar tas-sodda (Remax: 240351001- 32983)	95	205,000	2632
5) Appartament bi 3 kmamar tas-sodda, b'tarazzin, lift u għamara moderna (Frank Salt: 751227)	95	210,000	2211

14

1.8.4 Il-prezz kkalkulat jidher li hu globalment rikonċiljabbi f'termini ta' l-istat u d-daqqs tiegħu mal-prezzijiet irreklamati u fl-opinjoni tal-esponent il-prezz ikkalukat huwa kkunsidrat validu w' aċċettabli.

1.9 KUNFLITT TA' INTERESS

Illi b'dan niddikjara li ma kelli ebda kunflitt ta' interess fid-data tal-valutazzjoni.


Mark Caruana
 &A.(Hons). M.Sc. A. & C.E.
 54, Triq il-Ballut,
 Attard ATD 2090
 Tel: 79449108

FIRMA PERIT MARK CARUANA – EXPERT TAL-QORTI

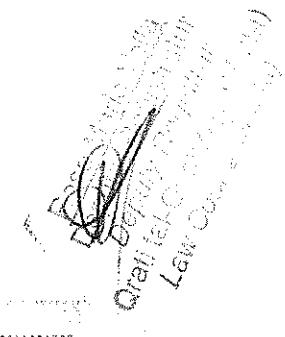
WARRANT NO. 653

ILLUM...21 te Marz 2021
 DEHER IL-PERIT LEGALI/TEKNIKU Mark Caruana Illum... 28 DEC 2020
 ...46914804 LI HALEF LI QEDA FEDELMENT
 U ONESTAMENT L-INKARIGU MOGHTI(LILU)
 DEPUTAT REGISTRATUR

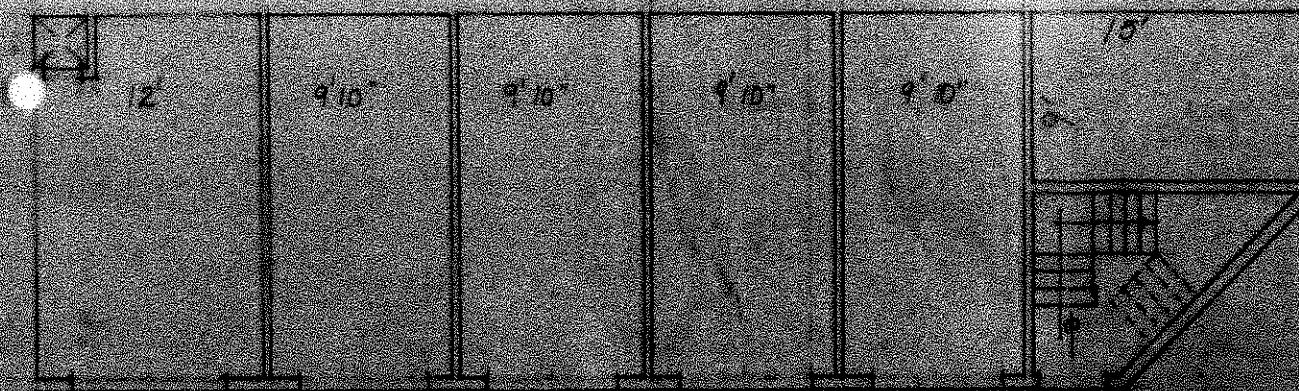
equilina
 registrat
 tizzja (Malta)
 DEPUTAT REGISTRATUR

presentata mill-
 regista
 tizzja (Malta)
 dokumenti
 DEPUTAT REGISTRATUR

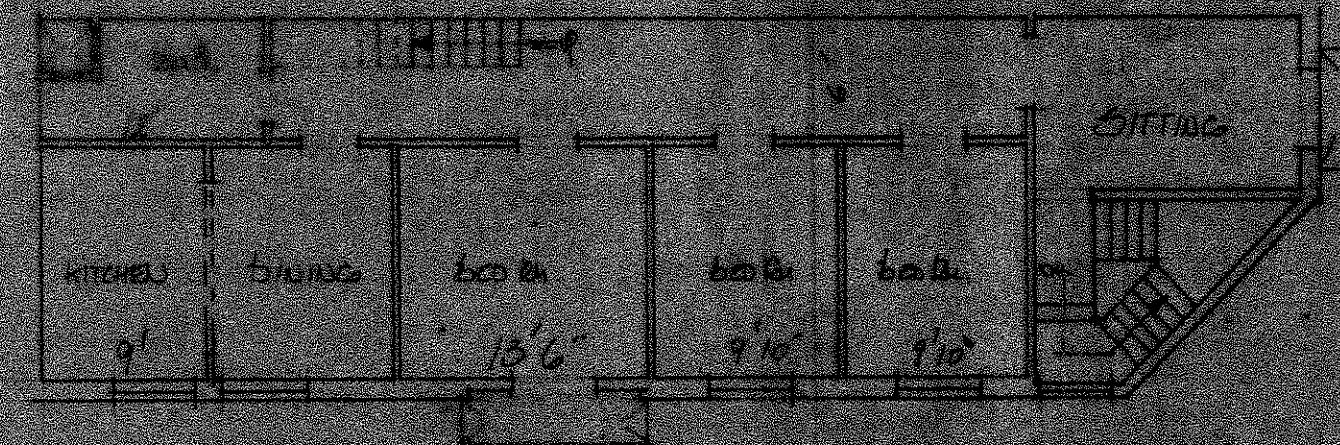
PIR MARK CARUANA



Dokument LV1 – Ricerki Permess Originali : 1978

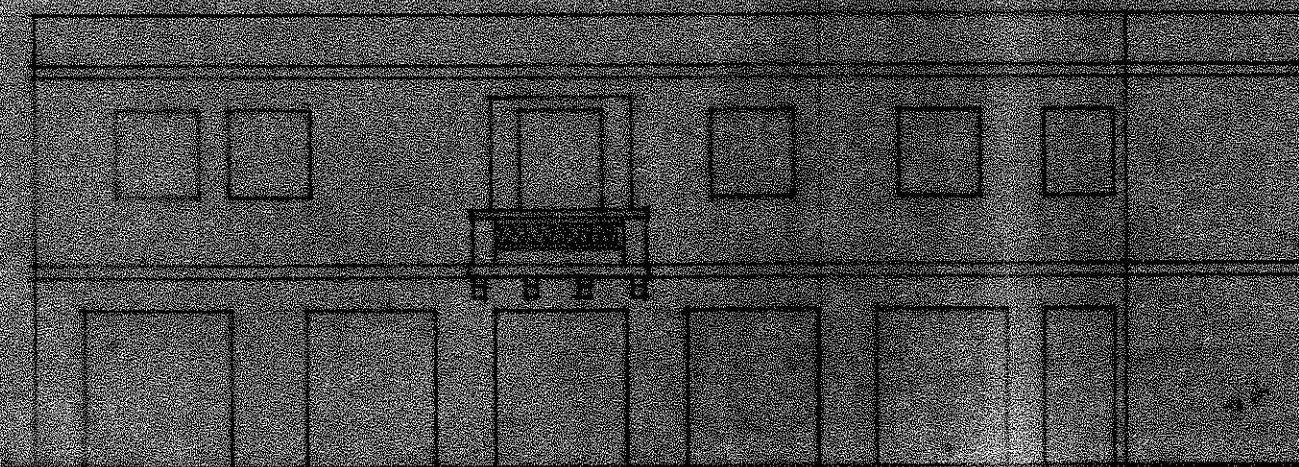


GROUND FLOOR

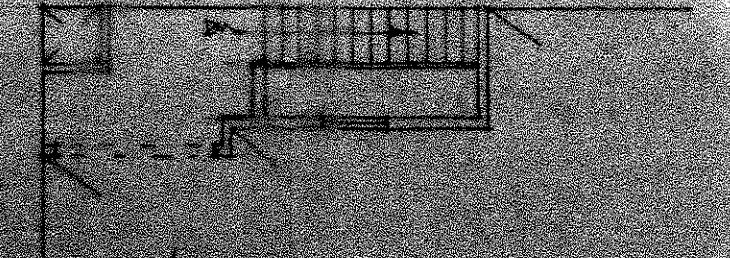


FIRST FLOOR

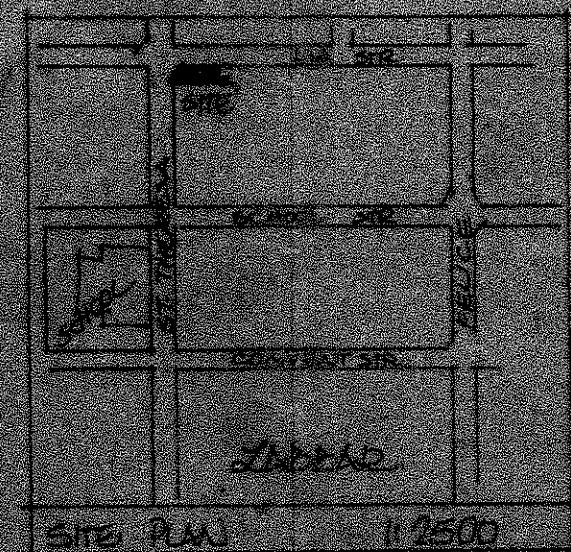
100 FEET



ELEVATION ON CLARK ST.

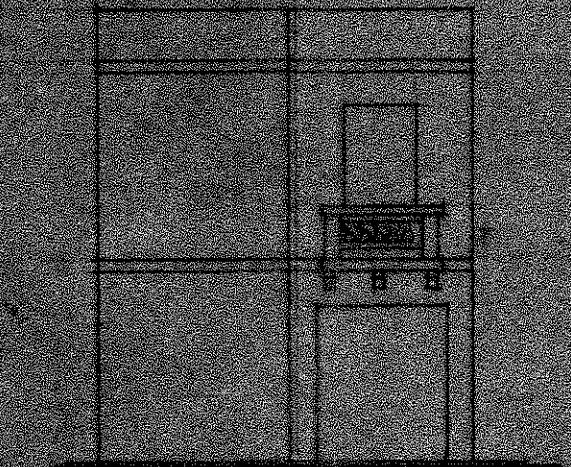


SECOND FLOOR



ELEVATION ON ST. THERESA ST.

LADY'S BLDG.



ELEVATION

CLARK ST. ACROSS THE STREET FROM THE 2ND FLOOR

225

[Signature]

Dokument LV2 – Ricerki Permessi: Sular mizjud 2003

120t



To: Mr Franco Mifsud
33, Triq Santa Tereza
Zabbar ZBR04

Date: 9 February, 2004
Our Ref: PA 05198/03

Application Number: PA 05198/03
Application Type: Full Development Permission / 01
Date Received: 10 September, 2003
Approved
Documents : PA 5198/03/1B/1D/10B

Location: Ivory Lia Street c/w, Triq Santa Tereza, Zabbar
Proposal: To erect a second floor flat and two washrooms over existing building.

Development Planning Act 1992 Section 33 Full Development Permission

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

1. a) This development permission is valid for a period of FIVE YEARS from the date of this notice but will cease to be valid if the development is not completed by the end of this five year period.

b) It should be noted that a third party may have the right of appeal against this permission. Any development which is carried out when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Planning Appeals Board or quashed by the Court of Appeal.

c) This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.

d) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.

Ot

- e) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
 - f) The enclosed Commencement Notice shall be returned to the Malta Environment & Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
 - g) Copies of all approved plans and elevations shall be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.
 - h) No building material, waste material, machinery or plant shall obstruct the pavement or the smooth flow of traffic on the road in the vicinity of the site. The deposit of materials or the placing of equipment in the street must be authorised by the Police.
 - i) Waste materials resulting from this development shall be deposited at an official waste disposal site or used as fill material. If waste materials from the development are not to be reused, they shall not be disposed of other than at an official waste disposal site.
 - j) The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Malta Environment & Planning Authority.
- 2. The height of the building shall not exceed the permitted number of three (3) floors.
 - 3. The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on the approved plans and drawings.
 - 4. Air conditioning units shall not be located on the facades of the building which are visible from a public space. Any such units located at roof level shall be set back from the facade by at least 1 metre.
 - 5. All services located on the roof of structures on the roof of the building shall be screened by a wall 1.4 metres (5 courses) high constructed in franka stone. The services shall not exceed the height of this wall.
 - 6. Adequate measures shall be taken to ensure that the vehicles leaving the site/engaged in the construction works do not deposit mud or other materials on the public highway.

0t

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



Frances Galea
Secretary
Development Control Commission

Copy of Original Decision Notice

Ot



To: Mr Franco Mifsud
33, Triq Santa Tereza
Zabbar ZBR04

Date: 9 February, 2004
Our Ref: PA 05198/03

Application Number: PA 05198/03
Application Type: Full Development Permission / 01
Date Received: 10 September, 2003
Approved
Documents : PA 5198/03/1B/1D/10B

Location: Ivory Lia Street c/w, Triq Santa Tereza, Zabbar
Proposal: To erect a second floor flat and two washrooms over existing building.

Development Planning Act 1992 Section 33 Full Development Permission

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

1. a) This development permission is valid for a period of FIVE YEARS from the date of this notice but will cease to be valid if the development is not completed by the end of this five year period.

b) It should be noted that a third party may have the right of appeal against this permission. Any development which is carried out when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Planning Appeals Board or quashed by the Court of Appeal.

c) This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.

d) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.

Ot

- e) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
 - f) The enclosed Commencement Notice shall be returned to the Malta Environment & Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
 - g) Copies of all approved plans and elevations shall be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.
 - h) No building material, waste material, machinery or plant shall obstruct the pavement or the smooth flow of traffic on the road in the vicinity of the site. The deposit of materials or the placing of equipment in the street must be authorised by the Police.
 - i) Waste materials resulting from this development shall be deposited at an official waste disposal site or used as fill material. If waste materials from the development are not to be reused, they shall not be disposed of other than at an official waste disposal site.
 - j) The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Malta Environment & Planning Authority.
- 2. The height of the building shall not exceed the permitted number of three (3) floors.
 - 3. The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on the approved plans and drawings.
 - 4. Air conditioning units shall not be located on the facades of the building which are visible from a public space. Any such units located at roof level shall be set back from the facade by at least 1 metre.
 - 5. All services located on the roof of structures on the roof of the building shall be screened by a wall 1.4 metres (5 courses) high constructed in franka stone. The services shall not exceed the height of this wall.
 - 6. Adequate measures shall be taken to ensure that the vehicles leaving the site/engaged in the construction works do not deposit mud or other materials on the public highway.

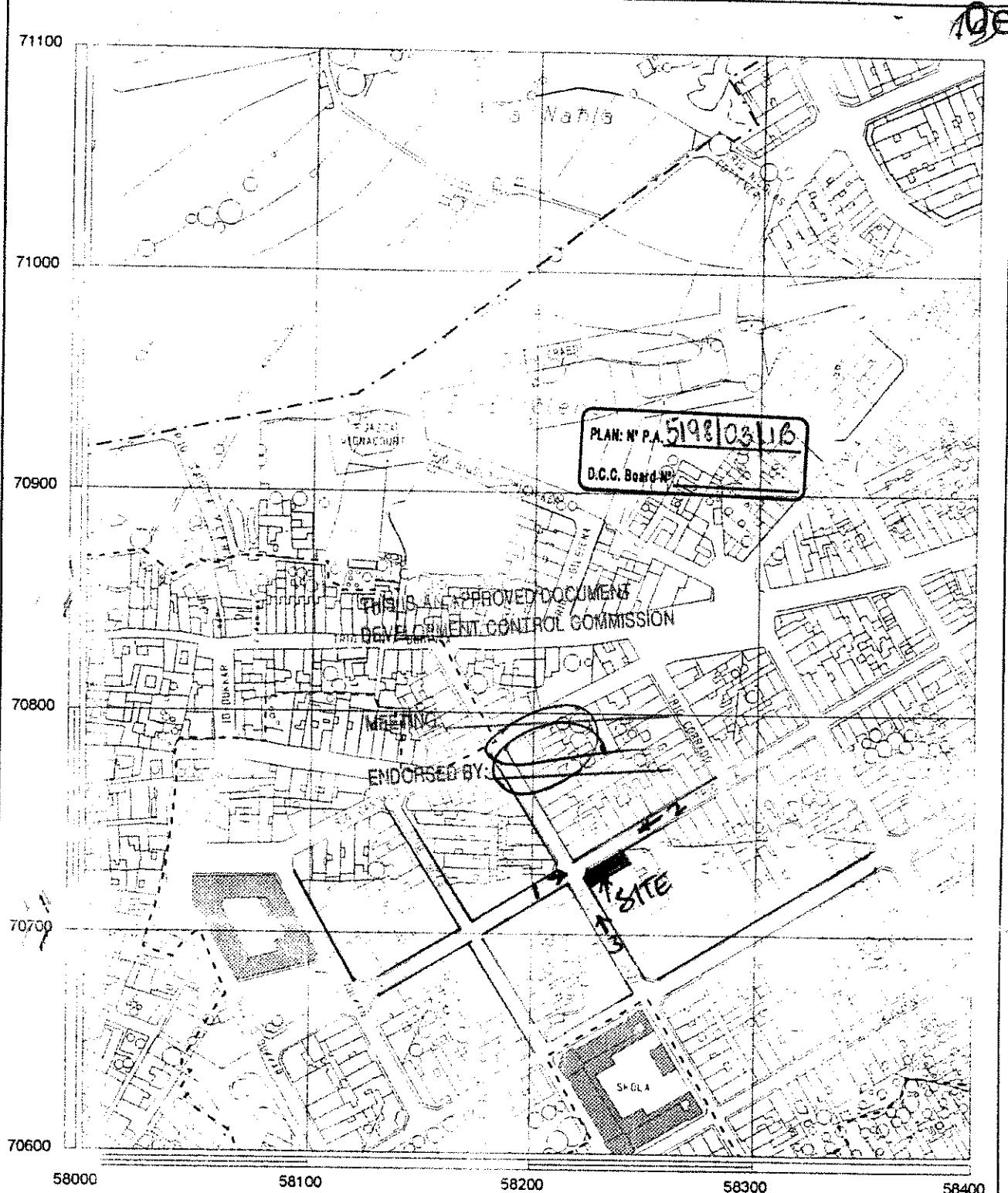
Copy of Original Decision Notice

0t

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



Frances Galea
Secretary
Development Control Commission



**Malta Environment & Planning Authority
Mapping Unit - Site Plan, Scale 1:2500**

St. Francis Ravelin
Floriana
PO Box 200, Valletta
Tel: 21240976 Fax: 21224846
www.mepa.org.mt



Part of Survey Sheet(s): 580705 580710 580705 580710

RANDOLPH BARTOLI Date Issued:- 11/2/03

- The numbered lines indicate 100m intervals on a U.T.M. grid

Architect & Civil Engineer

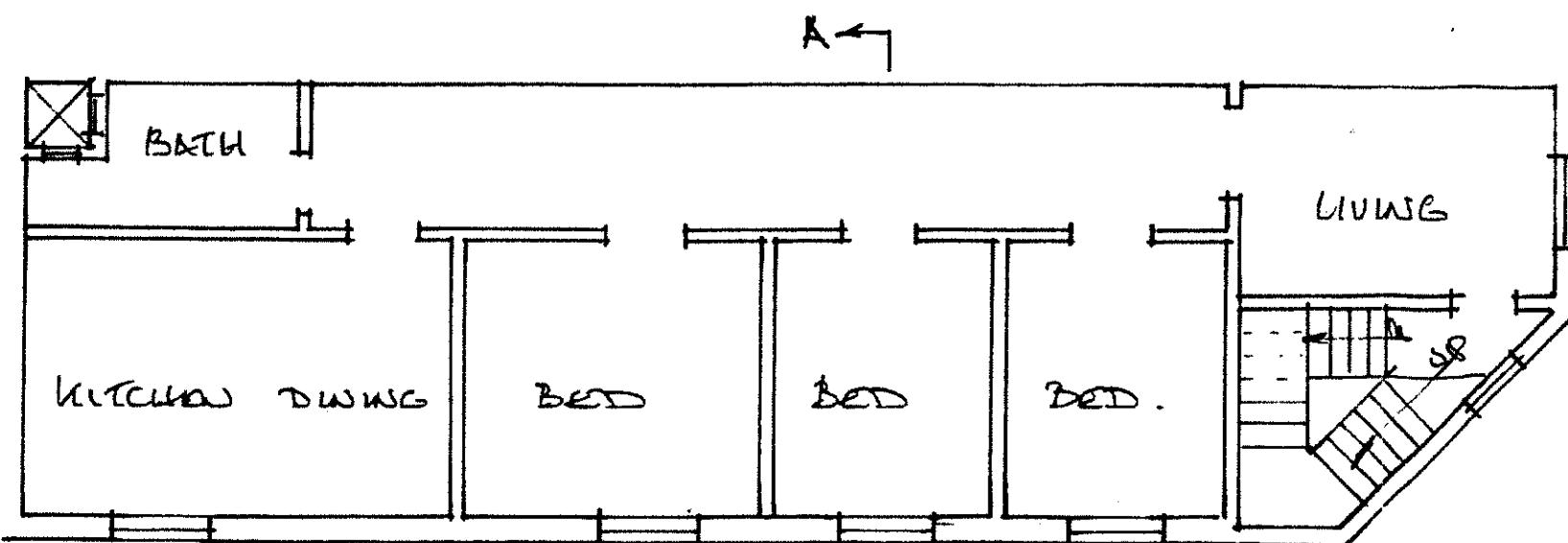
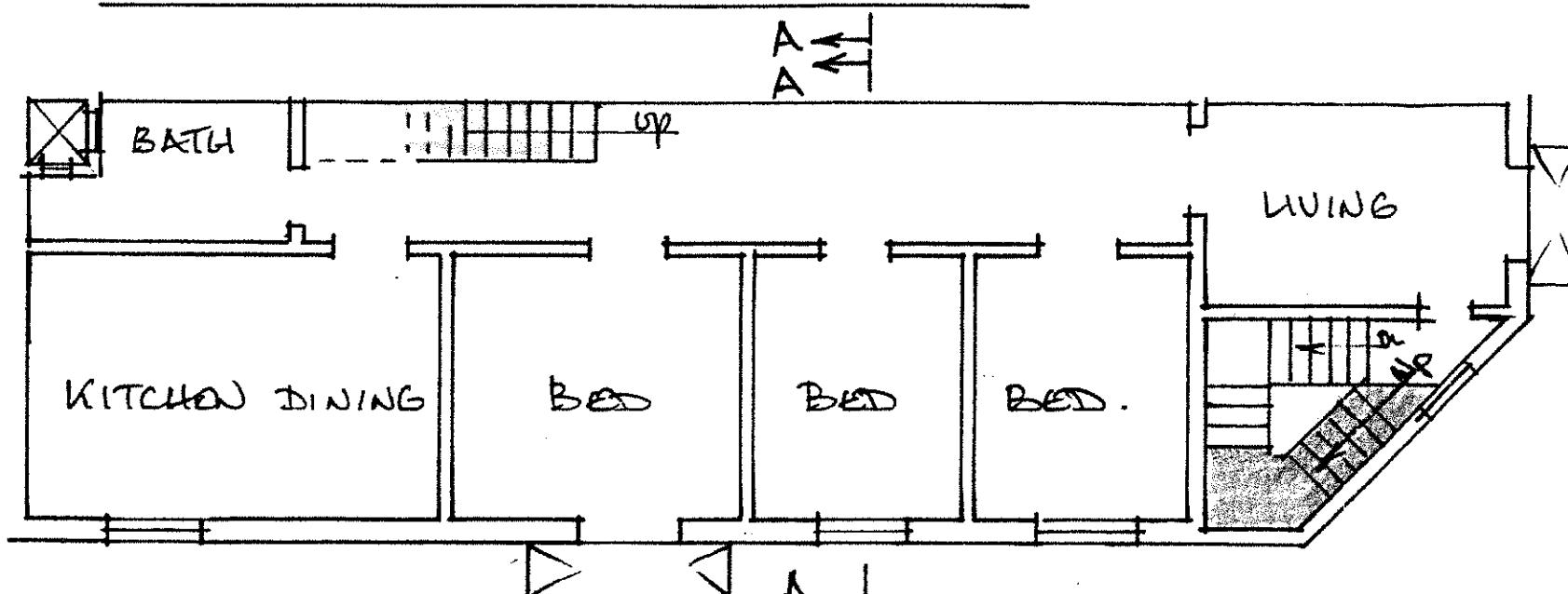
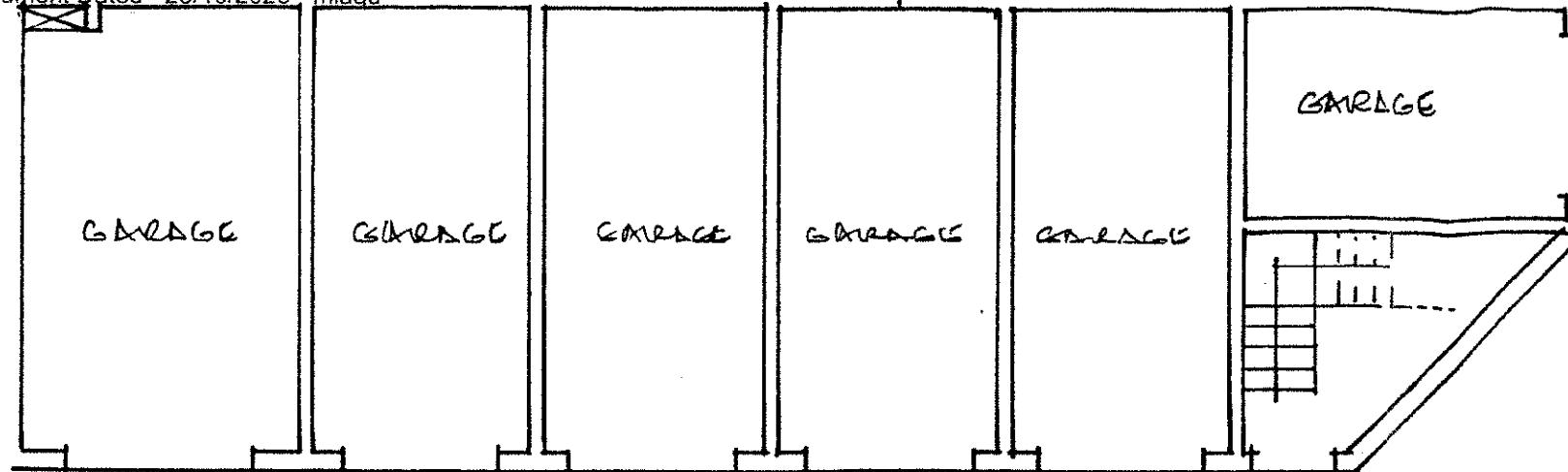
56 B St. Theresa Street,

Zabbar Tel: 827976

- This site plan is not to be used for interpretation or scaling of scheme alignments

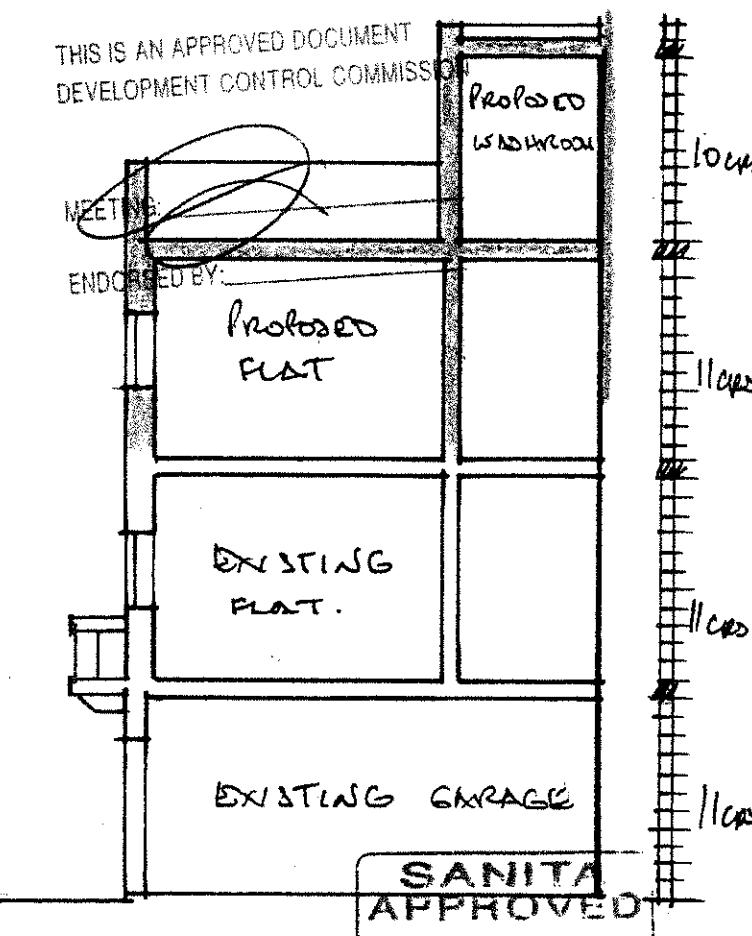
- Users noting additions or corrections to this map are kindly requested to inform the Mapping Unit

Copyright Mapping Unit, Malta Environment & Planning Authority Vat Reg. No.: 1281-6708 Form No.: MU 002



PLAN: No. P.A. S 198/93/...
D.C.C. Board No.: *[Signature]*

THIS IS AN APPROVED DOCUMENT
DEVELOPMENT CONTROL COMMISSION



0 1 2 3 4 5 6 7 8 9 M.
JANUARY Engg.

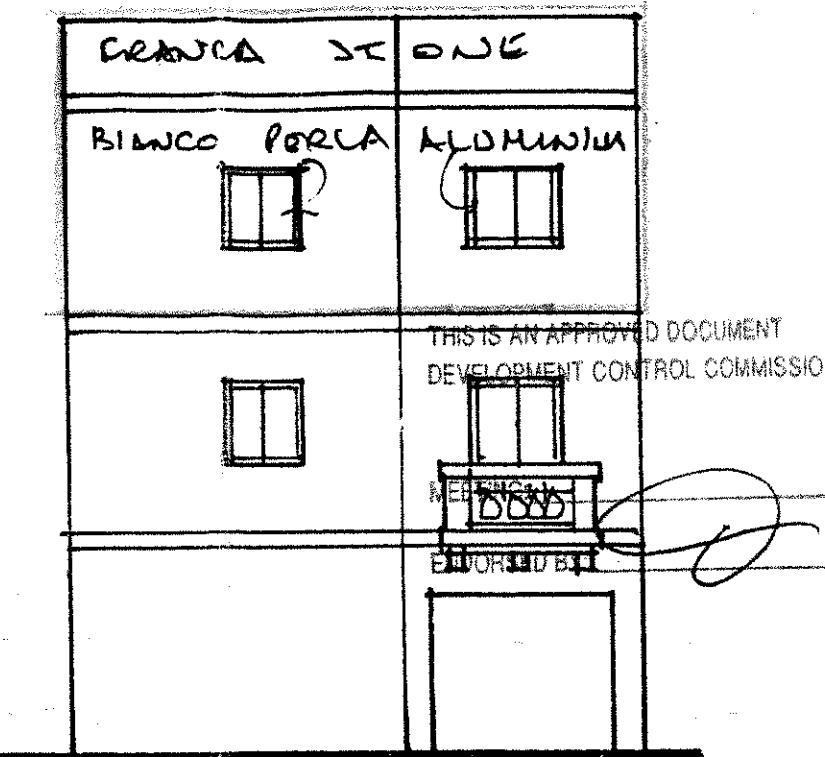
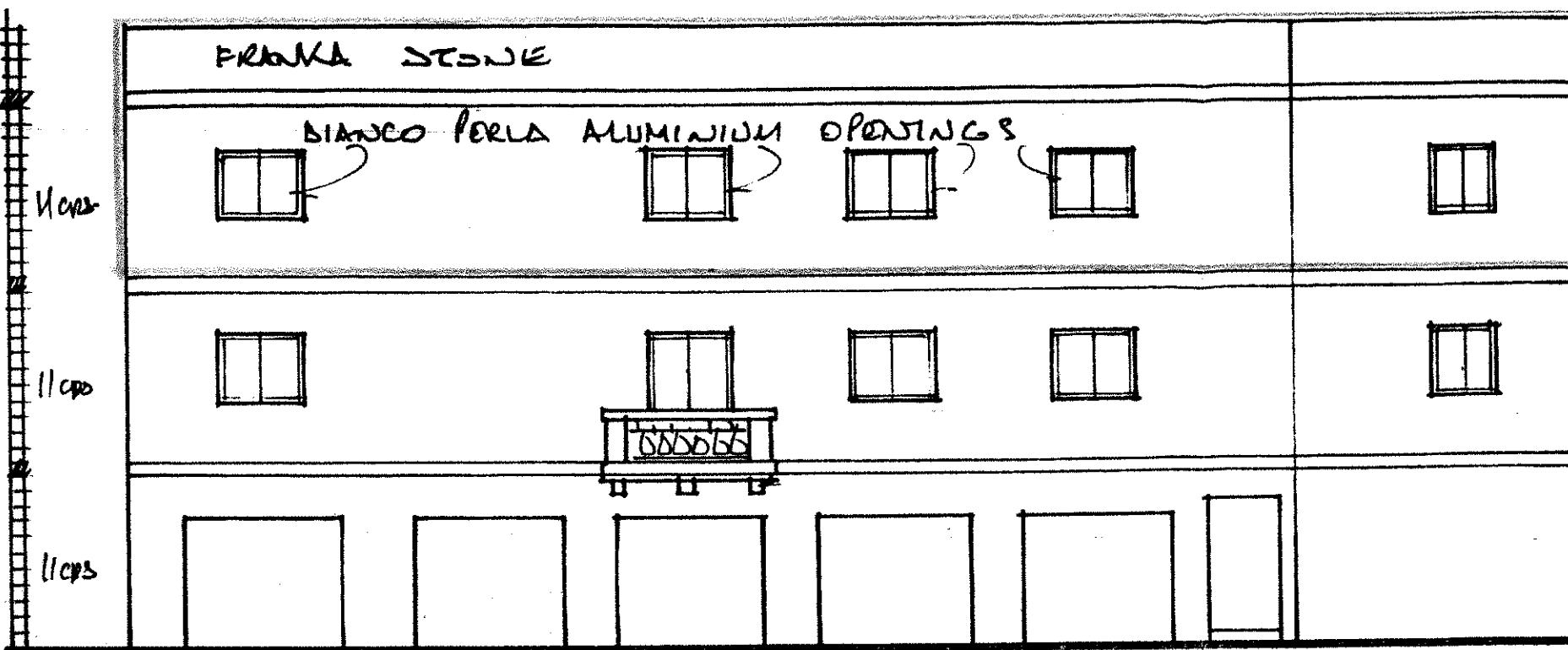
SCALE 1:100

TRIO LIA c/w TRIO SANTA TEREZA.
ZIBBAR.

AUGUST 2003
SHEET 1

RANDOLPH BARTOLI
Architect & Civil Engineer
56 B St. Theresa Street,
Zibbar Tel: 827279

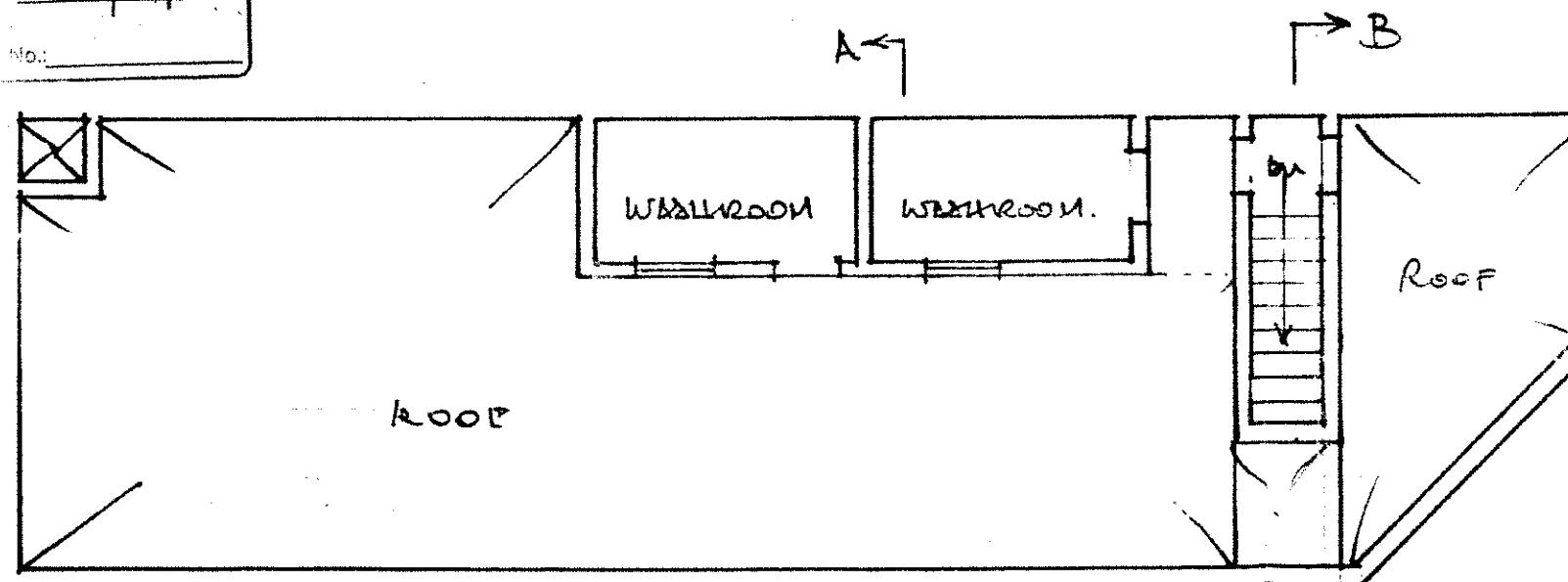
0g



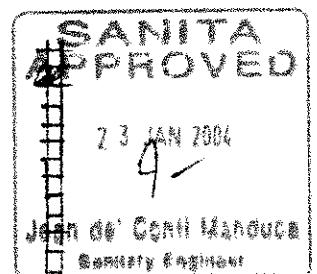
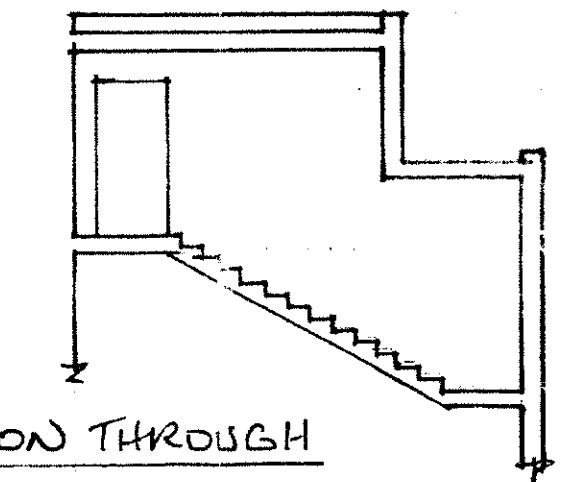
PLAN NO.	A	5/98/03/19.
D.C. Ref. No.:		

ELEVATION ON LIA STREET.

1:100



ELEVATION ON ST. THERESA STR.



ROOF PLAN

A → B

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 M.

SCALE 1:100

TRIO LIA C/W TRIO SANTA TERESA
ZIBBAR

AUGUST 2003
SHEET 2

RANDOLPH BARTOLL
Architect & Civil Engineer
56 B St. Theresa Street,
Zibbar Tel: 827276

Dokument LV3 – Pjanta tar-Registru ta' I-artijiet

Dokument LV3 – Pjanta tar-Registru ta’ l-artijiet

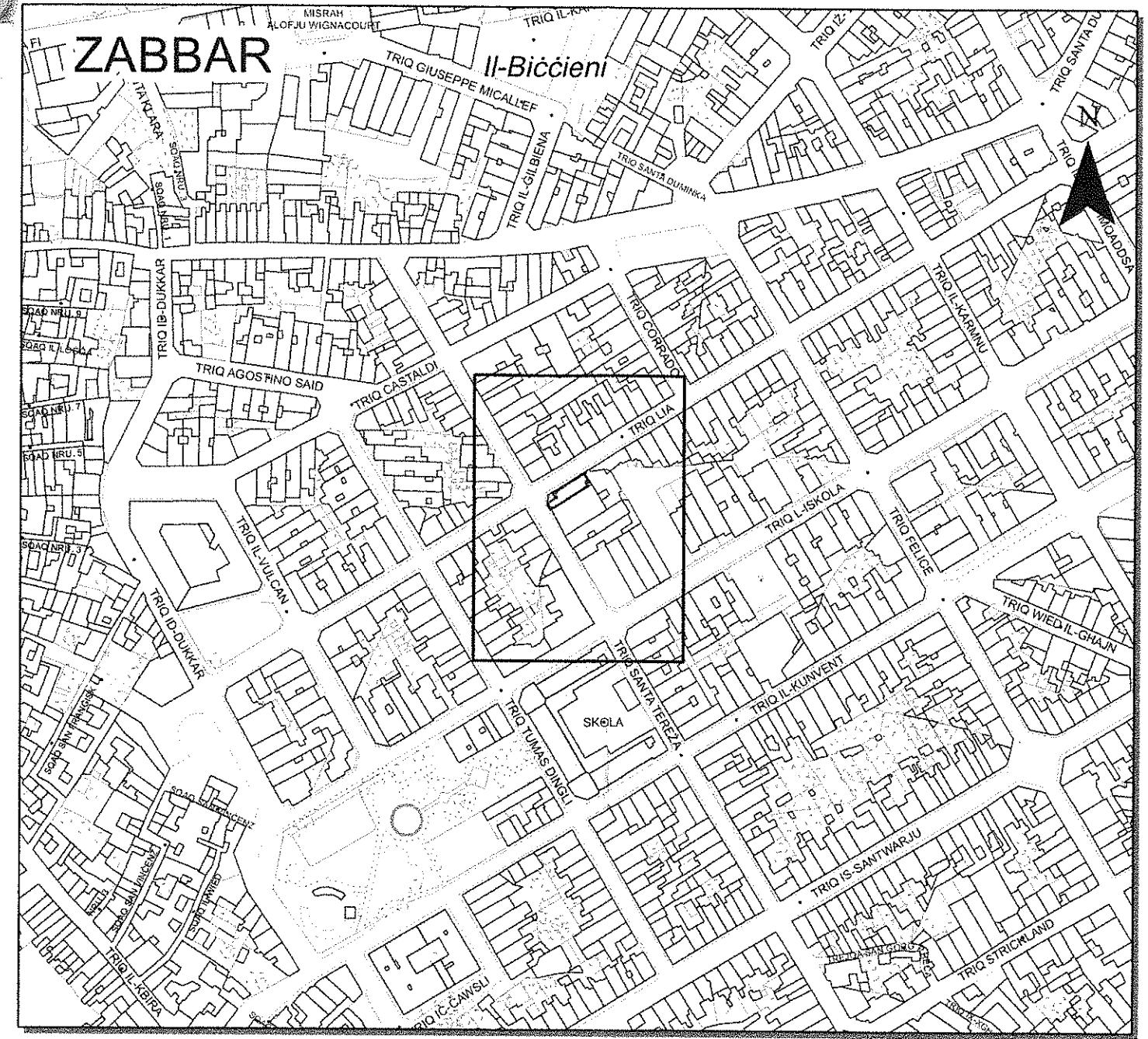


A: OWNERSHIP OF APARTMENT AT 1ST FLOOR Scale 1:500

B: COMMON AREA AT ALL LEVELS

0 10 20 30 40 50

DISTANCE TO NEAREST CORNER = 1.58m



Gvern ta' Malt:

Registru ta' L-Artijiet

Registra u i-nużżej

Government of Malta

Land Registry

Luna Registry

Nru tal-Mappa: **182155 M** | Požizzjoni Ċentrali: x = **58239**
Map Number: *Centre Coordinates: y = 70718*

Parti min S.S.: **5870**

Data: 12/10/2020

Parit

Architecture

Tinabu tal. Barit

Architect's Stamp

Timbru tal-Perit:
Architect's Stamp:

Clarifon, Triq Balaguer, Balzan
info@cornerstone.com.mt
Mob: 77280164
79888800
79261045

Architects Engineers

Queso (queso fresco, queso blanco) 1 taza

AUGUST 6, 1901.

Figure 11.11

Yamada T-Applicant.

Clarifon, Triq Balaguer, Balzan
info@cornerstone.com.mt
Mob: 77280164
79888800
79261045

LR 174387

Dritt imhallas
Fee Paid

Dokument LV4 – Ritratti



| 18

Ritratt 1

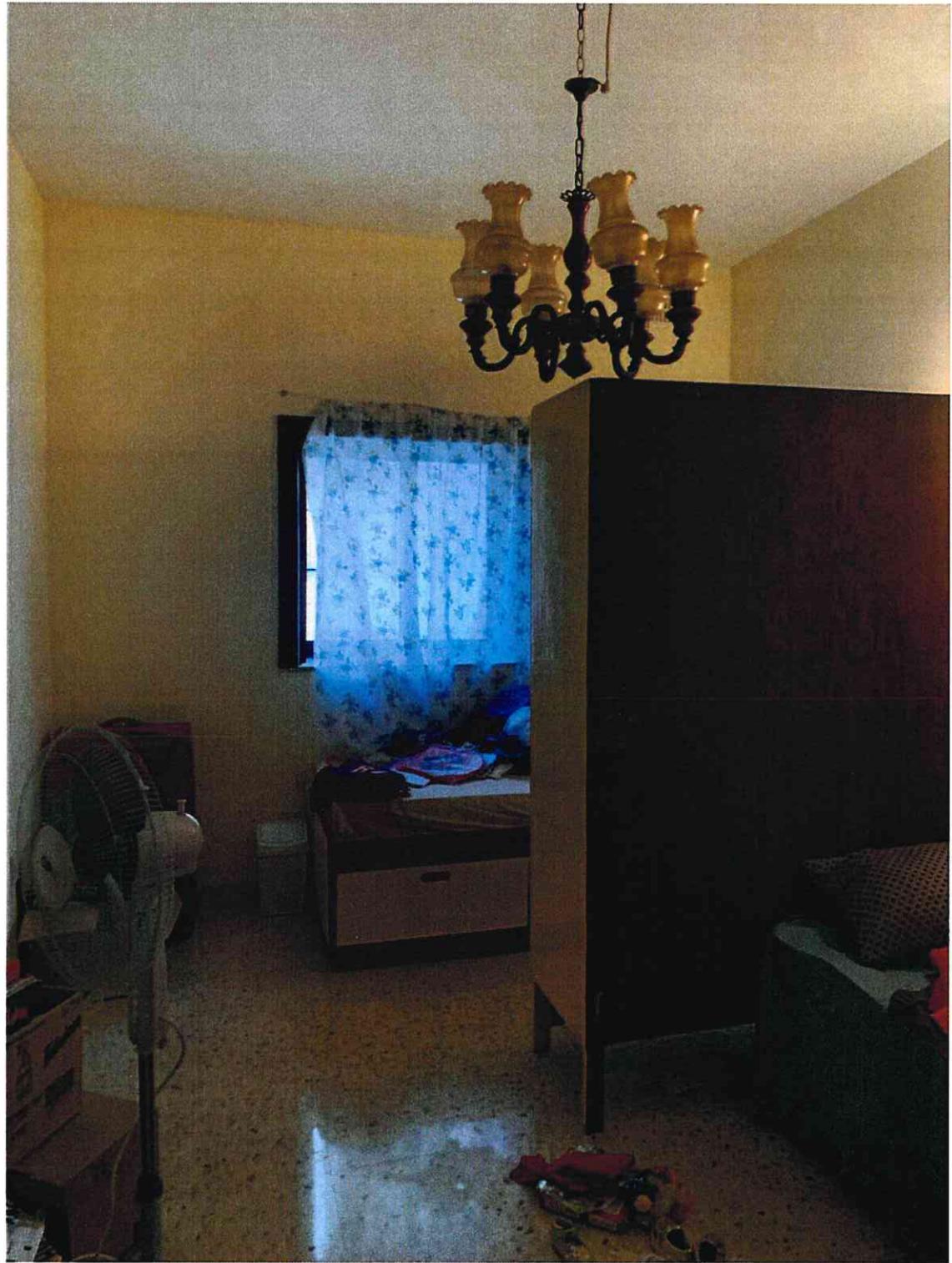


Ritratt 2



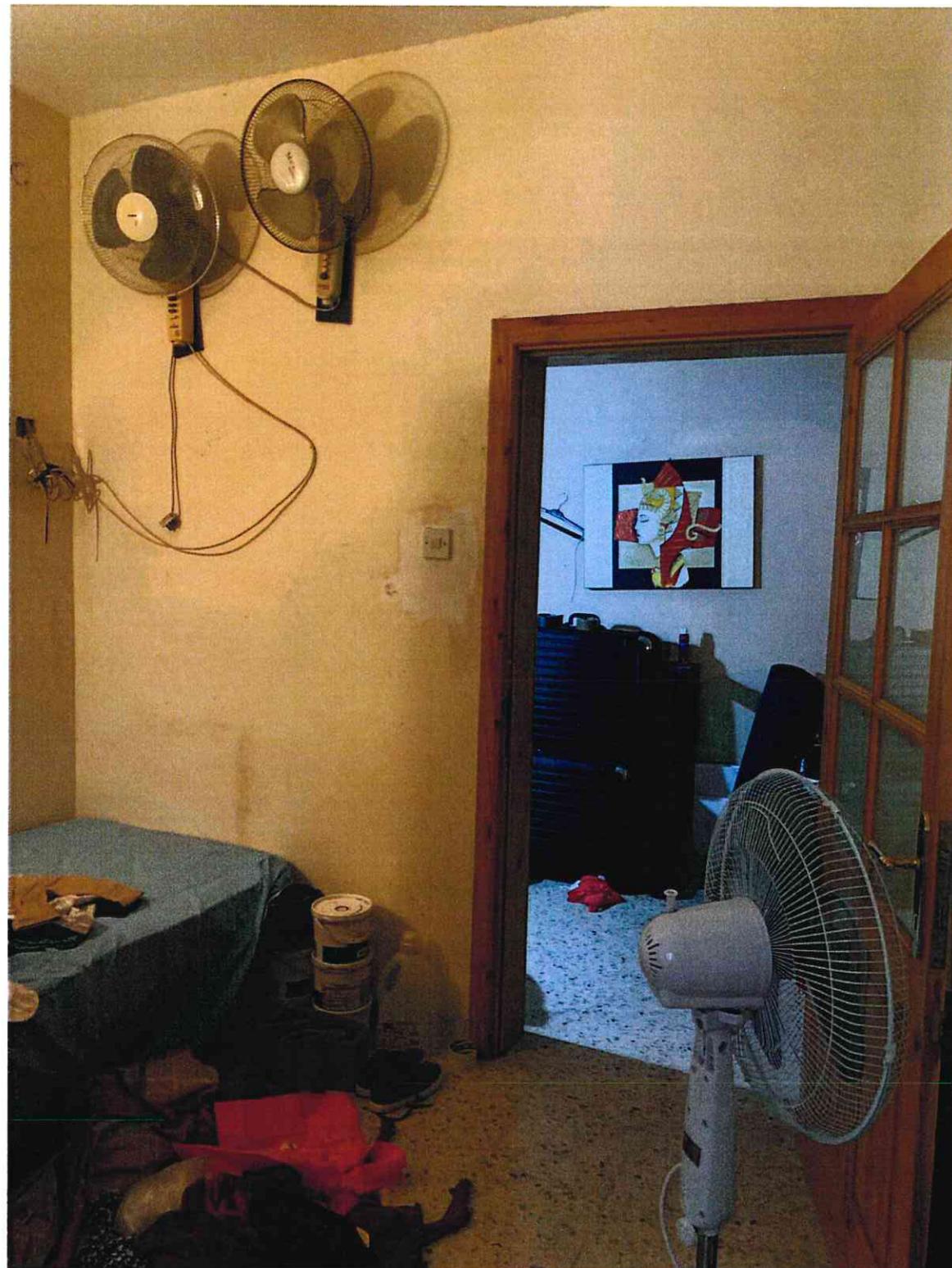
| 20

Ritratt 3



| 21

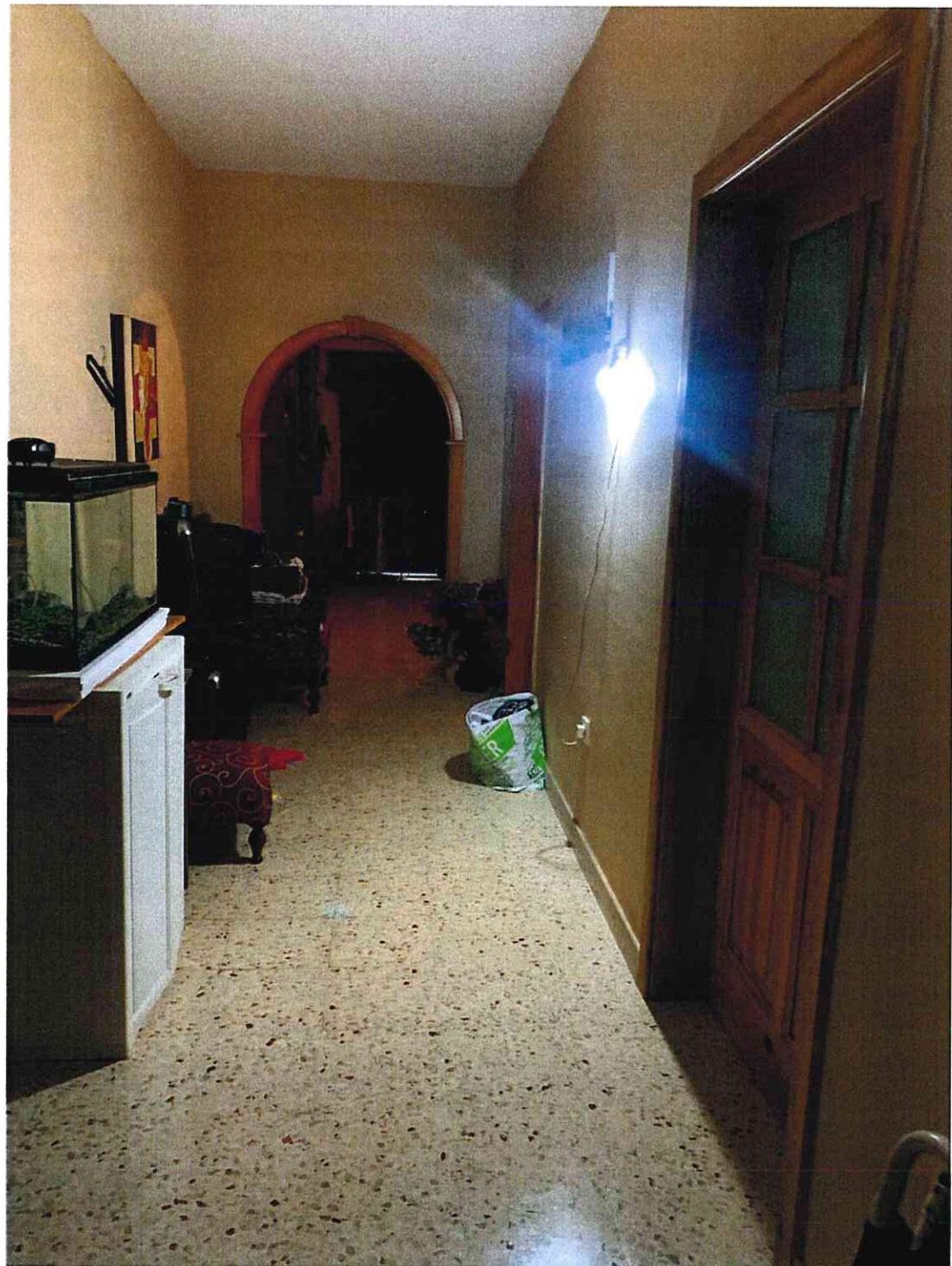
Ritratt 4



Ritratt 5



Ritratt 6



Ritratt 7



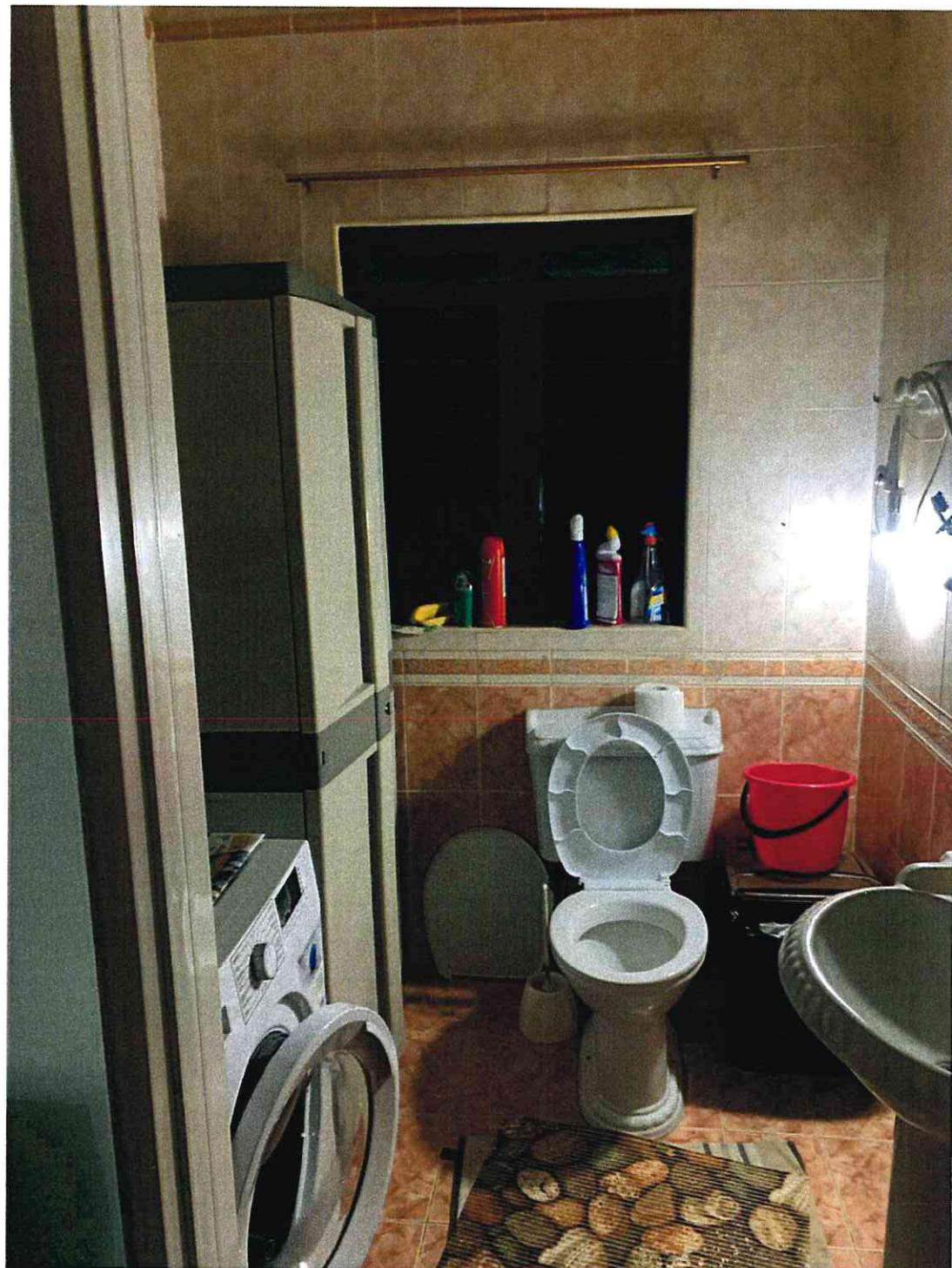
Ritratt 8



Ritratt 9



Ritratt 10

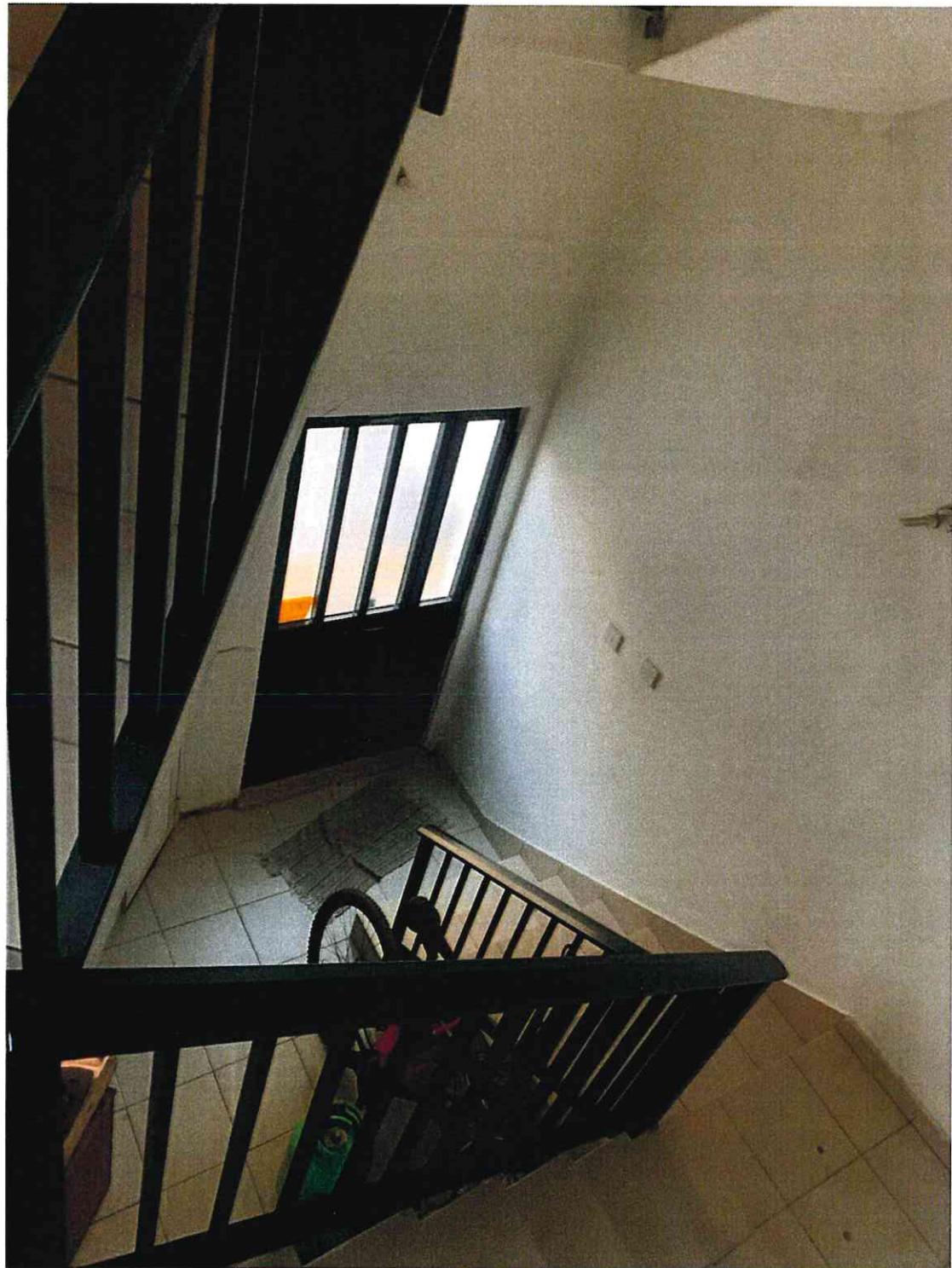


Ritratt 11



| 29

Ritratt 12

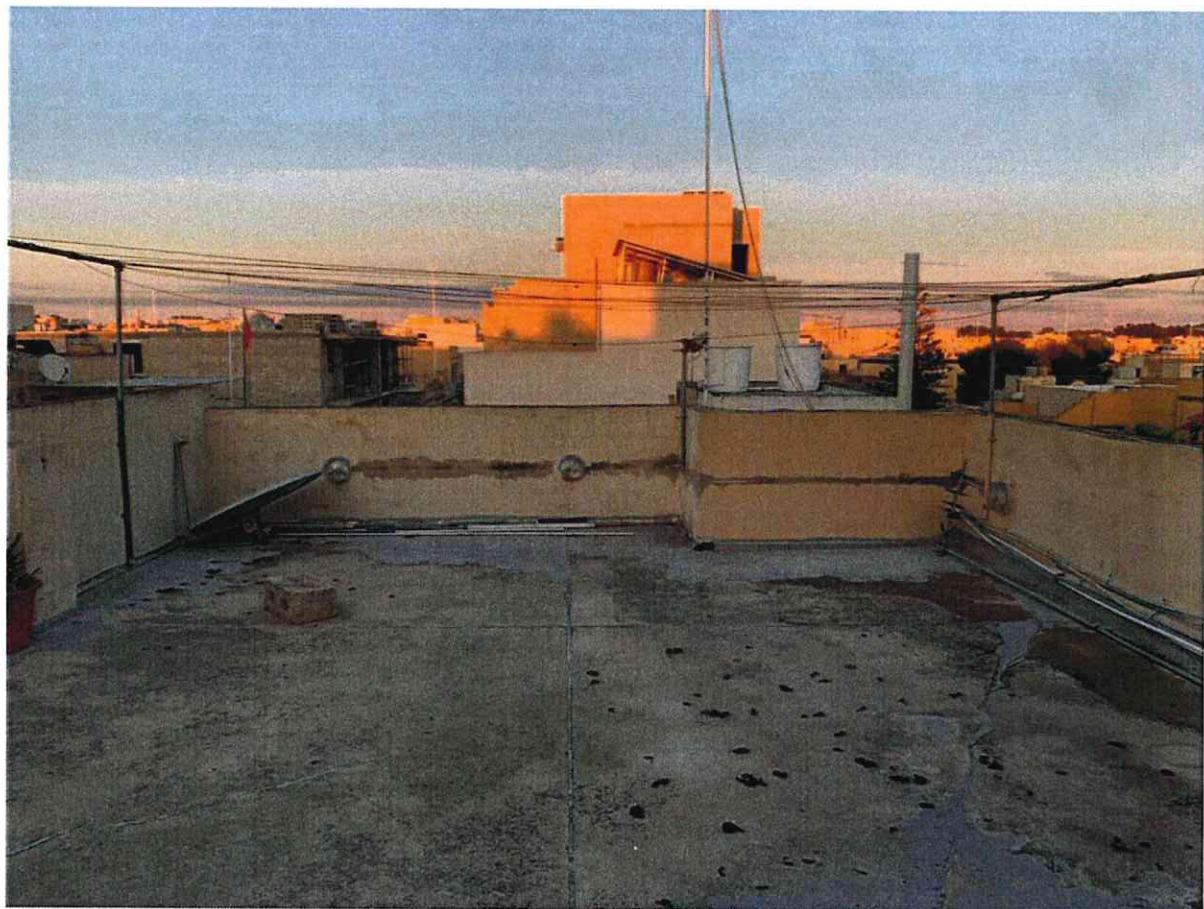


| 30

Ritratt 13

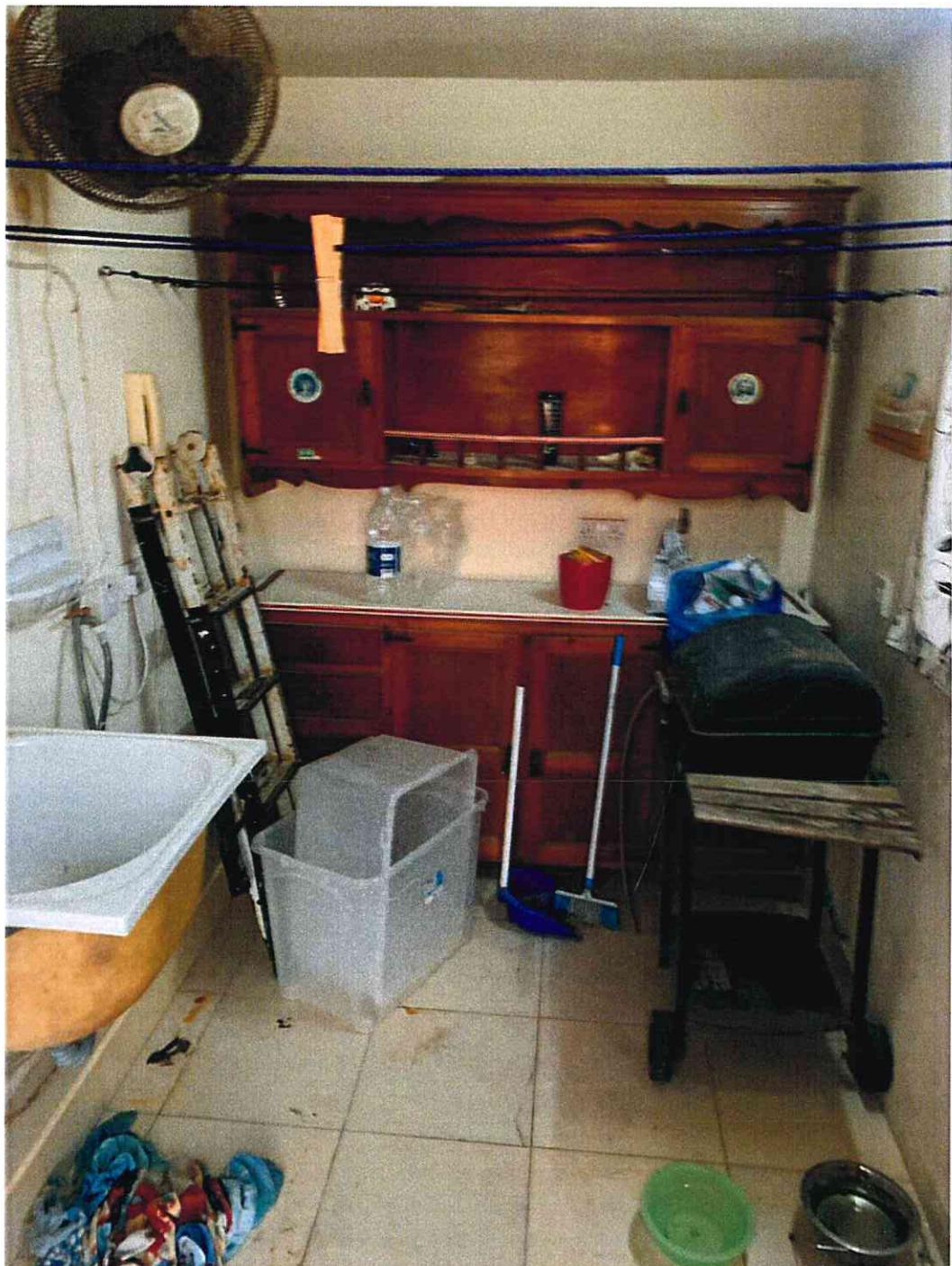


Ritratt 14

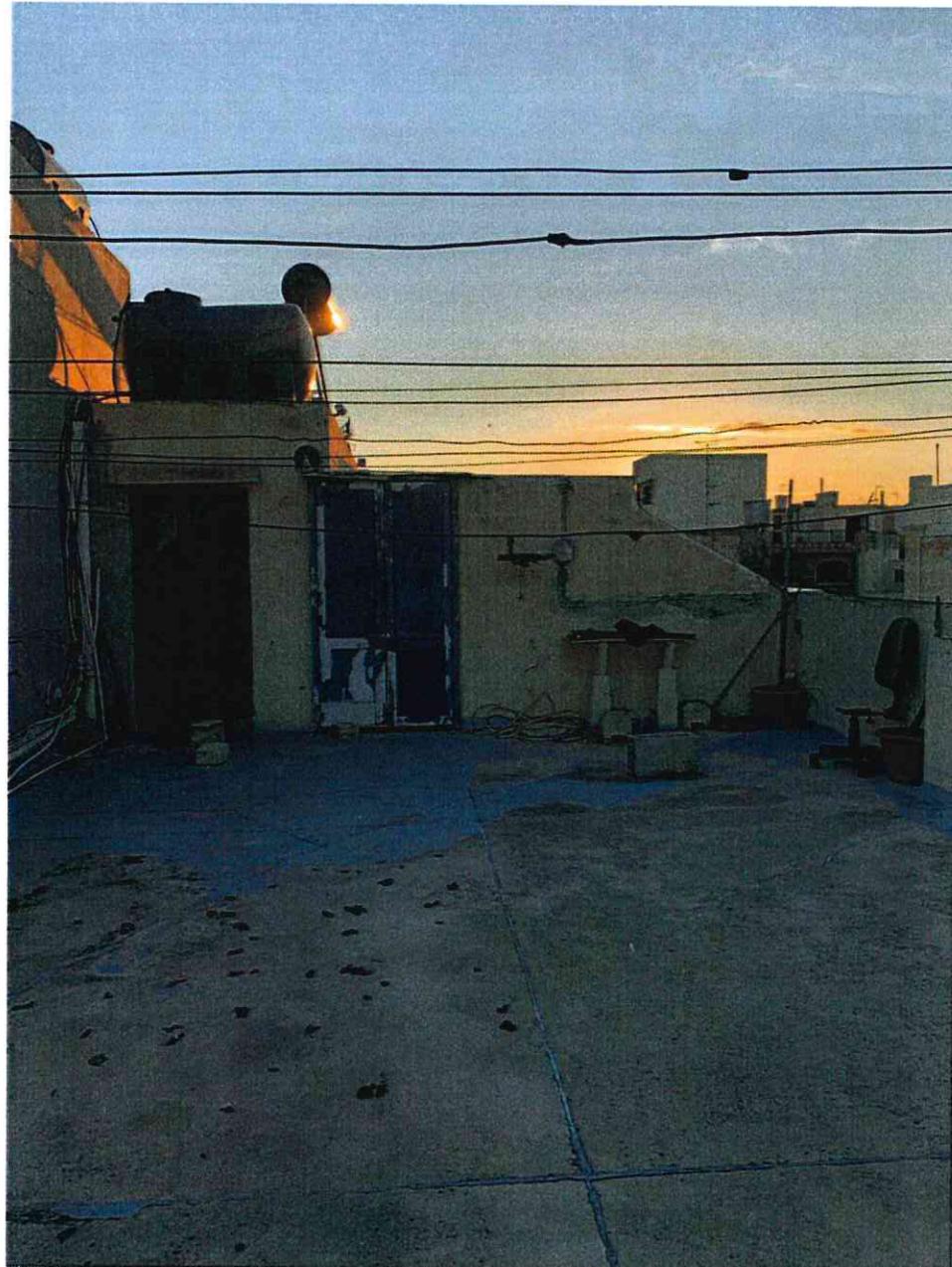


| 32

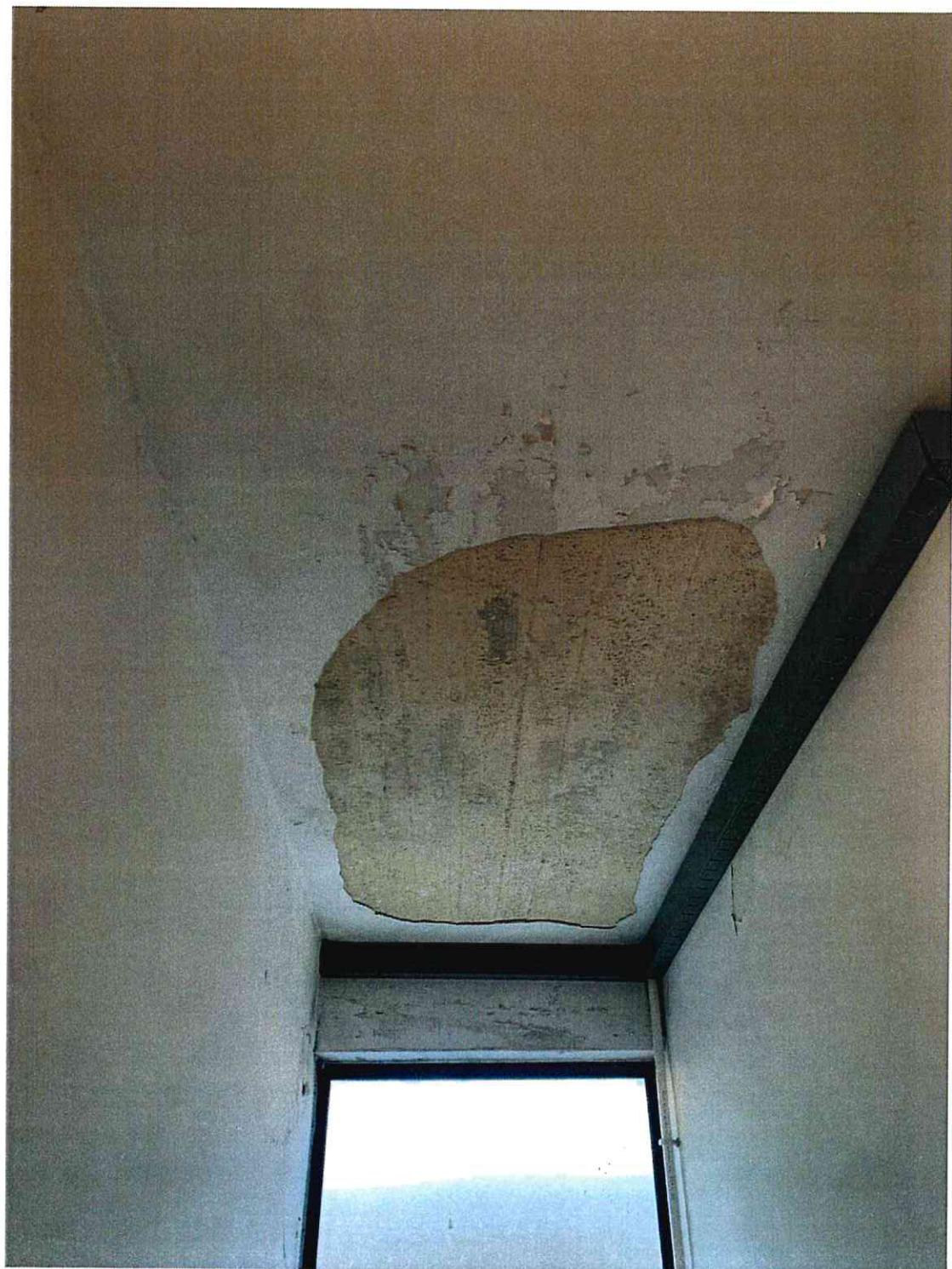
Ritratt 15



Ritratt 16



Ritratt 17



Ritratt 18

Dokument LV5 - It-Tmien Skeda qħat-taxxa



IT-TMIEN SKEDA

KARATTERISTIČI FIŽIČI TAL-PROPJETA' IMMOBBLI

Lokalita'	Haz - ZABBAR
Indirizz	52, Ivory TRIQ UA ZABBAR ZBR 1415
Qies tal-Binja kollha trasferita *	≈ 119 m ²

IMMARKA FEJN APPLIKABBLI (Imma kaxxa wahda f'kull kaz minbarra fejn indikat mod iehor)

Tip ta' Propjeta'	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Appartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terran		
Kemm ilha mibnija	<input type="checkbox"/> 0-20 sena	<input checked="" type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Oabel it-Tieni Gwerra	
Il-Madwar	<input type="checkbox"/> Veduta tal-bahar	<input type="checkbox"/> Veduta tal-kampanja	<input checked="" type="checkbox"/> Urbana	
Ambjent	<input checked="" type="checkbox"/> Zona kwieta	<input type="checkbox"/> Žona Traffikuža	<input type="checkbox"/> Žona ta' divertiment	<input type="checkbox"/> Žona Industrijali
Stat ta' Kostruzzjoni	<input type="checkbox"/> Ĝebel u saqaf	<input type="checkbox"/> Nofsu Lest**	<input checked="" type="checkbox"/> Lest***	
Kundizzjoni	<input type="checkbox"/> Tajjeb	<input checked="" type="checkbox"/> Adekwat	<input type="checkbox"/> Hazin	
Facilitajiet Tista' timmarka aktar minn wahda	<input type="checkbox"/> Bil-Gnien	<input type="checkbox"/> Bil-Pool	<input type="checkbox"/> Bil-lift	<input type="checkbox"/> Bil-Basement
	<input checked="" type="checkbox"/> Bla Garaxx	<input type="checkbox"/> Garaxx karozza wahda	<input type="checkbox"/> Garaxx žewg karozzi	<input type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input checked="" type="checkbox"/> Bi-arja tieghu (parti)	<input type="checkbox"/> Minghajr l-arja	<input type="checkbox"/> Bi-arja ma' terzi	

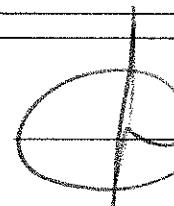
* Jinkludi l-artijiet kollha u ġonna imma jeskludi sulari addizionali, soqfa u washrooms

** Jinkludi tikhil, elettriku, ilma u madum

*** Jinkludi ** kif ukoll kmamar tal-banju w aperturi

Data: 28/Dec/2020

Firma tal-Perit:



Numru tal-Warrant:

653

Timbru:

Mark Caruana

&A.(Hons). M.Sc. A. & C.E.

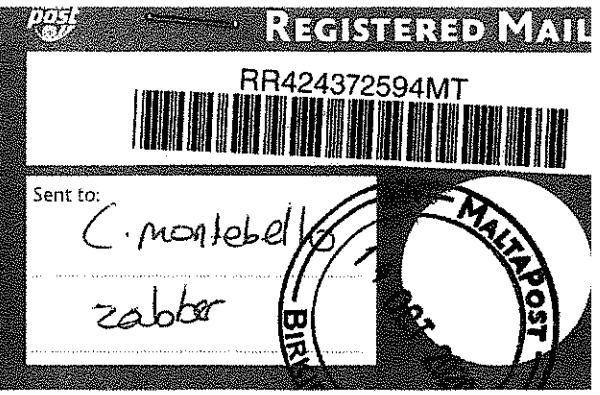
54, Triq il-Ballut,

Attard ATD 2090

Tel: 79449106

Dokument LV6 – Notifika Ewlenija ta' I-access

- Access fl-21 ta' Ottubru 2020 (bla access għal-kmamar kollha)
- Access fit-18 ta' Diċembru 2020 (bieb misjub magħluq)
- Access fl-20 ta' Diċembru 2020 (access komplut)



M. Caruana A&CE

Address:
54,
Triq il-Ballut,
Attard ATD 2090
M: 79888800, E: marrkie@gmail.com
VAT No: 22117429

Data: 13 ta' Ottubru 2020

Lis: Sinjuri Carlo u Silvana Montebello

*Subbasta 27/20 – Fond f' Appartament 1, 52, Ivory, Triq Lia, Zabbar
Appuntament ghall- aċċess u spezzjoni tas-sit*

Nixtieq ninfurmakhom li ġejt maħtur bħala perit espert tal-Qorti, fis-Subbasta 27/20 li tirrigwarda lilkhom. Għaldaqstant, nitlobk kom tikkonfermaw il-ġurnata hawn taħt proposta, li fiha nkun nista nżur il-fond, u dan biex nispezzjona s-sit, niġbed ritratti u niġbor l-informazzjoni relevanti biex naqdi inkarigu tiegħi skond il-ligi.

Id-data u ħin propost huwa nhar *I-erbgha 21 ta' Ottubru 2020 fid- 9:00am*. Fil-kas li ħadd minnkhom ma jkun jista jagħtini aċċess, nitlobkhom li ċċemplu fuq 79888800 jew tibagħtu tinfurmawni fuq marrkie@gmail.com biex niffissaw data u ħin alternativ.

Sadanittant, nitlobkhom tippreparaw din l-informazzjoni relevanti li jien se nkun qed nirrikjedi mingħadhom dakħar tal-aċċess:

- 1) Kopji tał-permessi ta' l-ippjanar approvati;
- 2) Konferma dwar jekk il-fond hux qed jinkera' lil terzi bhalissa u jekk iva, kopja tal-kuntratt tal-kera';
- 3) Konferma ta' ħlas tac-ċens. (ktieb tac-ċens);
- 4) Konferma, sa fejn tafu intom, dwar jekk jeżistux xi drittijiet, servitujiet jew piżiġiet relevanti oħra jnmar butin mal-proprieta' hawn fuq msemmija;

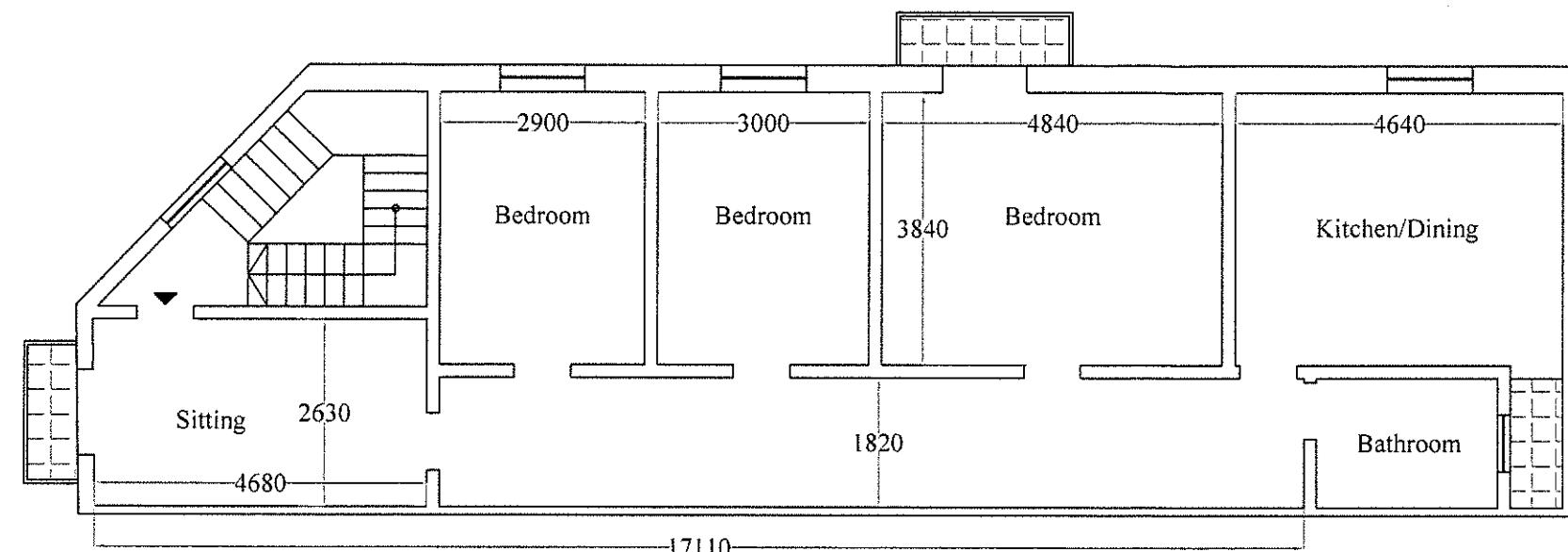
Fil-każ li ma nismax mingħadhom, nassumi li kollox huwa miftiehem.

Mark Caruana
A&CE w/653
79888800

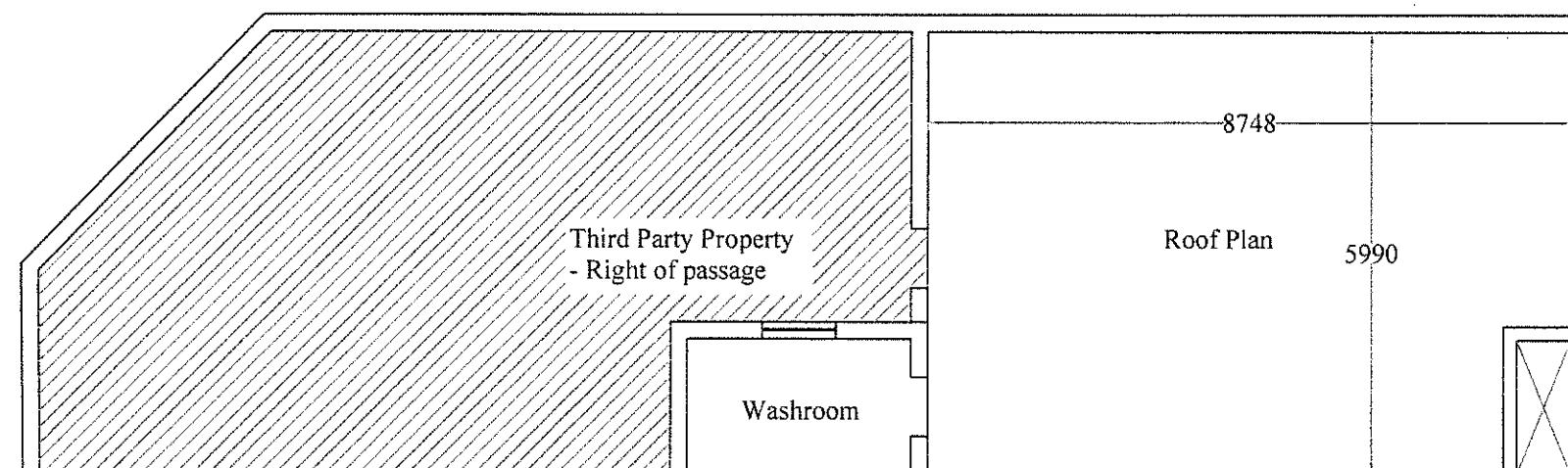
w/653

c.c. R. Cortis, A. Albani LLD, V. Magro, R. Abela, A. Meli, G. Perrone

Dokument LV7 – Disinn tal-post kif mibni (eżistenti)



Existing First Floor Plan
Scale 1:100



Existing Roof Plan
Scale 1:100

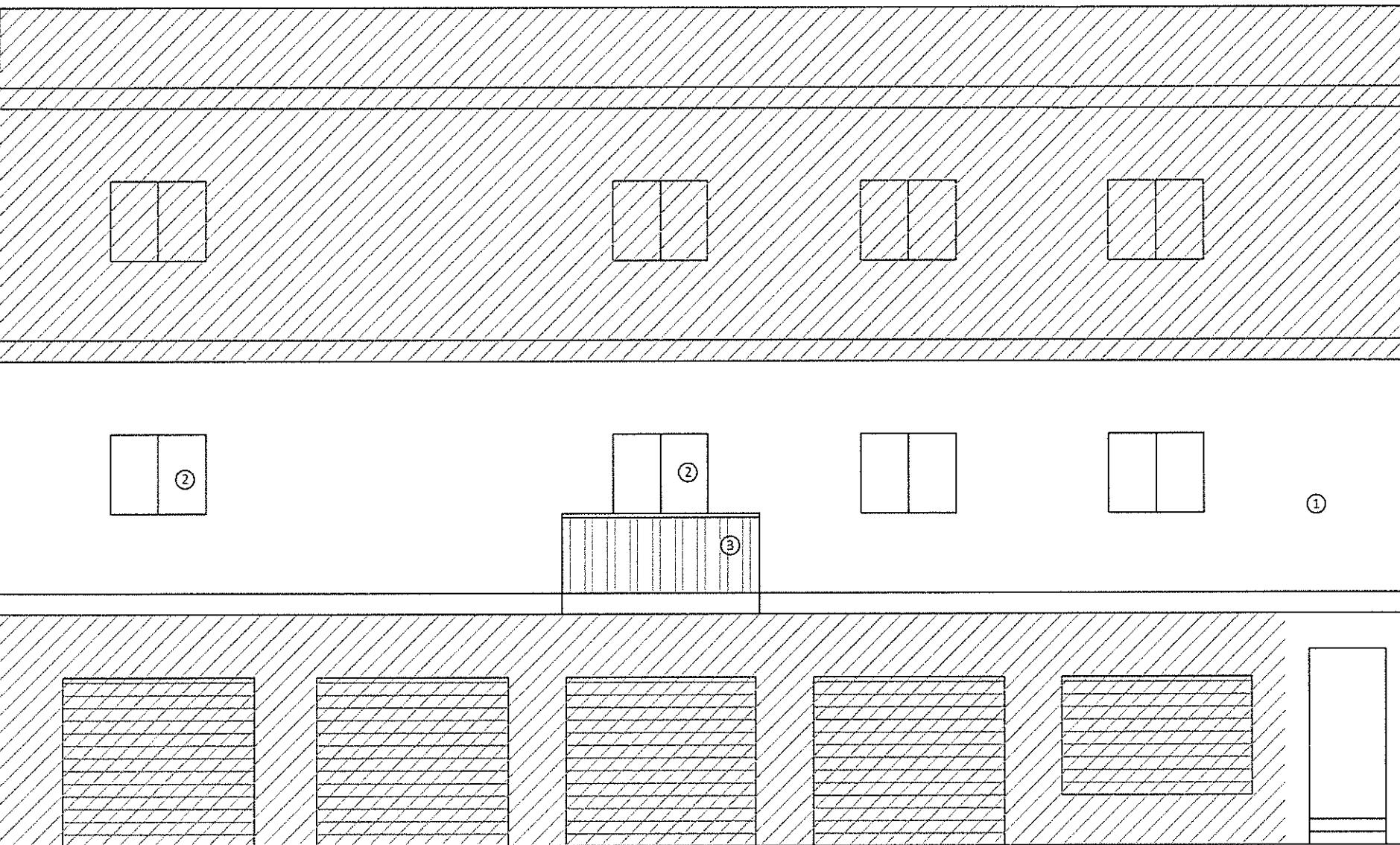
Scale 1:100

 Scale 1:50

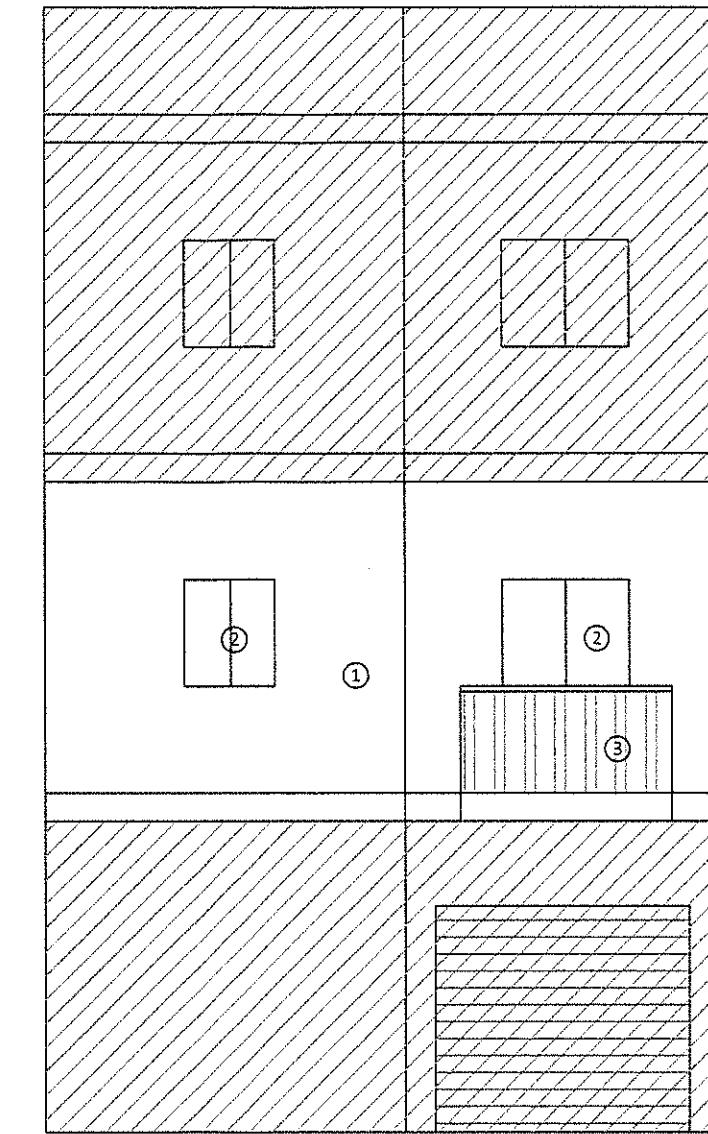
Mark Caruana
 M.A.(Hons), M.Sc. A. & C.E.
 54) Triq il-Ballut,
 Attard ATD 2090
 Tel: 79449106

M. Caruana A&CE
 54, Triq il-Ballut, Misrah Kola,
 Attard ATD 2090
 Tel: 79888800
 Email: marrkie@gmail.com

CLIENT:	DRG. No:	
Bank of Valletta	01	
LOCATION:	DRG TITLE:	
Apt 1, 52, Ivory, Triq Lia, Zabbar	Existing Plans	
JOB TITLE:		
BV/01/20		
DESCRIPTION:		
SCALE:	1:100 on A3	
DRAWN:	MC	
CHECKED:	/	
Subbasta 27/20		
REV.	DATE	AMENDMENT



Existing Elevation
Scale 1:50



Existing Elevation
Scale 1:50

Mark Caruana
&A.(Hons). M.Sc. A. & C.E.
54, Triq il-Ballut,
Attard ATD 2090
Tel: 794401

M. Caruana A&CE
54, Triq il-Ballut, Misrah Kola,
Attard ATD 2090
Tel: 79888800
Email: marrkie@gmail.com

CLIENT:	Bank of Valletta	DRG. NO.:	02
LOCATION:	Apt 1. 62, Ivory, Triq Lia, Zabbar	DRG TITLE:	Existing Elevation
JOB TITLE:	SV/01/20	SCALE:	1:50 on A2
DESCRIPTION:	Subasta 27/20		
REV:	DATE:	AMENDMENT	
CHECKED: <input checked="" type="checkbox"/>			