

Prim Awla tal-Qorti Civili.

Atti tas-Subasta 39/20.

malcolmjonespartners.com

Referenza ta' l-uffiċċju 21118

Referenza tagħkom: Atti tas-Subasta Nru 39/2020 – Malcolm Jones et vc Francis Debattista et

Data: 14/6/2021

Post in kwistjoni:

Suġġett: Valutazzjoni tal – propjeta li tinsab Numru 5, Sqaq 4, Triq Santa Lucija, Naxxar

L-esponenti intalab mill- Onorabbli Prim'Awla tal-Qorti Civili sa biex jirredigi opinjoni professjonali dwar il-valutazzjoni tal-propjeta in kwistjoni.

Introduzzjoni

Is-sit in kwistjoni jinsab fi zona UCA – Urban Conservation Area jigifieri fejn ma jistax issir żvilup iktar min żewġ sulari jew daqs kemm hemm ezistenti min qabel 1968. Il-propjeta qeda tiġi murija markata fil-pjanta **Annetti A**.

Is-sit gie mkejjel fuq is-sit kif ukoll b'referenza mal-pjanti tal-permess maħruġa mill-Awtorita' tal-Ipjanar **Annetti B**.

Il-kejl tal-propjeta kollha jitwettaq skont il-kodiċi tal-prattika tal-kejl kif maħruġ mill-Kamra tal-Periti *Valaution Standards 2012*.



Rapport ta'valutazzjoni:

- (a) Id-data tal-valutazzjoni;
L-Erbghatax ta' Gunju, Elfejn u wiehed u ghoxrin (14/06/2021)
- (b) Id-data li saret referenza għaliha meta giet valutata l-propjeta;
L-Ewwel ta' Gunju, Elfejn u wiehed u ghoxrin (01/06/2021)
- (c) L-istat li jiġi kkalkulat li l-propjeta kienet fih fid-data li saret referenza għaliha meta giet valutata l-propjeta;
Din il-propjeta tikonsisti f'dar antika li qed mifruxa fuq tlett sulari. Kif tidhol go fiha fil-pjan terran issib bitha tin-nofs u bil-kmamar imdawrin magħha. Tarag mal-genb tal-bitha jiehdok fl-ewwel sular fejn hemm il-kmamar ukoll imdawrin mal-bitha. Fit-tieni tinsab karma kbira bi swit il-bitha u thares fuq il-faccata tal-propjeta.
- (d) L-użu li kien qed isir mill-propjeta fid-data li saret referenza għaliha meta giet valutata l-propjeta inkluża l-informazzjoni dwar jekk il-propjeta kienitx fl-istess żmien suġġetta għal drittijiet ta' terzi bħalma huma enfitewsi, użu, użufrutt jew kera;
Din il-propjeta qed innabitabli f'dan l-istadju. Il-perit inkarigat minn din l-stima ma giex infurmat jekk hemmx drittijiet ta' terzi bħalma huma enfitewsi, użu, użufrutt jew kera u għalhekk gie meħud bħala post liberu u frank.
- (e) L-operazzjonijiet paragonabbli, jekk ikun hemm, li l-propjeta tkun giet valutata b'riferenza għalihom;
Ġew iparagunati rati tal-begħ fil-qrib u ta'propjetajiet simili fid-daqs u tip bħal din in kwistjoni. Din kienet tikonsisti min riċerka tat-Times of Malta, kif ukoll minn siti elettronici ta' 'real estate agents'.

(f) Ir-restrizzjonijiet li joħorgu mill-iskemar skont il-pjani lokali u, jew raġunijiet pertinenti oħra;

Peres li din il-propjeta qeda fil-parti 'Urban Conservation Area' tan-Naxxar u għanda permess ricenti, ma hemmx lok għal aktar żvilupp, għal hekk ma tigiex affetwata mil-pjan lokali tal-Planning Authority.

(g) Il-metodu ta' kif waslu għall-valutazzjoni tagħhom;

Intuza l-metodu komparabli tax-xiri ta' propjetajiet simili għal din in kwistjoni .

(h) Dikjarazzjoni tal-Periti kif ukoll tal-esperti l-oħra involuti fil-valutazzjoni, skont is-subartikolu preċedenti, li ma kellhom l-ebda kunflitt ta' interess fid-data tal-valutazzjoni;

Hawn taħt iffirmat tikkonferma li ma hemm l-ebda kunflitt ta' interess li nagħti parir tal-opinjoni tal-valur tal-propjeta, peress li s-sottoskritt jew l-asocjati tiegħu ma jibbenefikawx mill-istruzzjoni tal-valutazzjoni, għajr il-miżata tal-valutazzjoni.

Id-dokumentazzjoni u l-kirjiet ta' titoli ma ġewx ipprovduti lili. Sa kemm ma jiġix innotifikat bil-kontra, nassumu li kull propjeta għandha titolu tajjeb. Nassumu wkoll li d-dokumentazzjoni kollha tingħbed b'mod sodisfaċenti u li sa kemm ma jkunx żvelat lilna, m'hemmx restrizzjonijiet, servitujiet skont il-kuntratt tal-bejh. Nirrakkomandaw li d-dipendenza m'għandhiex titqiegħed fuq l-interpretazzjoni tiegħi mingħajr il-verifika min qabel mill-konsulenti legali tiegħek.

Fatti fuq l-art in kwistjoni

Is-sit huwa dar antika li tinsab go sqaq fejn ma jistawx jidhlu karożzi u għanda kejl ta' circa 167.15m² skont kif inhu indikat f'Annetti B.

Metodoloġija ta' valutazzjoni għas-sena 2021

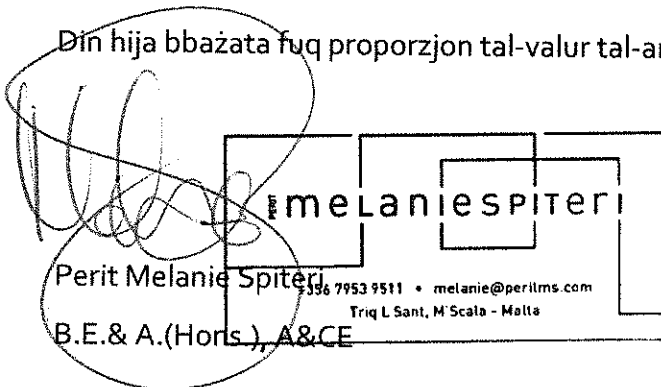
Dan isir skont l-istandards ta' valutazzjoni tal-Kamra tal-Periti kif maħruġa fl-2012 għal valutazzjoni tal-bini bbażat fuq il-metodu komparattiv.

Din iż-żona fil-UCA tar-raġal ta' Naxxar fiż-żona UCA ta' Naxxar il-propjeta simili għal din in kwistjoni għanda valur kummerċjali fi 2021 ta' €3,600.00/m².

Konklużjonijiet u rakkomandazzjoniet

Għaldaqtant qed tigi rakomandata li l-valur tal-propjeta in kwistjoni ikolla valur ta' €600,000.00 (Sitt mitt elf euro).

Din hija bbażata fuq proporzjon tal-valur tal-art fil-viċinanzi.



30 JUN 2021

Illum.....
Ippreżentata mill-*Perit Melanie Spiteri*
B/bla dok. *writed (1)*..... dokumenti

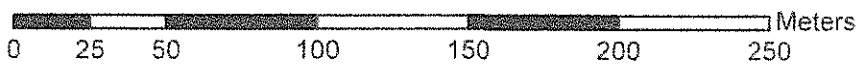
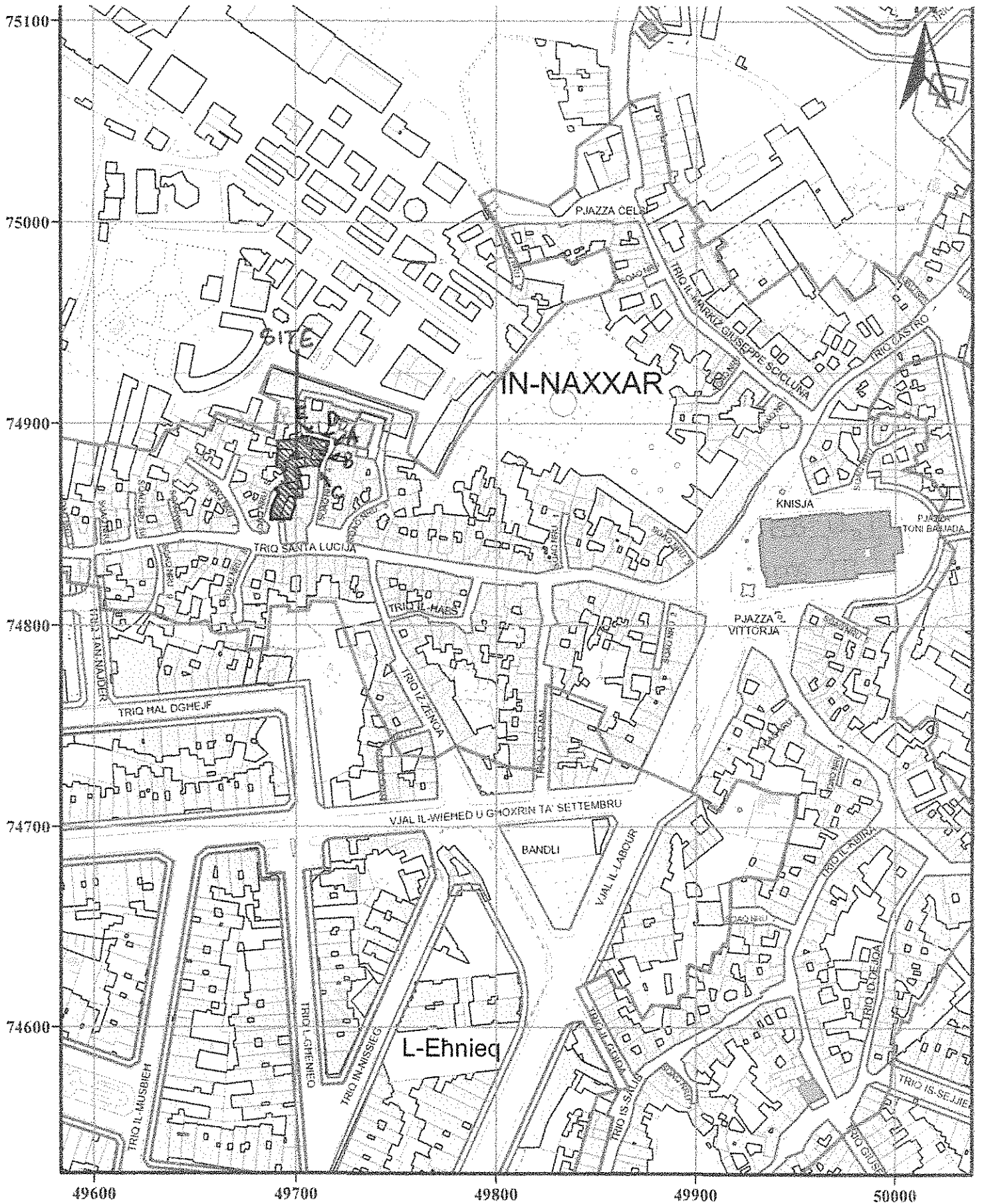
Annalise Spiteri
Deputat Registratur
Qrati tal-Gustizzja (Malta)

ILLUM *06 ta' Settembru '21*
DEHER IL-PERIT LEGALI/TEKNIKU *Melanie Spiteri*
45633 I.M......LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGRTI LILU

Annalise Spiteri
DEPUTAT REGISTRATUR

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

Annetti A – Site Plan



1:2,500

Date Printed: 25/10/2017

Public Geoserver

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 Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos

PLANNING AUTHORITY

Annetti B – Pjanti tal-permess u pjanta ta' gewwa

Mr Malcolm Jones

Date: 4 January 2021
Our Ref: PA/07544/20

Application Number: PA/07544/20
Application Type: Full development permission
Date Received: 14 October 2020
Approved Documents: PA 7544/20/1N/1H/58C/58E/58G/58H/58I/58J

Location: 5, Triq Santa Lucija, Sqaq Nru. 4, Naxxar
Proposal: Minor internal and external alterations to existing Class 3A (guest house) including relocation of Class 4C area within same property.

Development Planning Act, 2016 Full Development Permission

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

- 1 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.
- b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.
- c) A Commencement Notice is to be submitted to the Planning Authority, by the perit on behalf of the applicant, at least FIVE DAYS prior to the date of commencement of works or utilisation of the permission. Failure to submit the Commencement Notice (with all fields correctly completed) or failure to submit it within the required timeframe shall invalidate the Notice and shall result in the imposition of fines according to Schedule D of Legal Notice 277 of 2012, or its amendments, or its replacements. In addition, **if the applicant fails to submit the Commencement Notice or the Commencement Notice submitted is invalid, the relative permission shall be considered as never having been utilised** - Article 72(4) of the Development Planning Act (2016).
- d) Copies of all approved drawings and documents shall be available for inspection on site by Planning Authority officers at all reasonable times.
- e) The development shall be carried out in complete accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Design Policy,

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Guidance and Standards 2015 shall apply.

f) Before any part of the development hereby permitted commences, the enclosed green copy of this development permission shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permission must be maintained in a good condition and it shall remain displayed on the site until the works are completed.

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

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

i) It is the responsibility of the permit holder to ensure that development is carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, Legal Notice 295 of 2007 (or subsequent amendments). Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.

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

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

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

m) Where present, window grilles (including 'pregnant' windows), sills, planters and other similar elements which are part of or fixed to the facade of buildings, the lower edge of which is less than 2 metres above road level, shall not project more than 0.15 metres from the facade over a public pavement or street.

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

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

p) Any garages shall only be used for the parking of private cars and shall be kept available at all times for this purpose.

q) Any approved stores shall be used for domestic storage only and shall not be segregated from the rest of the building.

2 a) Where applicable, prior to any demolition of buildings/boundary walls abutting streets,

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the Setting Out Request Notice must be submitted to the Land Survey Unit of the Planning Authority. Demolition works shall not be undertaken before setting out is made by Planning Authority officials.

b) Original internal and external walls shall not be hacked (mbaqna) or grit-blasted. New stone on the façade is to be fair faced without any attrition or marking, unless otherwise specified in approved drawings or supporting documents.

c) Unless otherwise indicated on the approved drawings, the facade of the building, all roof structures, rear garden/yard walls, (but excluding internal shafts), and back elevation shall be retained/constructed in local stone. The stone shall remain unrendered and unpainted, and it shall be allowed to weather naturally. Such components of a building indicated to be rendered/finished other than in local stone, are to be painted in local stone colour, unless other colours are indicated on the approved drawings.

d) Unless otherwise indicated on the approved drawings, all external apertures visible from a public space, shall be constructed in timber. Open balcony railings and all other metalwork, visible from a public space, shall be in wrought iron.

e) All services located on the roof of the uppermost roof structures shall not extend beyond the height of the approved parapet wall.

- 3 The approved premises shall be used as indicated on the approved drawings or as limited by any condition of this permission. If a change of use is permitted through the Development Planning (Use Classes) Order, 2014 (or its subsequent amendments), and it is not restricted by a condition of this permission, approval from the Commission for the Rights of Persons with Disability may still be required. Reference needs to be made to PA Circular 3/10 (with the exception of Appendix A), PA Circular 2/14 and their subsequent amendments.

The premises shall be used only as a Guest House and for no other purpose, including any use falling within Class 3A of the Development Planning (Use Classes) Order, 2014 (or its subsequent amendments).

The catering establishment approved with this development permission shall be ancillary to the overall use of the building as a Class 3A Boutique Hotel. The catering use shall not be segregated from the approved Class 3A.

- 4 No approval is hereby granted for the display of any sign or advertisement. This must be subject of a separate application.

- 5 The development hereby permitted shall be subject to Final Compliance (Completion) Certification, verifying that the development has been carried out in full accordance with the approved drawings, documents and conditions imposed in this development permission, except where such conditions are enforced by other entities. Prior to the issue of any compliance certificate on any part of this development, the applicant shall submit to the Planning Authority, in relation to that part of the building a clearance from the Commission for the Rights of Persons with Disability verifying that the development fully satisfies the accessibility standards and/or any conditions imposed by the Commission in minute PA7544/20/63.

Note: Should a partial compliance certificate be requested, a Bank Guarantee of EUR10,000 shall apply to ensure that CRPD clearance is obtained.

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

A. Where construction activity is involved:

(a) the applicant shall:

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

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

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

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

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

C. Where the development concerns a place of work:

The applicant shall:

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

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

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

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

F. In the event of an accidental discovery in the course of approved works, any cultural heritage feature discovered should not be damaged or disturbed and the Superintendence is to be immediately informed of such discovery. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2019 (CAP 445). The discovery of cultural heritage features may require the amendment of approved plans.

G. For new development, the following condition, imposed and enforced by Enemalta, applies:

A culvert measuring 0.8m wide by 0.75m deep should be prepared along the façade of the development in order that any overhead lines may be substituted by underground cables. The culvert is to be interconnected to an adequate space consisting of a **small room or recess** located near the **entrance**, provided for the purpose of housing the electricity meter. Another adequate space for the purpose of housing the electricity meters, consisting of a **small room or recess** located in the basement near the **entrance**, also interconnected to the culvert, is to be provided. The architect/applicant is required to contact Enemalta, throughout the implementation of the development hereby approved, to ensure conformity with the imposed conditions. A copy of the relative correspondence issued by Enemalta shall be submitted to the Planning Authority accordingly.

H. Where the development includes a swimming pool:

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

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

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

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

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

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

If the declaration of ownership, as contained in the application form, is determined as incorrect by a Court of Law, then the said Court of Law can declare this development permission as null and void. This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that

consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.

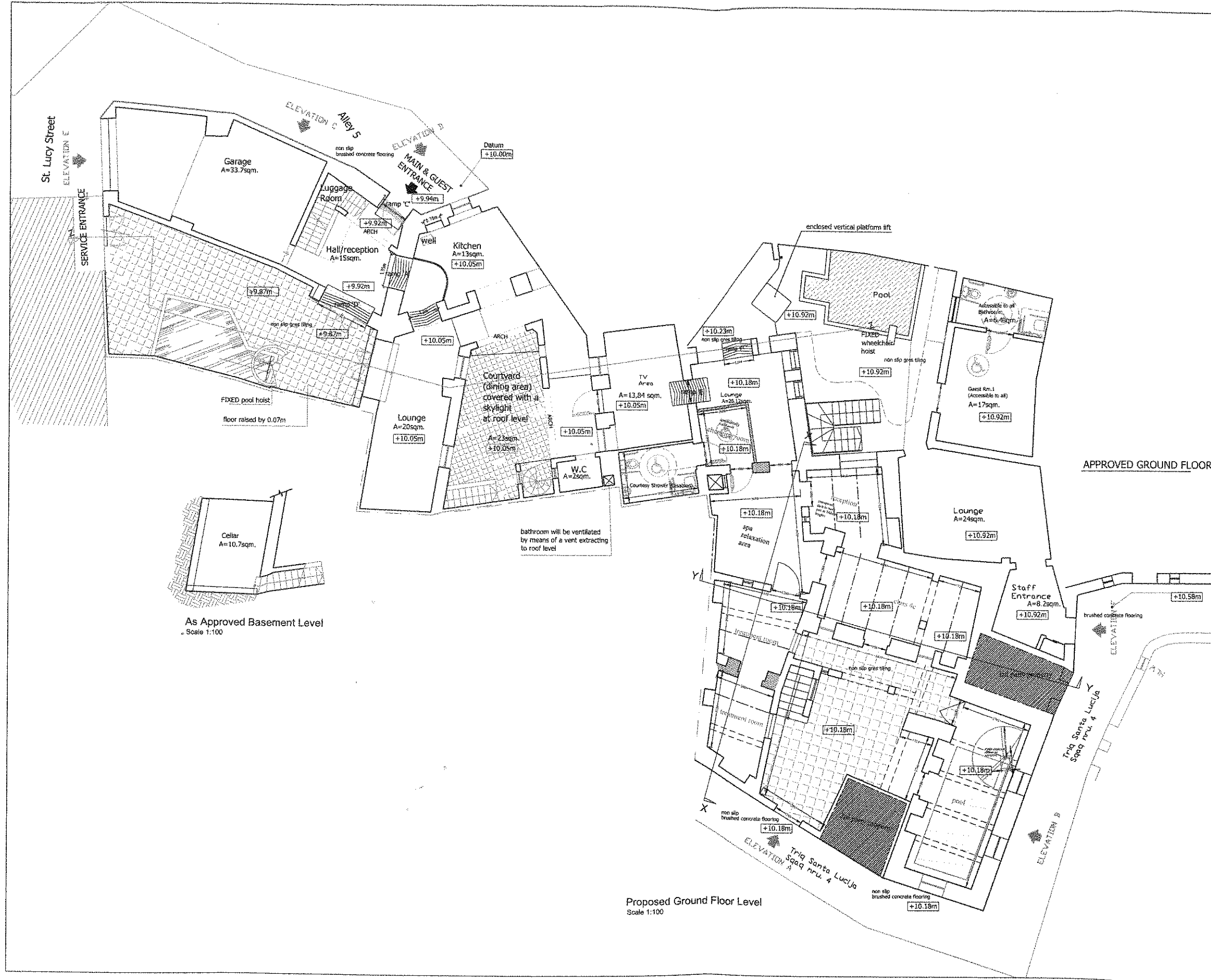
This development permission is granted saving third party rights. This permission does not exonerate the applicant from obtaining any other necessary permission, license, clearance or approval required from any Government department, local council, agency or authority, as required by any law or regulation.

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

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

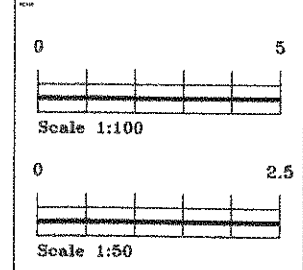
This decision is being published on 13 January 2021.

Monica Gauci
Secretary Planning Commission
Outside Development Zone and Urban Conservation Areas



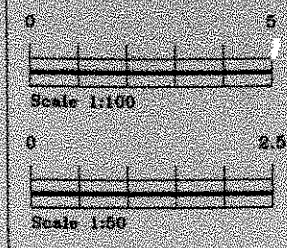
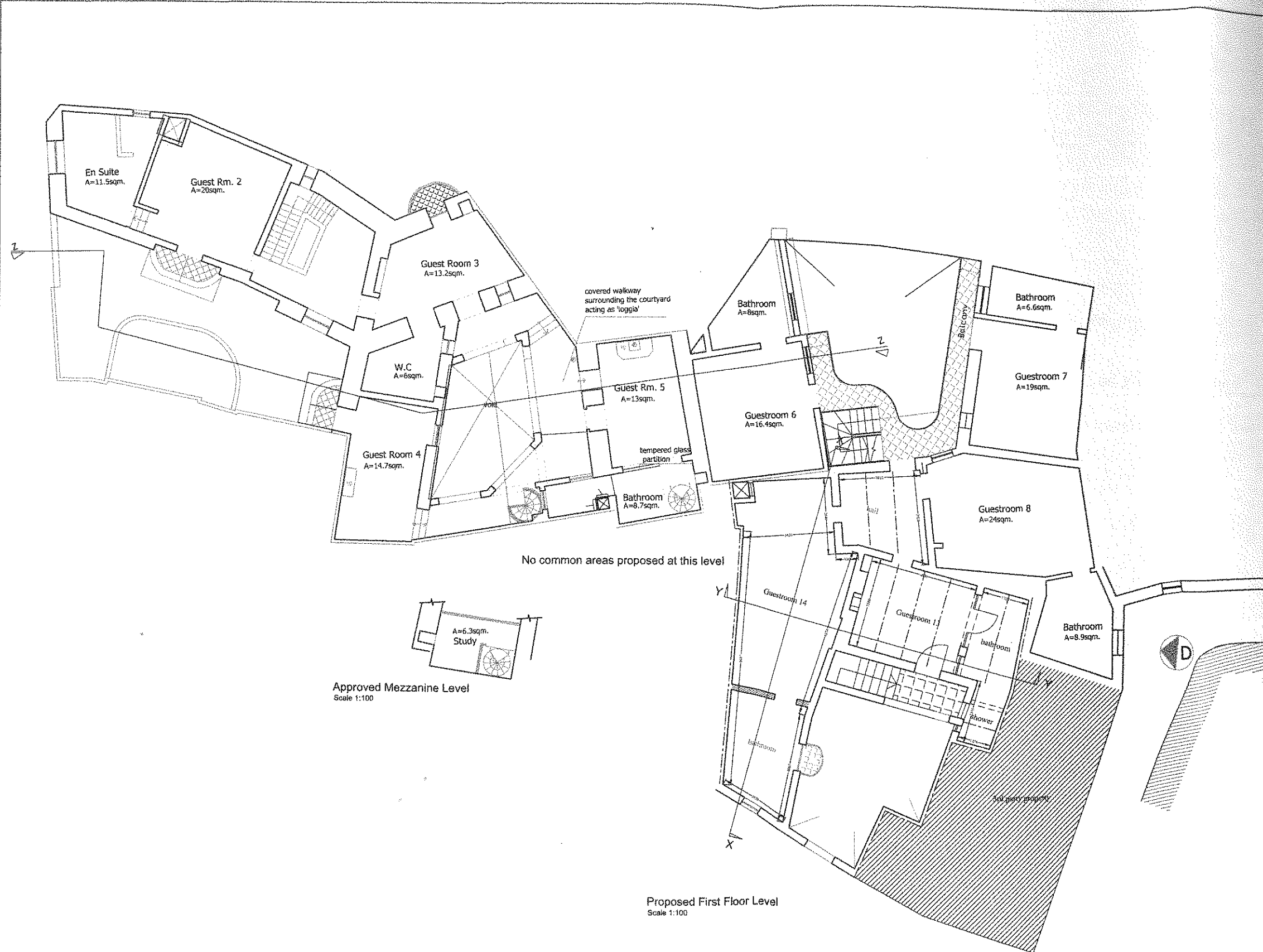
As Approved Basement Level
 Scale 1:100

Proposed Ground Floor Level
 Scale 1:100



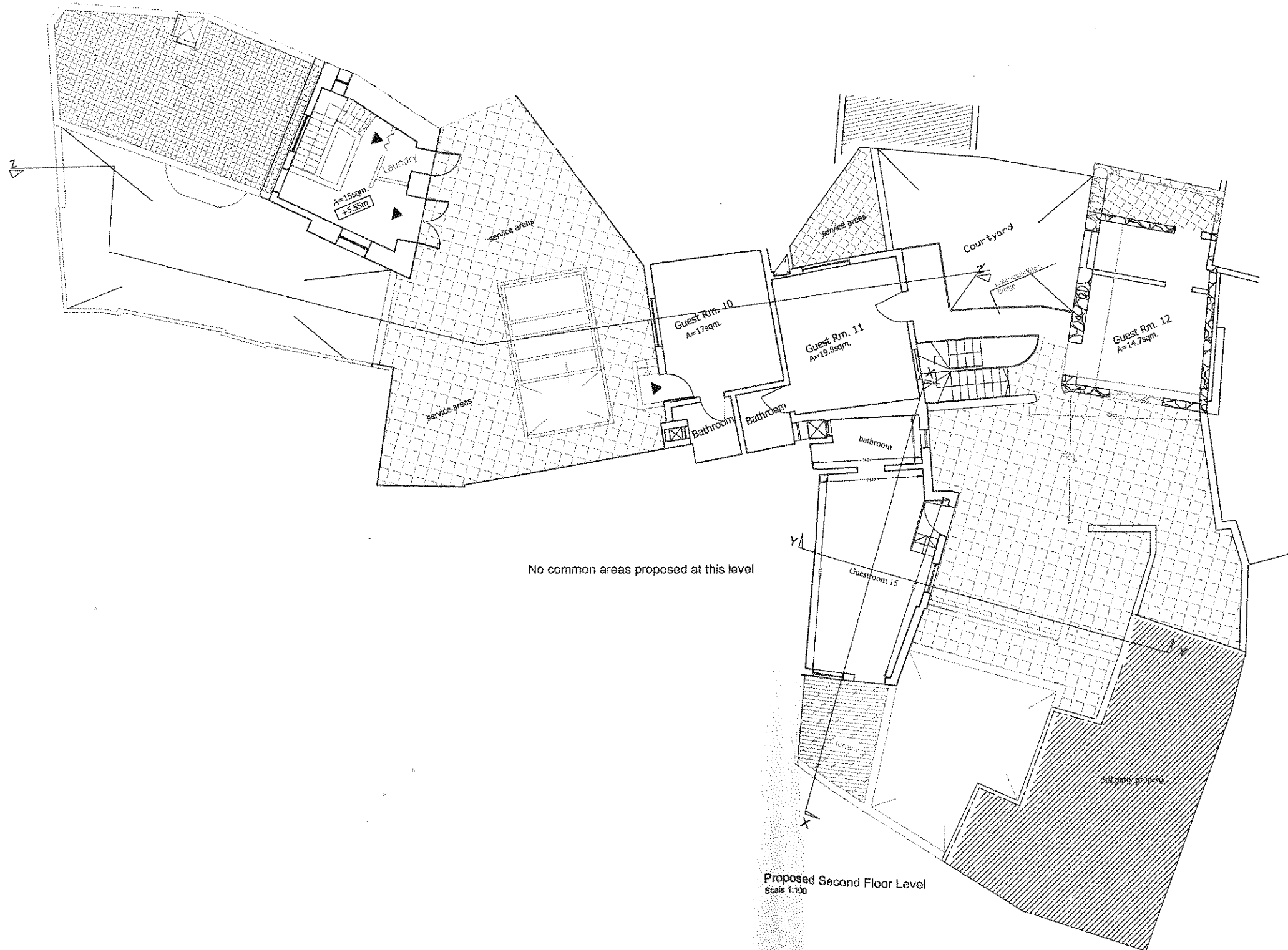
- TO DEMOLISH
- TO CONSTRUCT
- AS APPROVED
- AS BUILT

NO.	DESCRIPTION	DATE	BY	CHECKED	
1	DESIGN	13-10-2020	DAVID EBEL MERCER	DAVID EBEL MERCER	
2	REVISED	13-10-2020	DAVID EBEL MERCER	DAVID EBEL MERCER	
3	REVISED	13-10-2020	DAVID EBEL MERCER	DAVID EBEL MERCER	
4	REVISED	13-10-2020	DAVID EBEL MERCER	DAVID EBEL MERCER	
5	REVISED	13-10-2020	DAVID EBEL MERCER	DAVID EBEL MERCER	
6	REVISED	13-10-2020	DAVID EBEL MERCER	DAVID EBEL MERCER	
ARCHITECTS & PLANNERS PROJECT MANAGEMENT STRUCTURAL ENGINEERING 13, GLENVIEW ROAD, GLENVIEW, CO. DUBLIN 15, IRELAND TEL: +353 (0)1 492 4444 FAX: +353 (0)1 492 4445 WWW.DAVIDEBELMERCER.COM					
DESIGNED BY	David Ebel Mercer				
DRAWN BY	David Ebel Mercer				
CHECKED BY	Mr. Malcolm Jones				
PROJECT	5, Alley 4, St. Lucy Street, Naas				
NO.	Proposed Ground Floor Plan				
NO.	18035	NO.	4		
DESIGNED BY	D.E.M.	DRAWN BY	D.E.M.	CHECKED BY	D.E.M.
DATE	13-10-2020	SCALE	1:100	NO.	A2
18035-02					



- TO DEMOLISH
- TO CONSTRUCT
- AS APPROVED
- AS BUILT

1	Rev	Revised	Change as required
2	Rev	As per	As per
PROJECT	APPROVED PROJECTS PROJECT MANAGEMENT STRUCTURAL ENGINEERING		
DESIGNED BY	David Elul Mercer		
DRAWN BY	David Elul Mercer		
CHECKED BY	Mr. Malcolm Jones		
PROJECT ADDRESS	Internal & External Alterations to Approved Plans 18035/04 to the existing Guesthouse (Class SA) and Relocation of Class 4C within the site		
CLIENT	S. Alley 4, St. Lucy Street, Naaxar		
PROJECT TITLE	Proposed 1st Floor Plan		
PROJECT NO.	18035	REVISED	1
DESIGNED BY	D.E.M.	CHECKED BY	D.E.M.
DRAWN BY	ARCH	SCALE	1:100
DATE	13-10-2020	BY	A2
PROJECT NO.	18035-04		



No common areas proposed at this level





Proposed Second Floor Level
 Scale 1:100




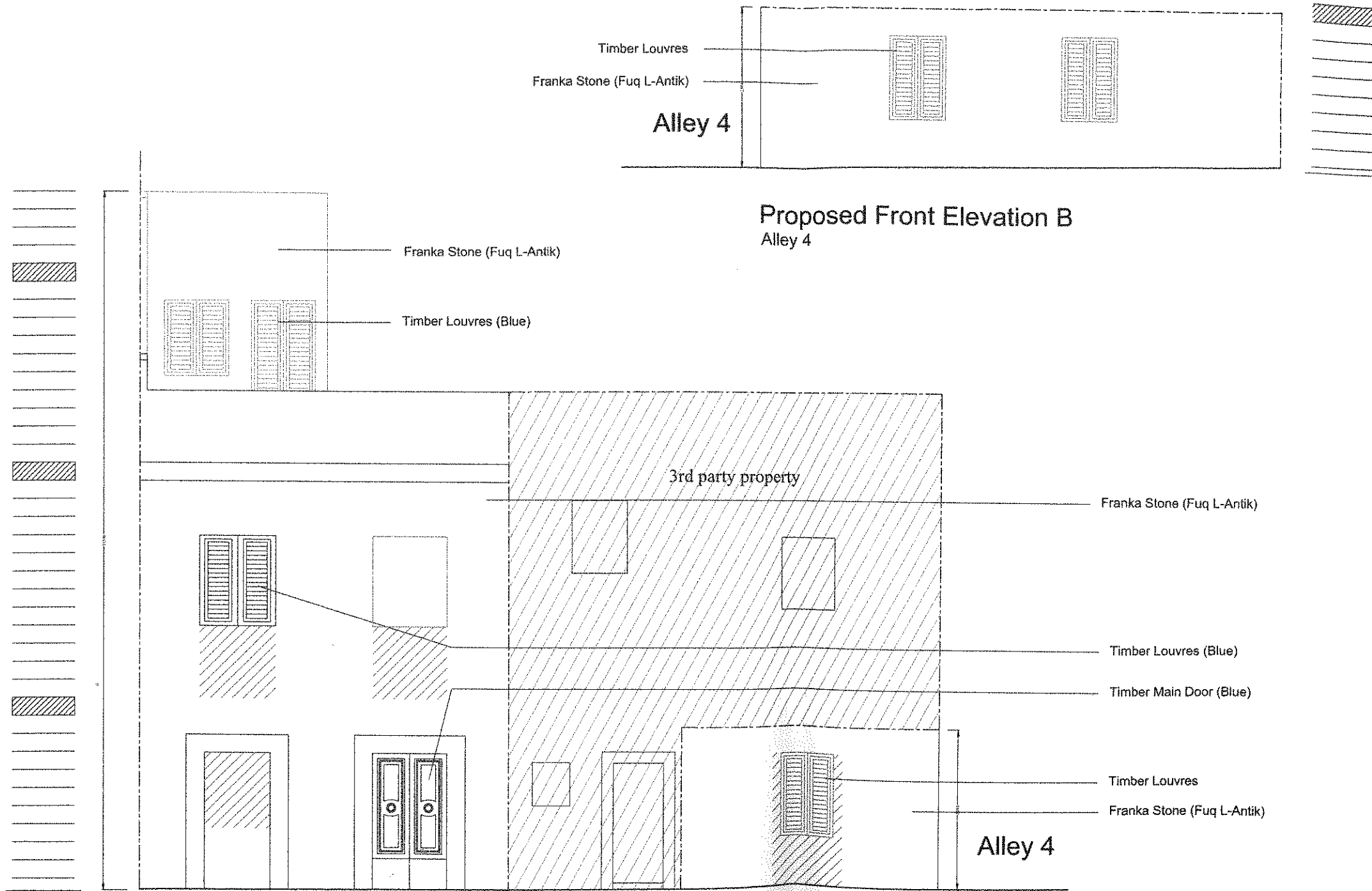
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Scale 1:50

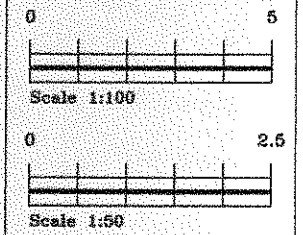
-  TO DEMOLISH
-  TO CONSTRUCT
-  AS APPROVED
-  AS BUILT

ARCHITECTURE		PROJECT MANAGEMENT	
STRUCTURAL ENGINEERING		MECHANICAL ENGINEERING	
			
PROJECT	18035	DATE	1
DESIGNED BY	David Eblu Mercer	CHECKED BY	David Eblu Mercer
APPROVED BY	Mr. Malcolm Jones	DATE	
5, Alley 4, St. Lucy Street, Naxos			
Proposed 2nd Floor Plan			
SCALE	1:100	DATE	13-10-2020
DISCIPLINE	ARCH	SCALE	1:100
DATE	13-10-2020	SCALE	1:100
DATE	13-10-2020	SCALE	1:100
18035-06			



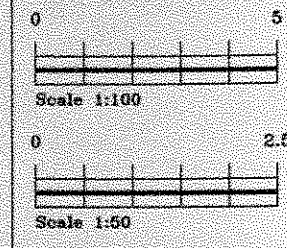
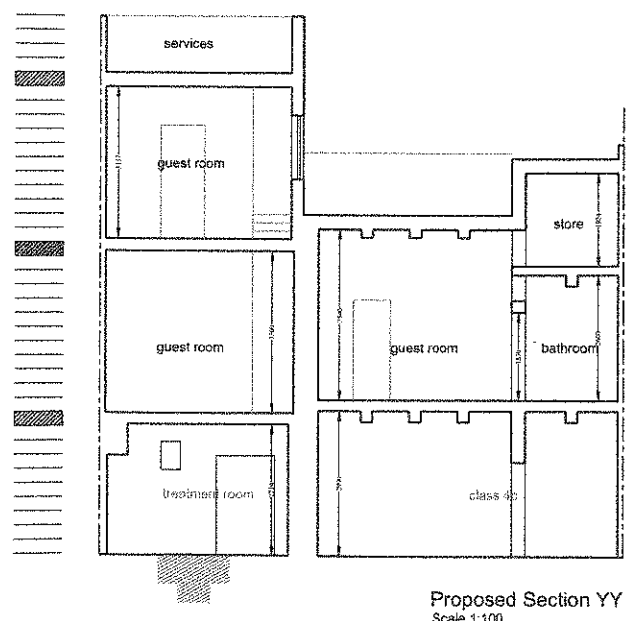
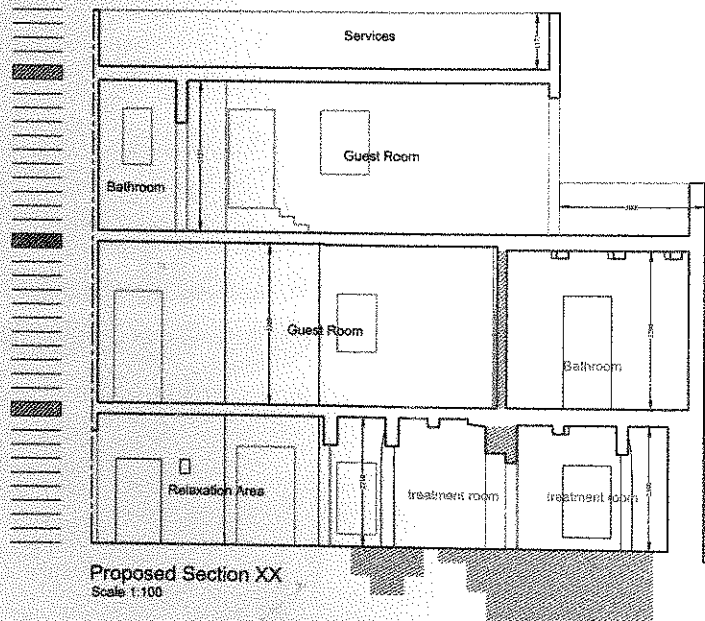
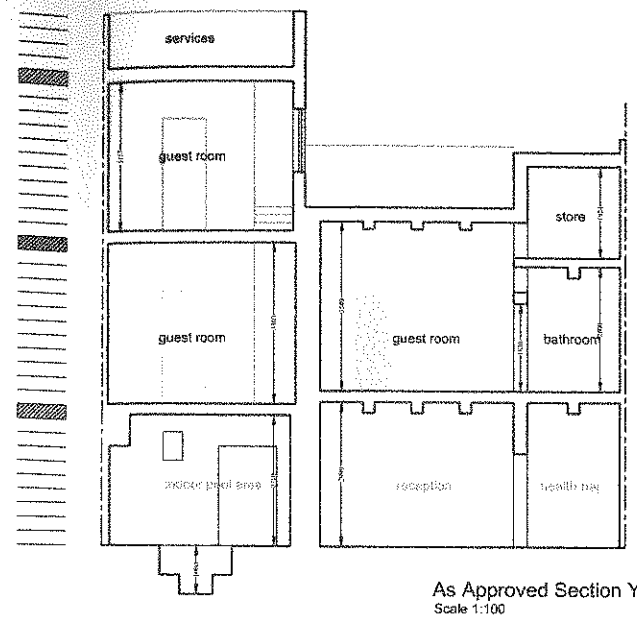
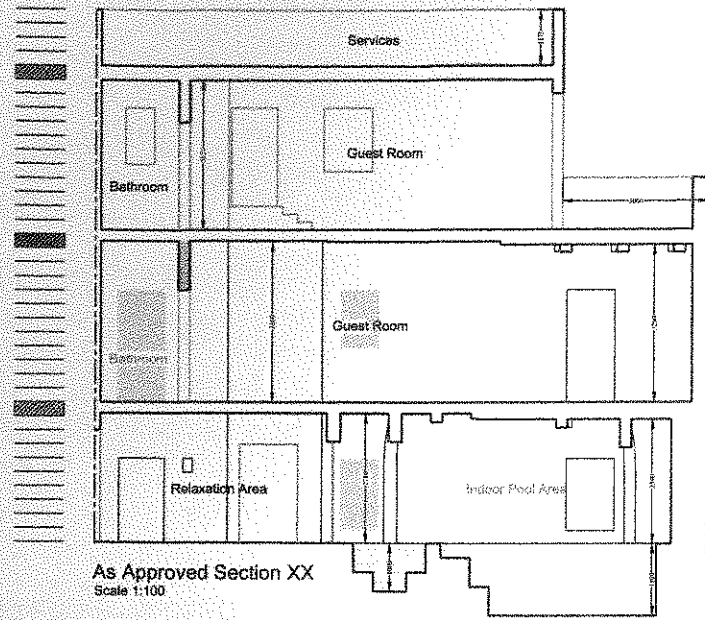
Proposed Front Elevation A
Alley 4

Proposed Front Elevation B
Alley 4



- TO CONSTRUCT
- TO CONSTRUCT
- AS APPROVED
- AS BUILT

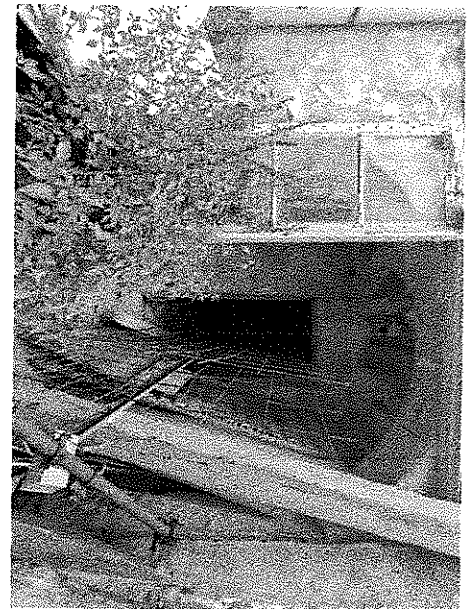
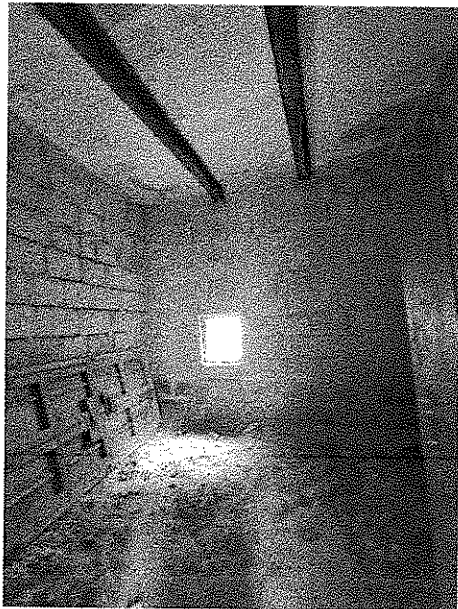
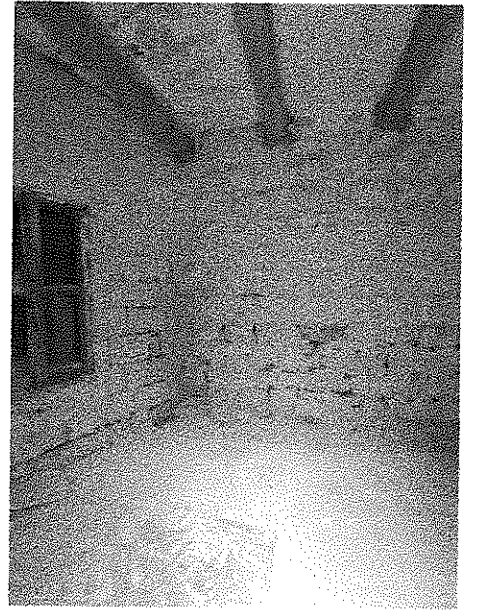
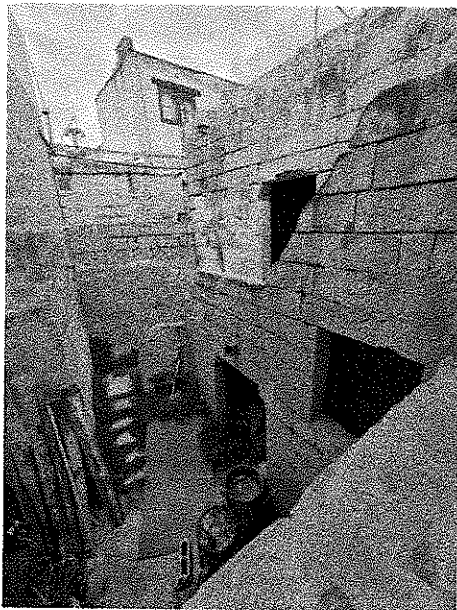
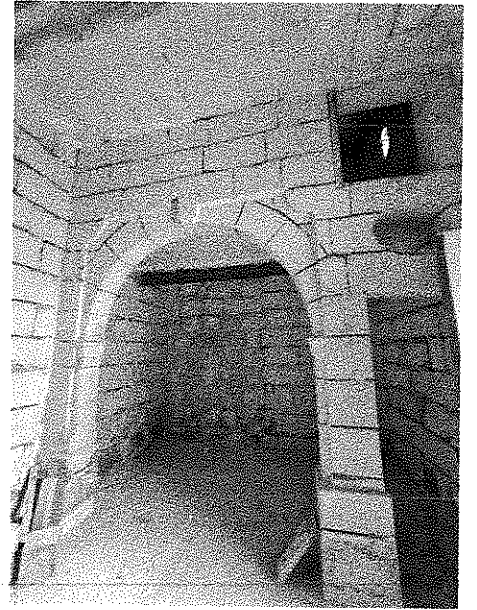
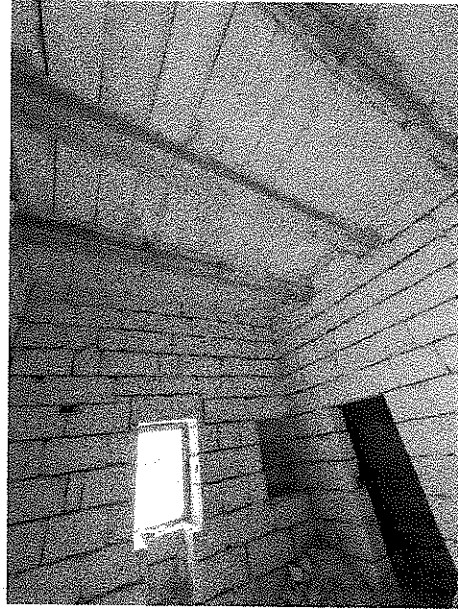
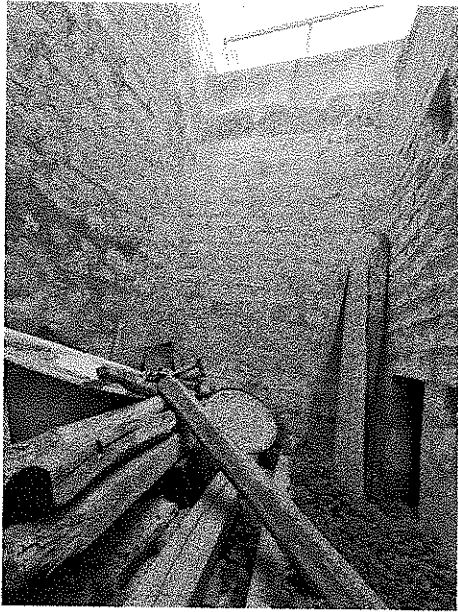
NO.	REV.	DESCRIPTION
1	NEW	Design developed by JCP
2	REVISED	Designs revised in accordance with
3	REVISED	Designs revised in accordance with
4	REVISED	Designs revised in accordance with
ARCHITECTURE PROJECT MANAGEMENT STRUCTURAL ENGINEERING JCP CONSULTANTS LTD 10, GLENVIEW ROAD, GLENVIEW, CO. DUBLIN 15, IRELAND TEL: +353 (0)1 494 2000 FAX: +353 (0)1 494 2001 WWW.JCPCONSULTANTS.COM		
DESIGNED BY	David Eloi Mercer	
CHECKED BY	David Eloi Mercer	
DATE	13-10-2020	
PROJECT	M. Malcolm Jones	
CLIENT	M. Malcolm Jones	
PROJECT ADDRESS	5, Alley 4, St. Lucy Street, Navarr	
PROJECT TITLE	Proposed Elevations AA & BB	
PROJECT NO.	18035	2
DATE	D.E.M.	D.E.M.
DATE	13-10-2020	1:100
SCALE	1:100	A2
PROJECT NO.	18035-12	

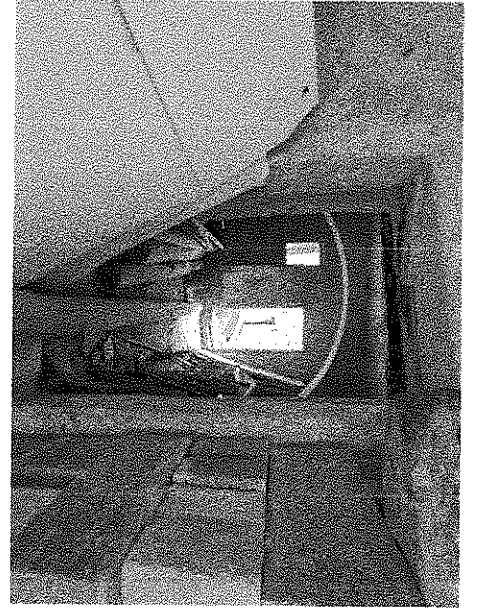
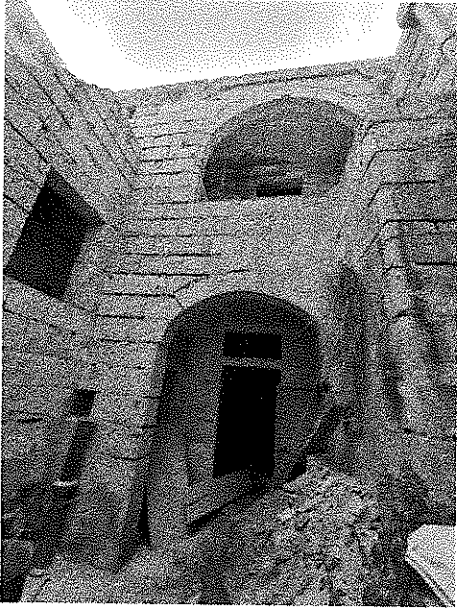


- TO DEMOLISH
- TO CONSTRUCT
- AS APPROVED
- AS BUILT

1		2		3		4	
DATE	BY	DATE	BY	DATE	BY	DATE	BY
PROJECT TITLE: 18035-10-10-2020 PROJECT MANAGEMENT STRUCTURAL ENGINEERING 18035-10-10-2020							
DESIGNED BY	David Blui Mercer						
CHECKED BY	David Blui Mercer						
DATE	13-10-2020						
PROJECT	18035-10-10-2020						
ADDRESS	5, Alley 4, St. Lucy Street, Nawar						
DESCRIPTION	As Approved & Proposed Sections XX & YY						
SCALE	1:100						
DATE	13-10-2020						
PROJECT	18035-10						

Annetti C – Ritratti tas-Sit





**PART III
EIGHTH SCHEDULE**

Physical Attributes of Immovable Property

Locality

Address

Total Footprint of Area Transferred *

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


Type of Property	<input type="checkbox"/> Villa	<input 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 checked="" type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input checked="" type="checkbox"/> Pre WW2	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" 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 checked="" type="checkbox"/> Shell	<input type="checkbox"/> Semi-finished **	<input type="checkbox"/> Finished ***	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input checked="" type="checkbox"/> Poor	
Amenities <i>Tick as many as appropriate</i>	<input checked="" type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input 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	

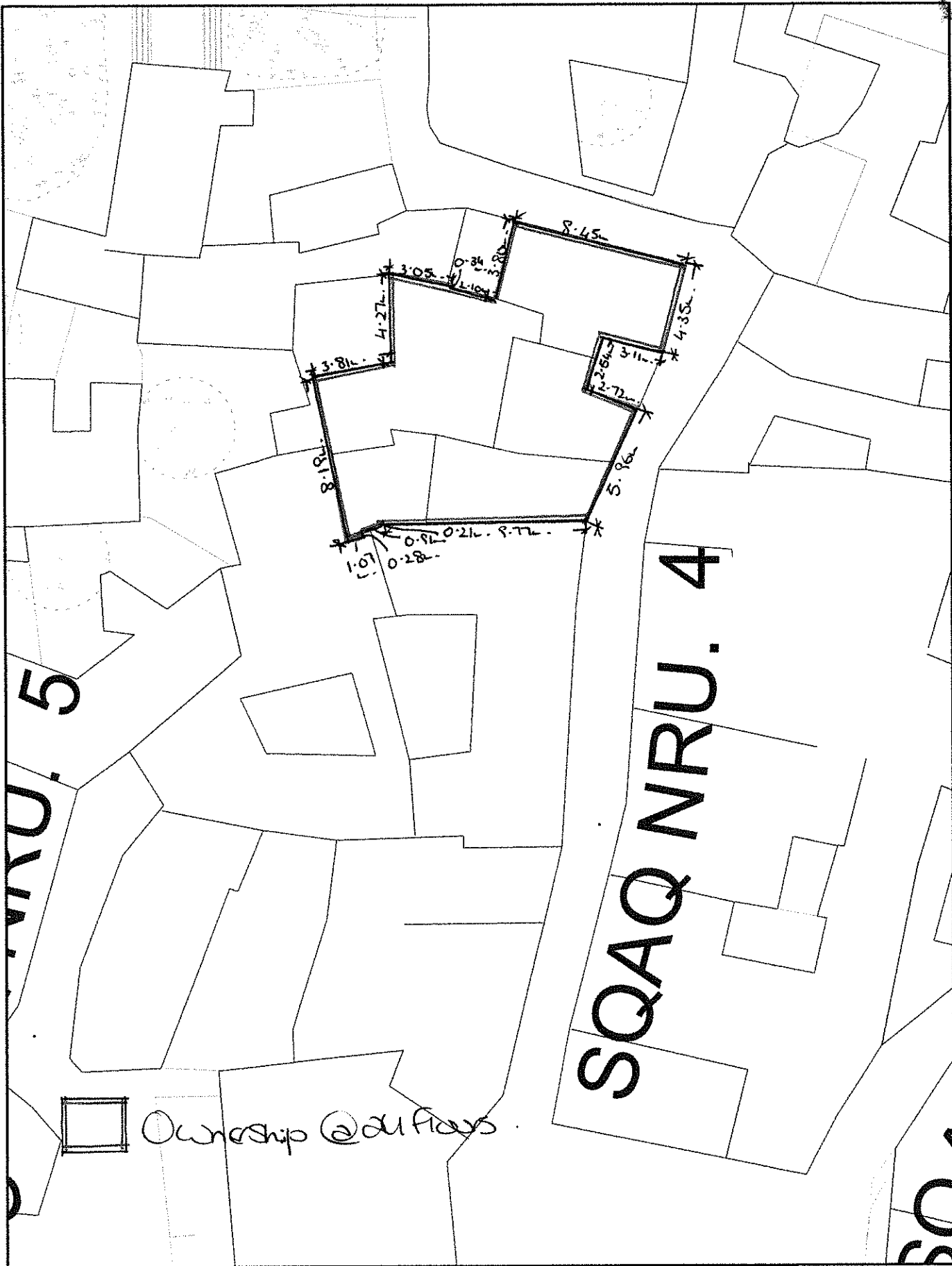
* Includes all lands and gardens but excludes additional floors, roofs and washrooms
 ** Includes plastering, electricity, plumbing and floor tiles
 *** Includes ** plus bathrooms and apertures

Date: 21/05/2011

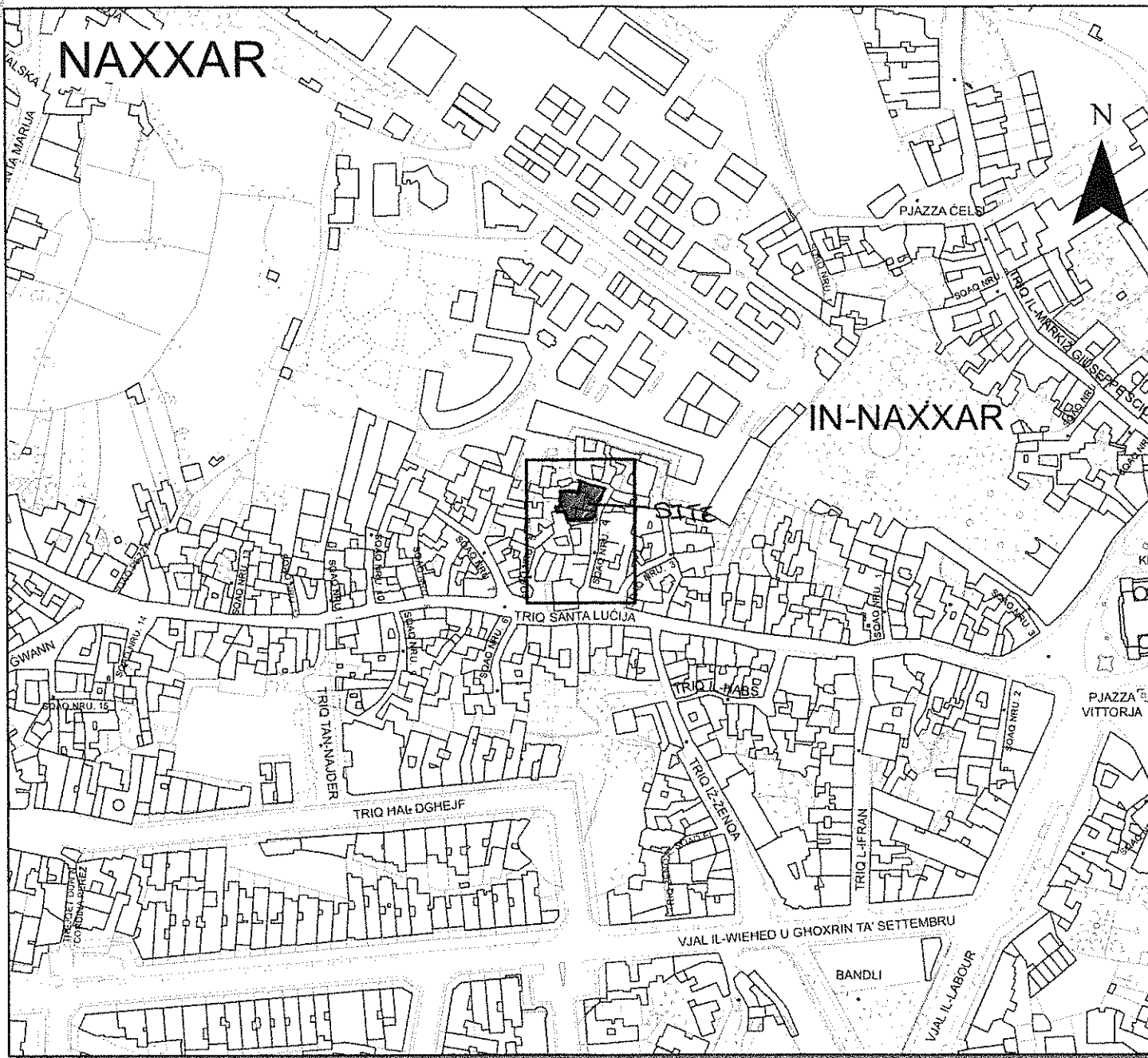
Perit's Signature: 

Warrant Number: 630

Rubber Stamp:




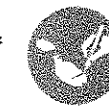
Scale 1:250



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-Reġistrazzjoni tal-Artijiet

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



Land Registration Agency

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

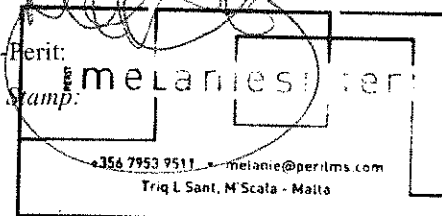
Nru tal-Mappa: Map Number:	218492 E	Pożizzjoni Ċentrali: $x = 49707$ Centre Coordinates: $y = 74873$	Parti min S.S.: Extracted from S.S.:	4874	Data: Date:	15/06/2021
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Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:



Qies (metri kwadri):

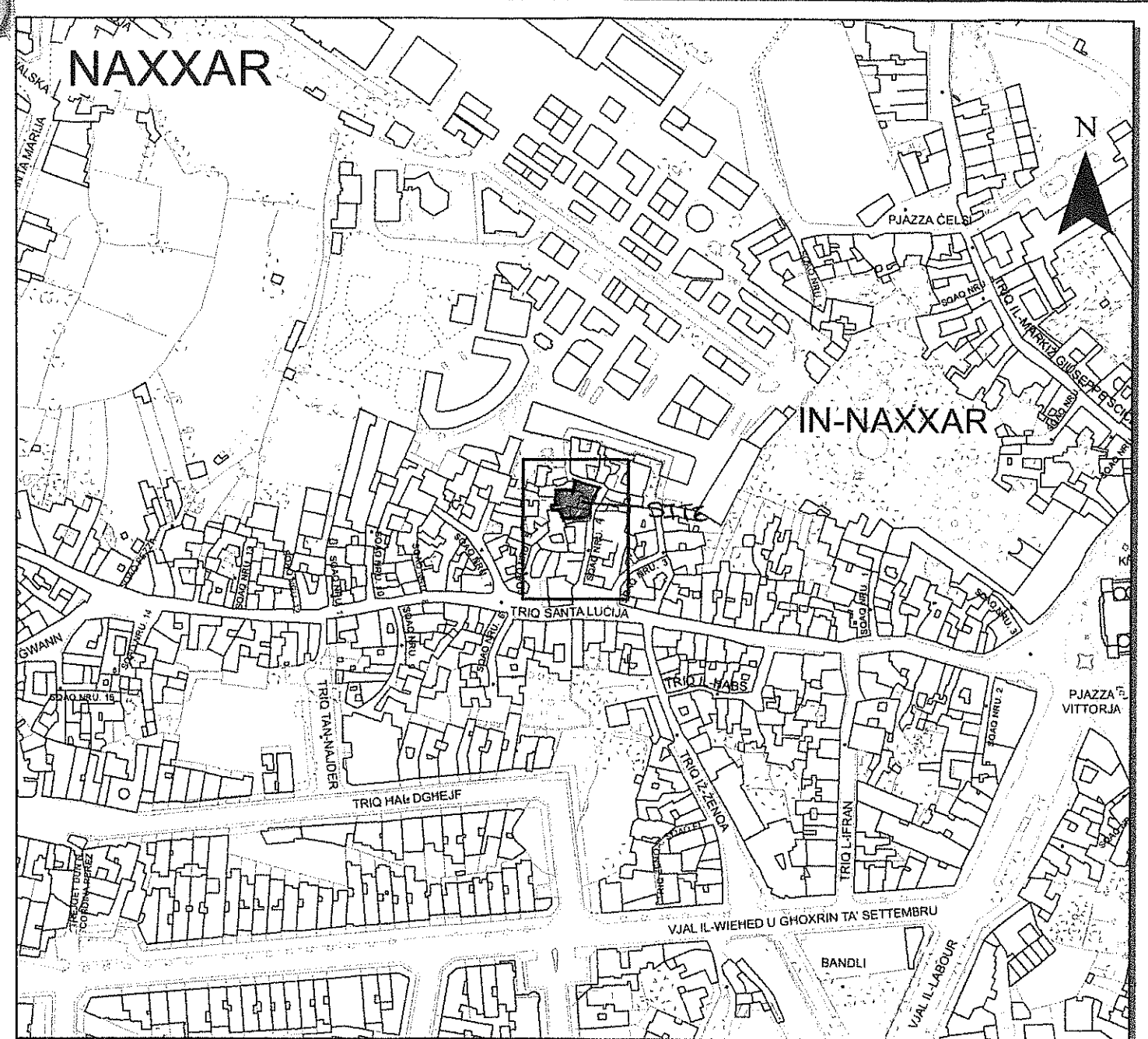
Area (square metres): **Circa 167.55m²**

Firma ta' l-Applikant:

Applicant's Signature:

LR 215284

Dritt imhallas
Fee Paid



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija ghar-Registrazzjoni tal-Artijiet
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta



Land Registration Agency
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: 218492 E	Pozizzjoni Ċentrali: x = 49707	Parti min S.S.: 4874	Data: 15/06/2021
Map Number:	Centre Coordinates: y = 74873	Extracted from S.S.:	Date:

Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:
Melanie's Perit
356 7953 9511 melanie@peritms.com
Triq L Sant, M'Scala - Malta

Qies (metri kwadri):
Area (square metres): **Circa 167.55m²**

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

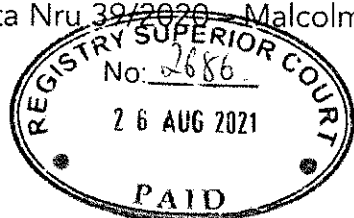
LR 215284

Dritt imħallas
Fee Paid

Registratur Tal-Qorti
Fil-Prim Awla
Tal-Qorti Civili

NOTA KORRETTORJA/ADDIZZJONALI DWAR NRU 48/2019

Atti tas-Subasta Nru 39/2020 - Malcolm Jones et vc Francis Debattista et




Fl-Atti tas-Subbasta Nru 39/2020 fl-ismijiet
Malcolm Jones et
vs
Francis Debattista

B'Referenza mar-rapport tiegħi bid-data ta' l-Erbghatax ta' Gunju 2021, nixtieq nagħmel it-tibdila li gejja:

NOTI ADDIZZJONALI:


F'pagna no 4, il-frazi "Għaldaqtant qed tiġi rakomandata li l-valur tal-propjeta in kwistjoni ikolla valur ta' €600,000.00 (Sitt mitt elf euro)" għanda tiġi mibdula hekk:

"Għaldaqtant qed tiġi rakomandata li l-valur tal-propjeta in kwistjoni ikolla valur ta' €500,000.00 (Hames mitt elf euro)"


Perit Melanie Spiteri
Perit Tekniku



ILLUM. 06 ta' Settembru, 21
DEHER IL-PERIT LEGALI/TEKNIKU Melanie Spiteri
486.39.1M LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU


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

26 AUG 2021
Illum.....
Ippreżentata mill- Perit M. Spiteri
B/bla dok..... dokument
Perit M. Spiteri
Deputat Registratur
Deputy Registrar
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)