

PERIT DUNCAN MUSCAT B.{E. & A.}(Hons). M.Sc., A. & C.E.
2, KENT COURT, 71, ST. PAUL'S STREET, NAXXAR NXR4016
TEL; +356 21432178, FAX; +356 21416935, MOB; +356 99897969

11 ta' Novembru 2021 (aggornata 27 ta' Jannar 2022)

Skond digriet ta' din l-Onorabbli Qorti, datata 11 ta Novembru 2020, l-esponent gie nkarigat sabiex jaghmel descrizzjoni u stima tal-fondi indikati fir-rikors ghall-mandat ta' qbid nru. 45/20

Anness ma' din l-ittra hawn wiehed min tlett kopji ta' rapport bid-descrizzjoni u stimi tal-fondi hawn fuq imsemmija.

Il-Perit Arkitett esponent inkarigat mir-ricerki jiddikjara li x-xoghol involut ghall-dawn ir-ricerki huma kif deskritti hawn taht;

Accessi; (2) darbtejn fejn ma stajtx naccessa il-fond (saghtejn b'kollox)
(1) bi sgass nhar it-Hamis, Sitta u Ghoxrin (26) ta' Awissu 2021; (saghtejn)

Ricerki; (1) ricerki ghall-permessi PA 8035/99, DN 2329/02 u GD 1383/00;
(nofs siegha) online
(2) gbir ta' kopja tal-permess PA 8035/99, DN 2329/02 u GD 1383/00, nhar l-hamis', hdax (11) ta' Novembru 2021;
(nofs siegha) mill-PA f'Floriana

Spejjess tal koppji tar- Ricerki;

(1) koppja tal-permess PA 8035/99, DN 2329/02 u GD 1383/00
Cash Sale Number 387879-2232-0 ta' Seba u Sittin Euro u Seba u Hamsin centezmu: **€67.65 (anness)**

Trasport; (1) mill-ufficju f'Naxxar sal-lok tal fondi f' Hal Ghaxaq ghall tlett accessi (3) - sar access wiehed (1) min dawn bi sgass
(2) mill-ufficju f'Naxxar ghall - PA ghal koppja tal-permessi antiki ghall darba (1)

Typing; tlett (3) kopji tal-equivalenti ta' 8 pagna ttajpjati

Ritratti; tlett (3) kopji ta' 46 ir-ritratt stampati bil-kulur

Pjanti; Tlett (3) kopji tal-pjanti ta' dawn li gejjin;

Tnejn (2) A3

True copy ta' zewgt (2) pjanti (equivalent ta' A2) mill permessi

True copy ta' (1) pjanta (equivalent ta' A3) mill permessi

True copy ta' hames (5) karti A4 bid-dettallji tal-permess

True copy ta' (1) karta A4 bi pjanta tal-akkwist datat 11/07/2007 (bejt)

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Site Plans; Tlett (3) Kopji ta' dawn li gejjin;

A4 Site plan (bil kulur) ufficjali mixtri mis-sit tal-planning
A3 (bil-kulur) tal-'*Height Limitation Map*' ta' Hal Ghaxaq

Ohrajn; Tlett (3) Kopji ta' dawn li gejjin;

A4 estratt (bil kulur) mill DC15 – 'interpretation of height limitation'

Relazzjoni Ulterjuri:

tlett (3) kopji tal-equivalenti ta' 2 pagni ttajpjati
zewgt (2) Siteplan originali tal-land registry mmarkata w ffirmata mill-esponent
Zewgt (2) kopji taz-zewgt site plans (A3) x2
Schedule 8 orignali
Zewgt (2) kopji tal-Schedule 8 (A4)

Ittri u notifikji; biex niltaqa mal-partijiet ghall-accessi u ghar-rugunijiet ta' ricerki (l-ircevu ti ta dawn m'humiex annessi u ghalhekk huma koperti mill-esponent)

Valutazzjoni tal-propjeta'; il-valur totali tal-fond jammonta ghal mitejn elf Euro.

€ 200,000.00

(Irreferi ghal pagna numru tlieta (4) fir-rapport originali.)

Perit Duncan Muscat

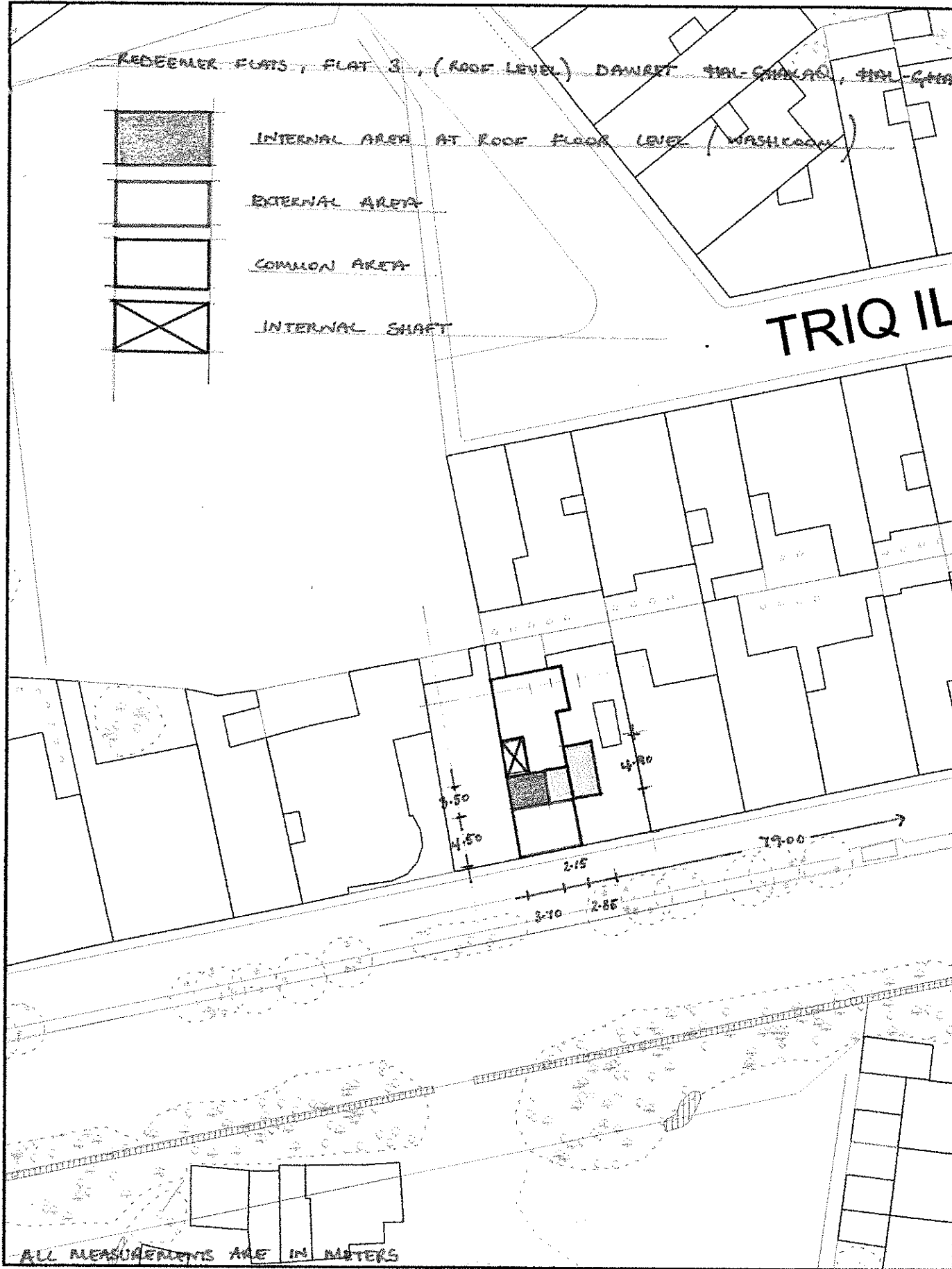
ILLUM.....08.03.22
DEHER IL-PERIT LEGALI/TEKNIKU. *Duncan Muscat*
52987511 LI FALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOCFTI LILU

DEPUTAT REGISTRATUR

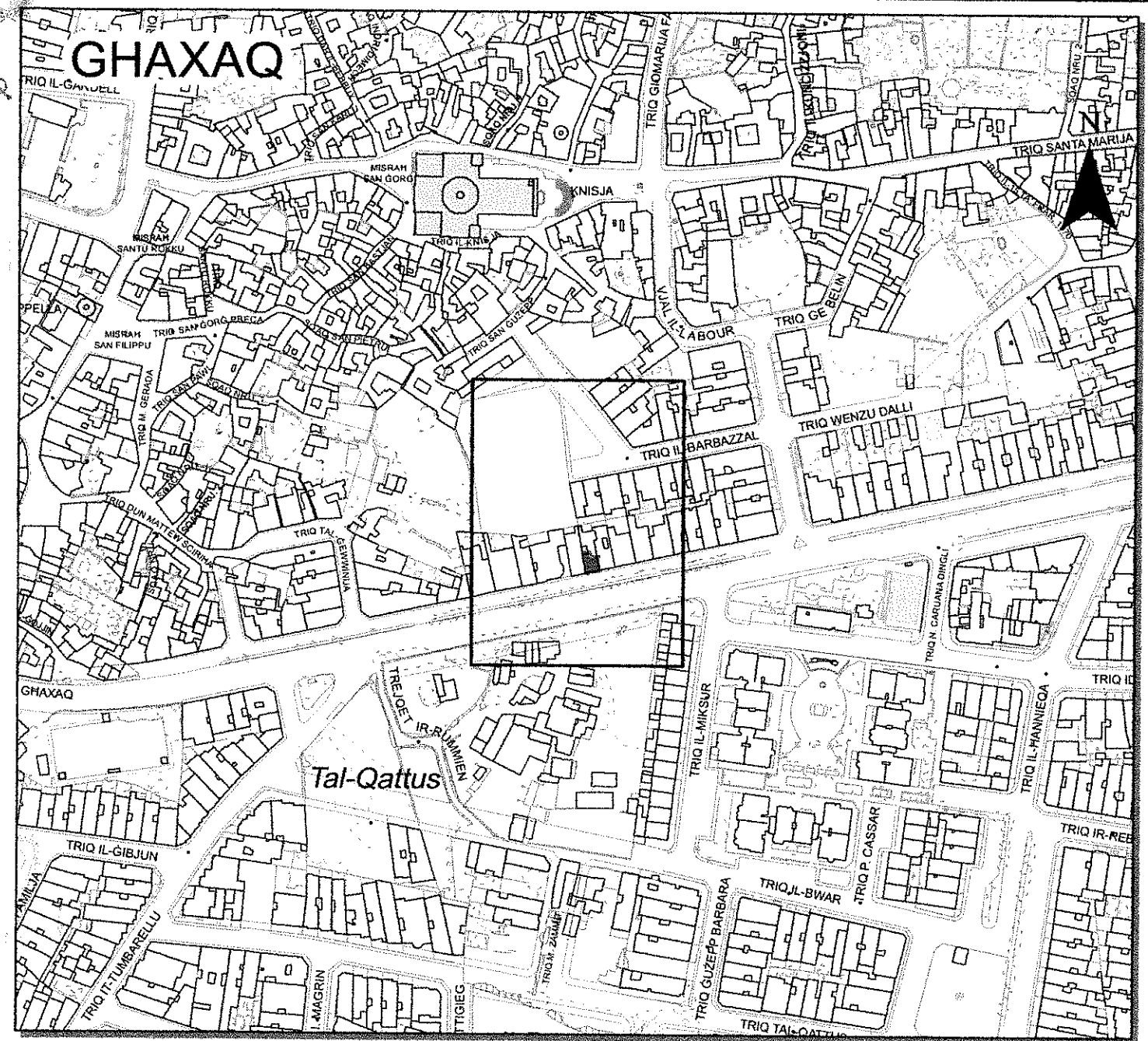
Rose Marie Vella
Deputat Registratur
Deputy Registrar
Qrati tal-Gustuzzja (Malta)
Law Courts (Malta)

ILLUM.....27 JAN 2022
Ippreżentata mill- *Perit H. O. Muscat*
B/bla dok..... *2* dokumenti

Rose Marie Vella
Deputat Registratur
Deputy Registrar
Qrati tal-Gustuzzja (Malta)
Law Courts (Malta)



Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Agenzija għar-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: **245668 E**
Map Number:

Pozizzjoni Ċentrali: **x = 56519**
Centre Coordinates: **y = 67389**

Parti min S.S.: **5667**
Extracted from S.S.:

Data: **11/01/2022**
Date:

Perit:
Architect:

Perit Duncan Muscat

Timbru tal-Perit: **B. (C. & A.) (Hons), M.Sc., M.Y.C.S. A. & C.E.**
2 Kent Court, 71, St. Paul's Street, Naxxar NXK 4015

Architect's Stamp:

Email: duncan@peritmuscat.com
Tel: 21432178 Mob: 99897960



Qies (metri kwadri): INT. AREA \approx 12.45 m²
Area (square metres): EXT. AREA \approx 26.30 m²

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

LR 259203

Dritt imhallas
Fee Paid

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Siteplan originali tal-land registry mmarkata w ffirmata mill-esponent

Zewgt (2) kopji tas-site plan (A3)

Schedule 8 orignali

Zewgt (2) kopji tal-Schedule 8 (A4)

Ittri u notifiki; biex niltaqa mal-partijiet ghall-accessi u ghar-rugunijiet ta' ricerki (l-ircevu ti ta dawn m'humie x annessi u ghalhekk huma koperti mill-esponent)

Valutazzjoni tal-propjeta'; il-valur totali tal-fond jammonta ghal mitejn elf Euro.

€ 200,000.00

(Irreferi ghal pagna numru tlieta (4) fir-rapport originali.)

Perit Duncan Muscat

illum..... 25 JAN 2022
Ipprezentata mill- *Perit D. Muscat*
B/bla dok..... *over*..... dokumenti

ILLUM. 08:03:22
DEHER IL-PERIT LEGALI/TEKNIKU... *Duncan Muscat*
529875 M... LI FALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOCHTI LILU

(Malta)
DEPUTAT REGISTRATUR

Relazzjoni ulterjuri tal-Perit Arkitett DUNCAN MUSCAT B.{E. & A.} (Hons.), M.Sc
(Sust. Inf.), M.YCS., A. & C.E.,

A. Illi skond digriet ta' din l-onorabbli Qorti, datata 11 ta' Novembru 2020, l-esponent gie nkarigat sabiex jaghmel descrizzjoni u stima tal-fond indikat hawn taht:

Appartament, fit-tielet sular, internament immarkat bin-numru tlieta (3) u bl-isem "Redeemer Flats", li jinsab fuq in-naha tax-xellug meta thares lejn il-faccata, formanti min kumpless ta' bini li jikkonsisti f'terran u garaxx fl'ewwel sular b'entrata privata, zewg appartamenti sovrastanti fit-tieni sular u zewg appartamenti fit-tielet sular, wiehed minn dawn ta l-ahhar tnejn huwa appartament numru tlieta (3), accessibli mill-entrata komuni fl'ewwel sular li tinsab bejn il-pjan terran u l-garaxx gewwa Dawret Hal-Ghaxaq, Hal-Ghaxaq. L-imsemmi appartament huwa konfinanti min-Nofsinhar mal-imsemmija triq, mal-lvant ma propjeta' tal-werrieta ta' Luigi Ellul u mal-Punent ma' propjeta' ta' Emanuel Spiteri u ghandu s-sehem indiviz tal-partijiet komuni u s-servizzi tal-kumpless tal-bini li huma intenzjonati ghall-uzu komuni tas-sidien tal-imsemmi kumpless ta' bini, kif soggett ghac-cens annwu u perpetwu ta' Lm2.33, bit-drittijiet u pertinenzi kollha tieghu, u bl-arja.

Gie miftiehem li l-porzjon tal-bejt li hemm bhalissa fuq wara tal-bejt flimkien mal-kamra tal-bejt (washroom) li hemm fuq il-porzjon ta'dan is-saqaf immarkat bil-blu fuq il-pjanta annessa mal-att tal-akkwist datat 11/07/2007 in atti Nutar Joseph Debono, u accessibbli mill-parti immarkata bl-ahmar fuq l-istess pjanta, ha jibqa soggett ghad-dritt ta'dejjem favur is-sidien tal-appartament sottostanti u li huwa appartament internament immarkat bin-numru wiehed (1) bl-isem 'Saint Mary Flat'. Dan id-dritt ha jibqa' jitgawda ghal-dejjem fuq l-oghla bejt u kamra tal-bejt (washroom), li ghandu d-dritt ta'access ghall-imsemmi ghall-iskop ta'manutenzjoni u/jew tiswijiet tat-tank tal-ilma, tv aerial u/jew dish tal-antenna jew apparat iehor li jinsab fuq l-imsemmi bejt jew kamra tal-bejt (washroom). Fis-sens ukoll li l-imsemmi bejt jew kamra tal-bejt (washroom) jew l-oghla bejt jew kamra tal-bejt (washroom) li ser jkun sovrastanti l-appartament bin-numru tlieta (3) jibqa oggett ghas-servitu' biex jinstalla tank tal-ilma, tv, aerial u/jew dish tas-satellita u/jew apparat iehor, li ghandu ukoll dritt ghall-access ghal-istess ghal-skopijiet ta'manutenzjoni u/jew tiswija tal-istess u din favur tal-art terran sottostanti fl-istess korp ta' bini minghajr numru ufficjali bl-isem 'Saint Joseph House', li huwa sottostanti appartament immarkat bin-numru wiehed (1), Dawret Hal-Ghaxaq, Ghaxaq.

B. Id descrizzjoni u stima gew pprezentati fil 12 ta'Novembru 2021.

C. Illi l-esponent gie nkarigat fis-16 ta Novembru 2021 sabiex jirrelata ulterjorment dwar il propjeta kif hawn taht ddikjarat mill-istess esponent

1. L-esponent jikkonferma illi l-prezz prezenti tas-suq tal-propjeta jammonta ghal-mitejn elf euro.

€ 200,000.00

2. L-esponent jikkonferma li d-deskrizzjoni tas-sehem indiviz tal-partijiet komuni u servizzi, c-cens annwu u perpetwu u l-arja kif deskritt fil-primo rikors tal-Bank of Valletta datat 18 ta' Novembru 2020, huma s-segwenți;

i) Is-sehem indiviz jikkonsisti minn entrata, tromba tat-tarag, kamra fuq it-tarag li jaccessja ghal-bejt u parti mil-bejt li jaghti ghal arji w washrooms indipendenti tas-sidien tal-appartamenti tal-blokk. It-tarag jibda mit-terran, (accessibbli min entrata / bieb ta'barra tal-komun), u jkompli sal-livell tal-bejt; tlett sulari b'kollox. Il hitan tat-tromba tat-tarag huma mizbughin biz-zebgha bajda (whitewash), it-tarag huwa maghmul bil-perlato', mentri l-puggaman huwa maghmul bil-hadid mizbugh iswed. Il bieb tal-komun ta'barra huwa maghmul mill-aluminium. Is-superfici tal-access ghal arja w il-washroom huwa il-kontrabejt originali mizbugh bir-'roof compund'. It-tromba tat-tarag tinsab fi stat tajjeb b'eccezzjoni tal-livell tal-kamra ghal fuq il-bejt fejn hemm bzonn li jerggha jinzebah il-hitan tal-komun li huwa migruf u mtebba bl'umdata'. L-art tal-bejt ghandu bzonn jerggha jithalleb.

ii) Ghalkemm jidher li fil-passat gew installati d-dawl u l-ilma fl'appartament, dawn is servizzi m'ghadhomx operattivi. Il-bozzoz kollha gew imneħhija u hafna 'sockets' sfaw mkissrin. M'hemmx ilma fil-viti.

iii) Il-primo rikors tal-Bank of Valletta datat 18 ta' Novembru 2020 tiddikjara li din l-propjeta hija soggett ghac-cens annwu u perpetwu ta' Lm2.33, (€5.43) fis-sena bit-drittijiet u pertinenzi kollha tieghu, u bl-arja.

D. Il-formula tal-Land Registry w s-Schedule 8 huma mehmuza ma din ir-Relazzjoni ulterjuri tal-esponent



Perit Duncan Muscat (A. & C.E.)

2, Kent Court, Triq San Pawl, Naxxar, NXR4016



EIGHTH SCHEDULE

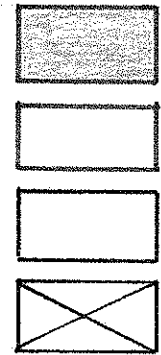
PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	G4AXAQ
Address	REDEEMER FLATS, FLAT 3, DAWRET HALGURKAR
Total Footprint of Area Transferred*	113.05

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 checked="" type="checkbox"/> Flat/Apartment <input type="checkbox"/> Penthouse <input type="checkbox"/> Mezzanine <input type="checkbox"/> Maisonette <input type="checkbox"/> Farmhouse <input type="checkbox"/> Terraced House <input type="checkbox"/> Ground Floor Tenement
Age of Premises	<input type="checkbox"/> 0-20 years <input type="checkbox"/> Over 20 years <input type="checkbox"/> Pre WWII
Surroundings	<input type="checkbox"/> Sea View <input type="checkbox"/> Country View <input checked="" type="checkbox"/> Urban
Environment	<input type="checkbox"/> Quiet <input checked="" type="checkbox"/> Traffic <input type="checkbox"/> Entertainment <input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell <input type="checkbox"/> Semi-Finished** <input checked="" type="checkbox"/> Finished***
Level of Finishes	<input type="checkbox"/> Good <input type="checkbox"/> Adequate <input checked="" type="checkbox"/> Poor
Amenities <small>Tick as many as appropriate</small>	<input type="checkbox"/> With Garden <input type="checkbox"/> With Pool <input type="checkbox"/> With Lift <input type="checkbox"/> With Basement <input checked="" type="checkbox"/> No Garage <input type="checkbox"/> One car Garage <input type="checkbox"/> Two Car Garage <input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof <input type="checkbox"/> No Ownership of Roof <input checked="" type="checkbox"/> Shared Ownership

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

Date: 20-1-2022	Perit's Signature:
Warrant Number: 410	Perit Duncan Muscat B. (E. & A.) (Hons), M.Sc., MYCS, A. & C.E. 2 Kent Court, 71, St Paul's Street, Naxos NXR 4016 Rubber Stamp: Email: duncan@peritmuscat.com Tel: 21432178 Mob: 99897969

REDEEMER FLATS, FLAT 3, DAWRET HAL-GHAXAQ, HAL-GHAXAQ



INTERNAL AREA OF PROPERTY AT SECOND FLOOR LEVEL

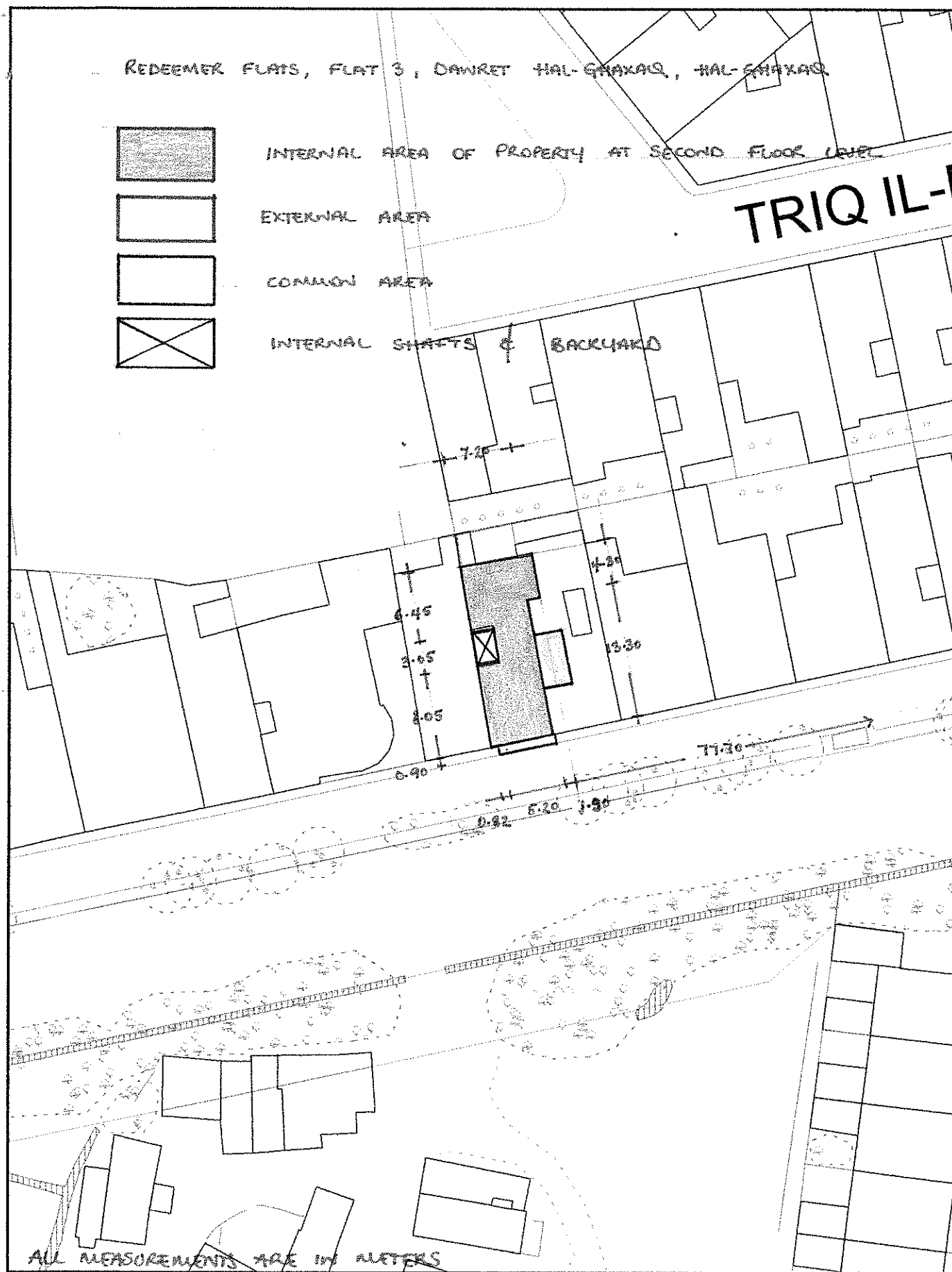
EXTERNAL AREA

COMMON AREA

INTERNAL SHAFTS & BACKYARD

TRIQ IL-F

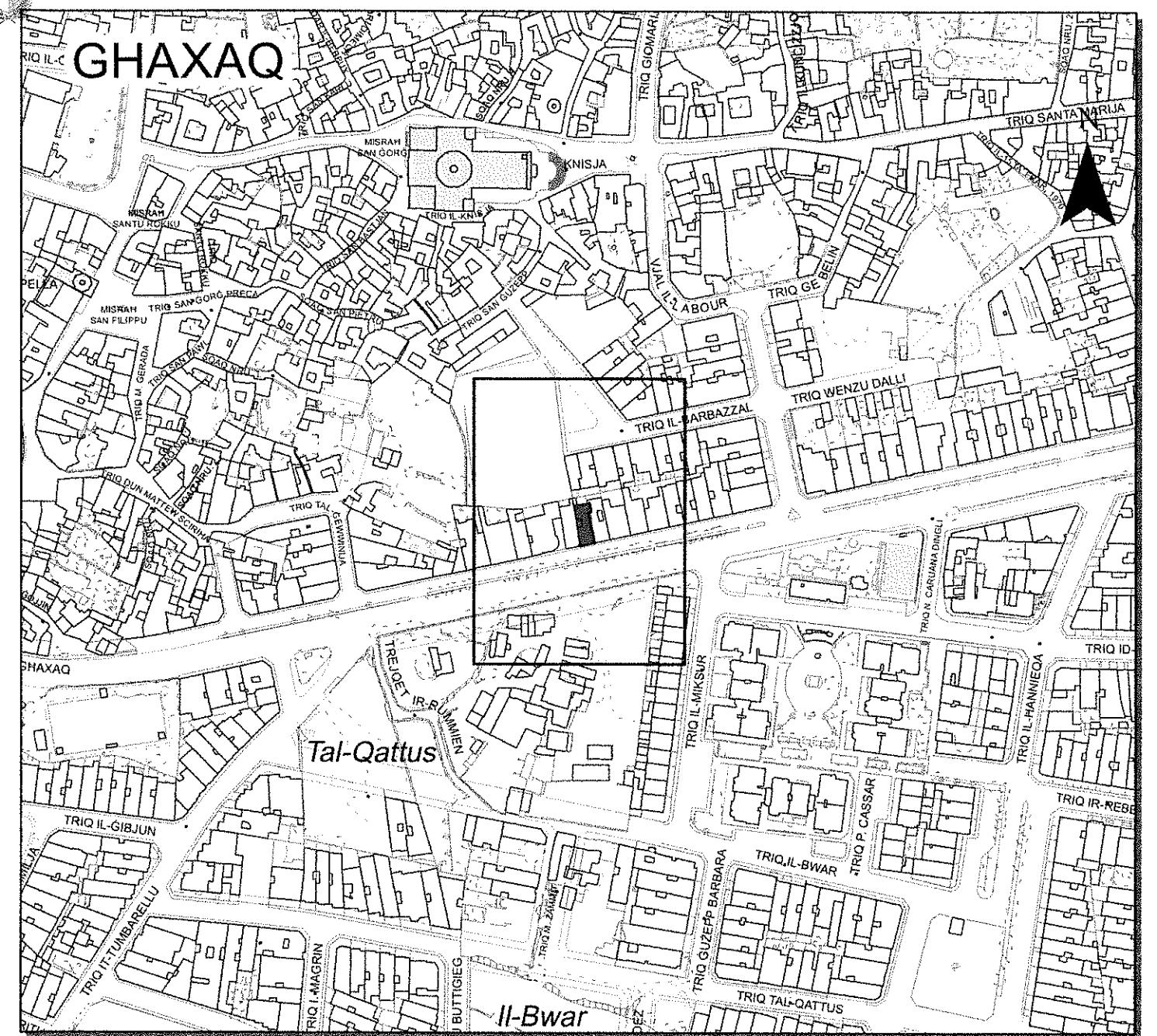
Scale 1:500
0
10
20
30
40
50m



ALL MEASUREMENTS ARE IN METERS

Scale 1:500

0 10 20 30 40 50m



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-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: 236831 E
Map Number:

Pozizzjoni Ċentrali: x = 56522
Centre Coordinates: y = 67378

Parti min S.S.: 5667
Extracted from S.S.:

Data: 04/11/2021
Date:

Perit:

Architect:

Perit Duncan Muscat

Timbru tal-Perit (E. & A.) (Hons), M.Sc., MYCS. A & CE

Architect's Stamp:

Email: duncan@peritmuscat.com
Tel: 21432178 Mob: 99897969



Qies (metri kwadri): INT. AREA ≈ 108.40 m²
Area (square metres): EXT. AREA ≈ 4.65 m²

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

LR 234318

Dritt imħallas
Fee Paid

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Ittri u notifikasi; biex niltaqa mal-partijiet għall-accessi u għar-rugunijiet ta' ricerki

Valutazzjoni tal-propjeta'; il-valur totali tal-fond jammonta għal-madwar hames mija, tnejn u tmenin elf u hames mitt euro illi jikkorrispondu għal-madwar mitejn u hamsin elf lira Maltin.

€ 200,000.00 (Lm 68,000.00)

Irreferi għal pagna numru tlieta (4) fir-rapport anness.

Perit Duncan Muscat

ILLUM. 08.03.22
DEHER IL-PERIT LEGALI/TEKNIKU: *Duncan Muscat*
529875M... LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

DEPUTAT REGISTRATUR
Qrati tal-Gustizzja (Malta)

Illum. 12 NOV 2021
Ipprezentata mill- *Perit Duncan Muscat*
B/bla dok. *One* (1) dokumenti

Annalise Spiteri
Deputat Registratur
Qrati tal-Gustizzja (Malta)



PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta
www.pa.org.mt

Tel: (+356) 2290 0000

customercare@pa.org.mt

VAT No: MT 1281-6708

Exemption No: EXO 1188

Cash Sale

Name: Perit Duncan

Cash Sale Number: 387879-2232-0

Address:

Date:

11 November 2021

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit PA6035/99	1	€4.66	€4.66	€0.00	0
Copy of plans PA06035/99	2	€11.65	€23.30	€0.00	0
Copy of plans DN2329/02	1	€11.65	€11.65	€0.00	0
Copy of permit DN2329/02	1	€4.66	€4.66	€0.00	0
Copy of plans GD1383/00	2	€11.65	€23.30	€0.00	0

Payment Details:

BOV

Debit / Credit Card

Cash Sale Status:

Settled

Total NET: €67.57
Total VAT: €0.00
Total: €67.57

Drawn up by

Elisabetta Festari

Receipt is not valid if payment is dishonoured.

Fil- Prim Awla tal-Qorti Civili

Fl-atti tas-Subbasta:-

Numru 45/20

Rikors għall-mandat ta' Qbid ta' hwejjeg immobbli ta' Brian Pace {detentur tal-karta ta' l-identita' numru 385381(M)} u ta' Fleur Pace {detentura tal-karta ta' l-identita' numru 475679(M)}.

Jesponi bir-rispett

A. Illi skond digriet ta' din l-onorabbli Qorti, datata 11 ta' Novembru 2020, l-esponent gie nkarigat sabiex jaghmel descrizzjoni u stima tal- fond indikat hawn taht:

Appartament, fit-tielet sular, internament immarkat bin-numru tlieta (3) u bl-isem "Redeemer Flats", li jinsab fuq in-naha tax-xellug meta thares lejn il-faccata, formanti min kumpless ta' bini li jikkonsisti f'terran u garaxx fl'ewwel sular b'entrata privata, zewg appartamenti sovrastanti fit-tieni sular u zewg appartamenti fit-tielet sular, wiehed minn dawn ta l-ahhar tnejn huwa appartament numru tlieta (3), accessibli mill-entrata komuni fl'ewwel sular li tinsab bejn il-pjan terran u l-garaxx gewwa Dawret Hal-Ghaxaq, Hal-Ghaxaq. L-imsemmi appartament huwa konfinanti min-Nofsinhar mal-imsemmija triq, mal-lvant ma propjeta' tal-werrieta ta' Luigi Ellul u mal-Punent ma' propjeta' ta' Emanuel Spiteri u ghandu s-sehem indiviz tal-partijiet komuni u s-servizzi tal-kumpless tal-bini li huma intenzjonati ghall-uzu komuni tas-sidien tal-imsemmi kumpless ta' bini, kif soggett ghac-cens annwu u perpetwu ta' Lm2.33, bit-drittijiet u pertinenzi kollha tieghu, u bl-arja.

Gie miftiehem li l-porzjon tal-bejt li hemm bhalissa fuq wara tal-bejt flimkien mal-kamra tal-bejt (washroom) li hemm fuq il-porzjon ta'dan is-saqaf immarkat bil-blu fuq il-pjanta annessa mal-att tal-akkwist datat 11/07/2007 in atti Nutar Joseph Debono, u accessibli mill-parti immarkata bl-ahmar fuq l-istess pjanta, ha jibqa soggett ghad-dritt ta'dejjem favur is-sidien tal-appartament sottostanti u li huwa appartament internament immarkat bin-numru wiehed (1) bl-isem 'Saint Mary Flat'. Dan id-dritt ha jibqa' jitgawda ghal-dejjem fuq l-oghla bejt u kamra tal-bejt (washroom), li ghandu d-dritt ta'access ghall-imsemmi ghall-iskop ta'manutenzjoni u/jew tiswijiet tat-tank tal-ilma, tv aerial u/jew dish tal-antenna jew apparat iehor li jinsab fuq l-imsemmi bejt jew kamra tal-bejt (washroom). Fis-sens ukoll li l-imsemmi bejt jew kamra tal-bejt (washroom) jew l-oghla bejt jew kamra tal-bejt (washroom) li ser jkun sovrastanti l-appartament bin-numru tlieta (3) jibqa oggett ghas-servitu' biex jinstalla tank tal-ilma, tv, aerial u/jew dish tas-satellita u/jew apparat iehor, li ghandu ukoll dritt ghall-access ghal-istess ghal-skopijiet ta'manutenzjoni u/jew tiswija tal-istess u din favur tal-art terran sottostanti fl-istess korp ta' bini minghajr numru ufficjali bl-isem 'Saint Joseph House', li huwa sottostanti appartament immarkat bin-numru wiehed (1), Dawret Hal-Ghaxaq, Ghaxaq.

B. Id-digriet gharraf l-esponent biex jipprezenta r-rapport sal-18 ta'Frar 2021. Mandankollu l-access ma setax jsir minhabba li l-propjetarji tal-fond ma kienux inizjalment rintraccabli u meta l-esponent irnexxielu jikkomunika ma' wiehed minnhom; li huwa is-sur Brian Pace, dan ma kellux ic-cwieviet tal-fond. Minhabba f'hekk, wara diversi tentattivi ta access, l-esponent kellu jirrekjedi sgass b'digriet.

C. Illi sussegwentement sar sgass sar il-Hamis 26 ta Awissu 2021 fil-presenza tas-Sur Brian Pace (li ddikjara li ma kellux ic-cwieviet tal-fond) u l-avukat tieghu; Dr. Ryan Ellul, rappresentant tal-BOV; is-Sur Dennis Borg, il-Marixxalli Monalito Briffa u Mario Genuis, il-haddiem li sgassa il-bieb tal-appartament numru tlieta (3); is-Sur Louis Apap u zewgt pulizija; Christian Farrugia (PC297) u Philip Camilleri (PC167). Wara l-access u l-ispezzjoni tal-esponent, il-haddiem irranga il-bieb mkisser u biddel s-serratura taghha.

D. Matul l-access msemmi saru kejl u spezzjoni dettaljati tal-fond. Intiehdu ritratti tal-faccata, u terrazzini u 'features' ta' importanza ghal dan ir-rapport. L-esponent pinga pjanti tal-fond skond il-kejl illi sar waqt l-access.

E. Illi sussegwentement saru ricerki tal-fond hawn fuq imsemmi biex jsir paragon bejn dak mkejjel mill-esponent u dak approvat mill-awtoritajiet koncernati; jiggifieri PAPB; (Planning Area Permits Board), MEPA; (Malta Environment and Planning Authority) u PA; (Planning Authority). Saret ricerca biex l-esponent jinforma din l-onorabbli Qorti dwar il-'height limitations' u potentjal tal-fond msemmi.

F. Descrizzjoni tal-Propjeta' tal-fond qiegghda deskritta fid-dettal fil-pagni segwenti. Il-valur tal-fond huwa ddikjarat fl-ahhar ta' kull descrizzjoni u huwa ddikjarat fil-pagna li jmiss - **NUMRU 4**

G. Il-pjanti, ritratti u site plan huma annessi fid-descrizzjoni f'dan ir-rapport. Il-mappa tal-'building height limitations' hi anness fl-ahhar ta' dan ir-rapport. Il-mappa tal-'building height limitations' hija l-unika tpingija li m'hiex ghal skala. (**NOT TO SCALE - ARA PAGNA NUMRU 45**)

H. Dan l-propjeta huwa soggett ghac-cens annwu u perpetwu ta' Lm2.33, (€5.43) fis-sena bit-drittijiet u pertinenzi kollha tieghu, u bl-arja

VALUTAZZJONI TAL-FONDI - SOMMARJU

Wara li l-esponent ikkonsidra il-fatturi rilevanti kollha, inkluz il-lok, it-tip tal-propjeta, u l-prezz tas-suq ta' proprjeta simili fl-akkwati, jiddikjara illi l-prezz prezenti tas-suq tal-propjeta jammonta ghal-madwar mitejn elf euro illi jikkorrispondu ghal-madwar sitta u tmenin elf lira Maltin.

€ 200,000.00 (Lm 86,000.00)

Tant ghandu l-esponent x'jissottometti ghal wisq aktar savju gudizzju ta' din l-Onorabbli Qorti



Perit Duncan Muscat

2, Kent Court, 71, Triq San Pawl, Naxxar, NXR4016

FOND

Appartament, fit-tielet sular, internament immarkat bin-numru tlieta (3) u bl-isem "Redeemer Flats", li jinsab fuq in-naha tax-xellug meta thares lejn il-faccata, formanti min kumpless ta' bini li jikkonsisti f'terran u garaxx fl'ewwel sular b'entrata privata, zewg appartamenti sovrastanti fit-tieni sular u zewg appartamenti fit-tielet sular, wiehed minn dawn ta l-ahhar tnejn huwa appartament numru tlieta (3), accessibli mill-entrata komuni fl'ewwel sular li tinsab bejn il-pjan terran u l-garaxx gewwa Dawret Hal-Ghaxaq, Hal-Ghaxaq. L-imsemmi appartament huwa konfinanti min-Nofsinhar mal-imsemmija triq, mal-lvant ma propjeta' tal-werrieta ta' Luigi Ellul u mal-Punent ma' propjeta ta' Emanuel Spiteri u ghandu s-sehem indiviz tal-partijiet komuni u s-servizzi tal-kumpless tal-bini li huma intenzjonati ghall-uzu komuni tas-sidien tal-imsemmi kumpless ta' bini, kif soggett ghac-cens annwu u perpetwu ta' Lm2.33, bit-drittijiet u pertinenzi kollha tieghu, u bl-arja.

Gie miftiehem li l-porzjon tal-bejt li hemm bhalissa fuq wara tal-bejt flimkien mal-kamra tal-bejt (washroom) li hemm fuq il-porzjon ta'dan is-saqaf immarkat bil-blu fuq il-pjanta annessa mal-att tal-akkwist datat 11/07/2007 in atti Nutar Joseph Debono, (ARA PAGNA NUMRU 47) u accessibli mill-parti immarkata bl-ahmar fuq l-istess pjanta, ha jibqa soggett ghad-dritt ta'dejjem favur is-sidien tal-appartament sottostanti u li huwa appartament internament immarkat bin-numru wiehed (1) bl-isem 'Saint Mary Flat'. Dan id-dritt ha jibqa' jitgawda ghal-dejjem fuq l-oghla bejt u kamra tal-bejt (washroom), li ghandu d-dritt ta'access ghall-imsemmi ghall-iskop ta'manutenzjoni u/jew tiswijiet tat-tank tal-ilma, tv aerial u/jew dish tal-antenna jew apparat iehor li jinsab fuq l-imsemmi bejt jew kamra tal-bejt (washroom). Fis-sens ukoll li l-imsemmi bejt jew kamra tal-bejt (washroom) jew l-oghla bejt jew kamra tal-bejt (washroom) li ser jkun sovrastanti l-appartament bin-numru tlieta (3) jibqa oggett ghas-servitu' biex jinstalla tank tal-ilma, tv, aerial u/jew dish tas-satellita u/jew apparat iehor, li ghandu ukoll dritt ghall-access ghal-istess ghal-skopijiet ta'manutenzjoni u/few tiswija tal-istess u din favur tal-art terran sottostanti fl-istess korp ta' bini minghajr numru ufficjali bl-isem 'Saint Joseph House', li huwa sottostanti appartament immarkat bin-numru wiehed (1), Dawret Hal-Ghaxaq, Ghaxaq.

Analazi tal-lokalita tal-fond

Din il-proprjeta' tinsab fit-triq principali ta' Hal Ghaxaq. It-Trasport Pubbliku jgħaddi f'idejn il-proprjeta' b'bus stops li jinsabu qrib hafna li jagħmilha partikolarment aċċessibbli u b'rotot diretti tal-karozzi tal-linja lejn il-Belt Valletta. Il-proprjeta' hija ċentrali hafna u hija qrib il-kumditajiet bażiċi kollha. **(IL-FOND HUWA MMARKAT FUQ 'SITE PLAN' MEHMUŻA PAGNA NUMRU 33)**

Ghar-ragunijiet ta' referenza, r-ritratt tal-faccata tal-fond huwa mehmuz; **(PAGNA 9 - FIR-RITRATT 001).**

Descrizzjoni tal-Proprieta':

Din il-proprjeta' tikkonsisti min appartamenti fit-tielet sular (second floor) u parti divisa tal-bejt inkluz kamra tal-bejt (washroom) bid-drittijiet kif imsemmija hawn fuq. Il-fond jinkludi uzu indiviz tal-komun. Il-komun jinkludi l-entrata fl'ewwel sular (ground floor) tarag u access għal-bejt kif indikati fil-pjanti annessi.

L-appartament jikkonsisti minn salott, tlett kmamar tas-sodda, kamra tal-banju, kcina u kamra tat-toilet zghira annessa mal kcina. Kif wiehed jidhol mil-bieb tal-appartament (accessibli mill-komun), jsib is sala (hall) annessa mas-sallott. Mis-sala hemm zewgt wiehed jista' jaccessa zewgt kmamar tas-sodda li jghatu għal-fuq il-faccata. Il-'main bedroom' għandu access għall-gallarija fuq barra. Fuq in-naha l-ohra tas-sala / sallott hemm kurritur li jwassal għal-kcina (u kamra tat-toilet) u t-tielet kamra tas-sodda.

Il-fond jinsab fi stat ta' abbandun u jidher li m'għadhux jintuza regolarment. Fil-fatt, jidher li hemm bzonn ta' manutenzjoni fuq il-'finishes' tal-appartament kollhu. Il-kmamar kollha jidhru li ilhom snin twal ma jsirilhom manutenzjoni b'hafna ghamara

mkissra u fi stat li ma jissewwewx. Il -maggoranza tal-hitan ghandu z-zebgha mtajjar, mqaxxar jew mmarkat kollhu bid-daqqiet u thazziz / tharrab (scribbling). Il-‘main bedroom’ u s-salott jidhru li kellhom / ghandhom problema ta’ umdita’ u bicca kbira tal-hajt huwa mtebba’. Hafna biebien huma mkissrin bil-koxxox mtajrin jew neqsin, mentri hafna ‘sockets / electrical points’, kif ukoll l – ‘appliances’ huma mkissrin jew neqsin. F’certu postijiet fil-fond, il-madum sfronda (sunk), u tkisser. Madankollu, fejn gie mibdul, il-madum il-gdid mhux dejjem qabel mal-kumplament tal-madum esistenti. Il-kamra tal-bejt ukoll ghandha l-hsarat, b’parti mil-hitan giet mghottija bil-‘graffitti’.

Ir-ritratti annessi jindikaw is-stat ta’ abbandun, li jinsab fih il-fond. **(ARAW RITRATTI MIN NUMRU 002 SA 046 - PAGNI 10 - 32).**

Il-Firxa tal-Propjeta’;

Il-footprint tal-fond ghandu arja superficjali ta’ circa 103.40 metri kwadri (inkluz hitan u nofs l-appoggi). Il gallarija li qieghda fuq il-faccata hija ta circa 4.65 metr kwadri. L arja totali tal-kamra tal-bejt (washroom) hija ta’ circa 12.87 metri kwadri u il-parti mill-bejt li hija l-parti divisa ta l-istess propjeta’ (appartament numru 3) hija ta’ circa 27.23 metri kwadri. **(REFERENZA GHALL-PJANTI QORTI/45/20/1 U QORTI 45/20/2 FUQ PAGNI 34 U 35)**

Permessi u potenzjal tal-Propjeta’;

Fl-ahhar permessi approvati fuq din il-propjeta’; PA 6035/99 **(PAGNI NUMRI 36 - 42)** u DN 2329/02 **(PAGNI NUMRI 43 - 44)**, jidher illi il-bini huwa mibni skond il-permessi mahruqa hlief ghal xi modifiki zgħar, kif spjegati hawn taht. PA 6035/99 jipproponi iz-zieda ta’ zewgt appartamenti ft-tielet sular (second floor), mentri, (DN 2329/02) jipproponi zieda ta’ kamra tal-bejt (washroom).

Mill-ispezzjoni li ghamel l-esponent jidher li l-appartament ghandu kamra tal banju uniku fl-entrata u mhux 'washroom' u 'bathroom' separati kif jidhru fil-permess PA 6035/99. Jidher ukoll il-pjanti tal-bini attwali huwa differnti mill-pjanti tal-permess ghax skambjati l-kmamar tas-sodda, il-kcina u s-salott u il kamra tat-toilet li jezisti ma genb il-kcina (kif indikat fil-pjanti mpengija mil-esponent) m'huiex indikat f'dan il-permess. Il-'washroom' kif indikat fil permess DN 2329/02 huwa mibni differenti mill-pjanti annessi ma' dan il permess. **(REFERENZA GHALL-PJANTI QORTI/45/20/1 U QORTI 45/20/2 FUQ PAGNI 34 U 35)**

Skond-il 'Ghaxaq Building Height Limitations Map', il bini f'dan it-triq jista jkun sa gholi ta' tlett sulari u semi-basement. **(REFERENZA GH2 F'PAGNA NUMRU 45)** Dawn jitighu ghal-gholi ta 17.5 metri (5 sulari b'kollox) skond DC 2015 **(REFERENZA ANNEX 2(DC15) F'PAGNA NUMRU 46)**

Madankollu perez li dan il-fond ghandu parti zghira mil-bejt, (il-kamra tal-bejt hija ta' circa 12.87 metri kwadri u il-parti mill-bejt li hija l-parti divisa ta l-istess propjeta hija ta' circa 27.23 metri kwadri) dan ma jistax jigi zzviluppat minghajr ftehim miktub mar-residenti l-ohra tal-blokk u b'hekk ftit jaffettwa fil-prezz.



Cod. 001 (Faccata)



Cod. 002 (Kcina bil-‘appliances’ mkissrin jew neqsin)



Cod. 003 (Kcina bil-hajt mtebba u mimli bit-thazziz)



Cod. 004 (Kcina bil-hajt mtebba, mqaxxar u mimli bit-thazziz)



Cod. 005 (Hajt tat-toilet anessa mal-kcina bil-madum ma jaqbilx)



Cod. 006 (Kamra tat-toilet)



Cod. 007 (Kcina bil-hajt mtebba, mqaxxar u mimli bit-thazziz)



Cod. 008 (Kamra tas-sodda bil-hajt mqaxxar u mimli bit-thazziz)



Cod. 009 (Kamra tas-sodda bl' ghamara mkissrin)



Cod. 010 (Kamra tas-sodda bil-hajt mqaxxar u mimli bit-thazziz)



Cod. 011 (Kamra tal-banju)



Cod. 012 (Suffett nieqes fil-kamra tal-banju)



Cod. 013 (Main bedroom bil-hajt mtebba bl' umdita')



Cod. 014 (Main Bedroom bil-bibien mkissrin u hajt mtebba')



Cod. 015 (Kamra tas-sodda)



Cod. 016 (Kamra tas-Sodda)



Cod. 017 (Entrata u Salott)



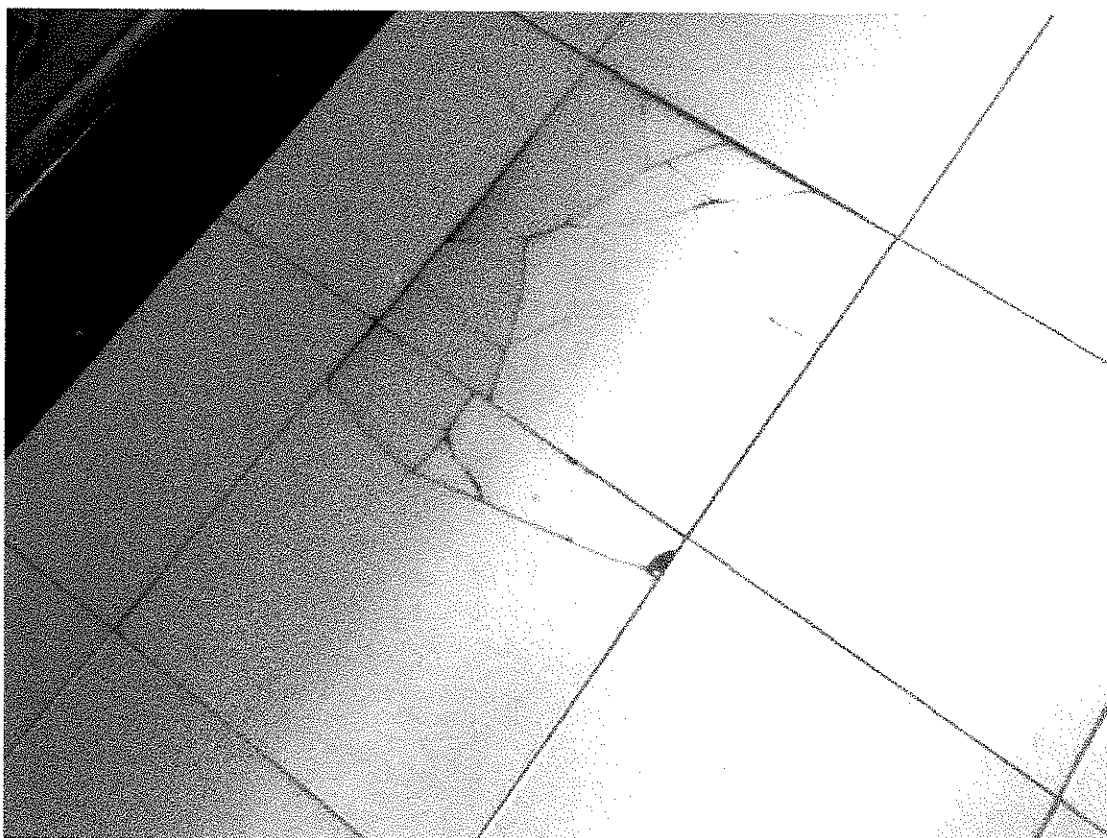
Cod. 018 (Kurritur bil-hitan mtebba')



Cod. 019 (Salott bil-hajt mqaxxar u mimli bit-thazziz)



Cod. 020 (Saiott bil-hajt mqaxxar u mimli bit-thazziz)



Cod. 021 (Madum sfrundat u mkisser)



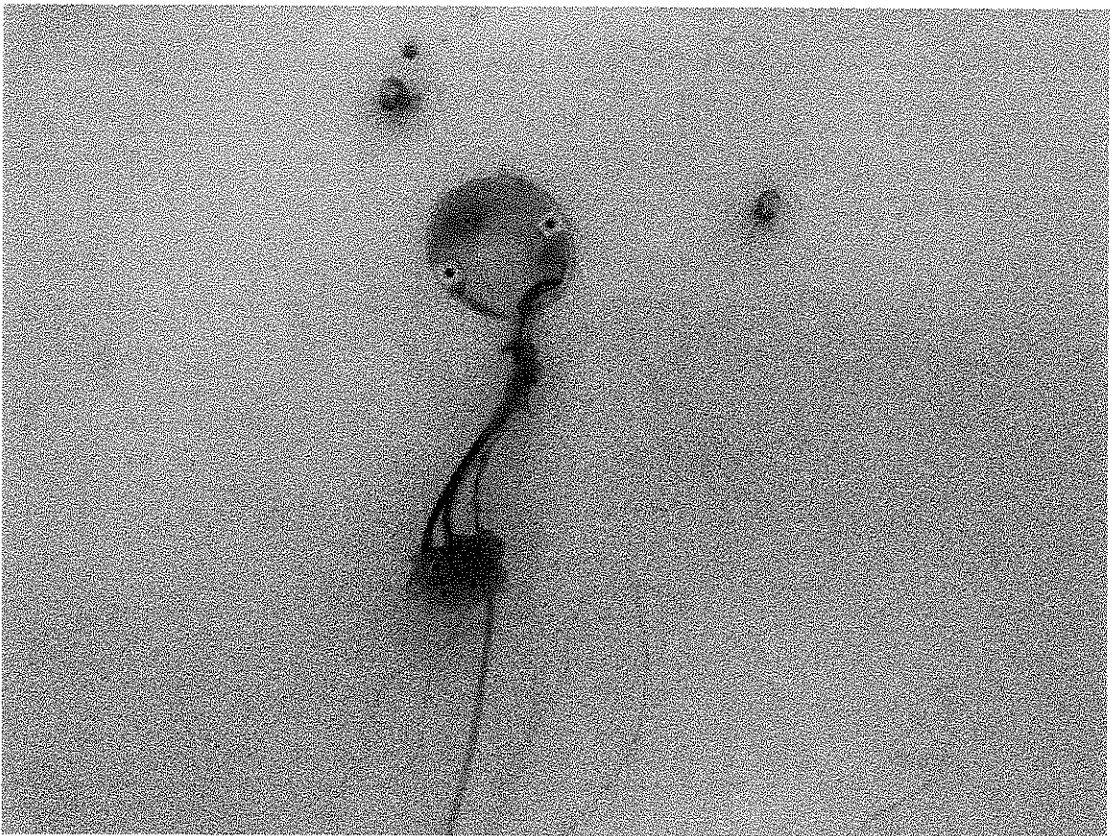
Cod. 022 (Madum sfrundat u mkisser)



Cod. 023 (Hgieg tal-‘main bedroom’ mkisser)



Cod. 024 (Socket tad-dawl Mkisser)



Cod. 025 (Point tad-dawl Mkisser)



Cod. 026 (Koxxa tal-bieb tal-Kamra tal-banju mtajjar)



Cod. 027 (Madum mkisser u mhux mibdul)



Cod. 028 (Kamra tas-sodda bil-hajt mqaxxar u mimli bit-thazziz)



Cod. 029 (Kamra tas-sodda bl' ghamara fi stat ta' abbandun)



Cod. 030 (Kamra tas-sodda bl' ghamara mkissrin)



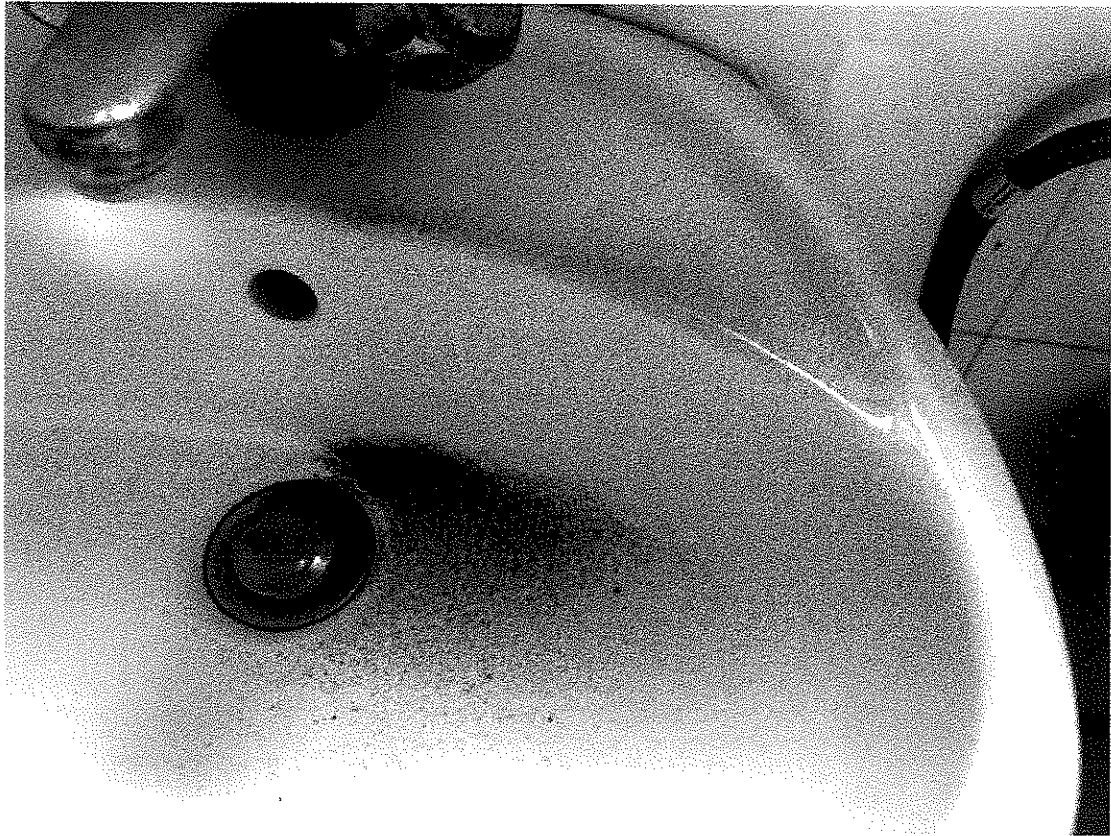
Cod. 031 (Kcina fi stat ta' abbandun bl' 'appliances' neqsin)



Cod. 032 (Madum sfrundat u mkisser)



Cod. 033 ('Appliances' fi stat ta abbandun)



Cod. 034 (Sink fi stat ta abbandun)



Cod. 035 (Hajt fil-kcina mwaxxra u mhazza)



Cod. 036 (koxxa tal-bieb tal-kamra tal-banju mtajjra)



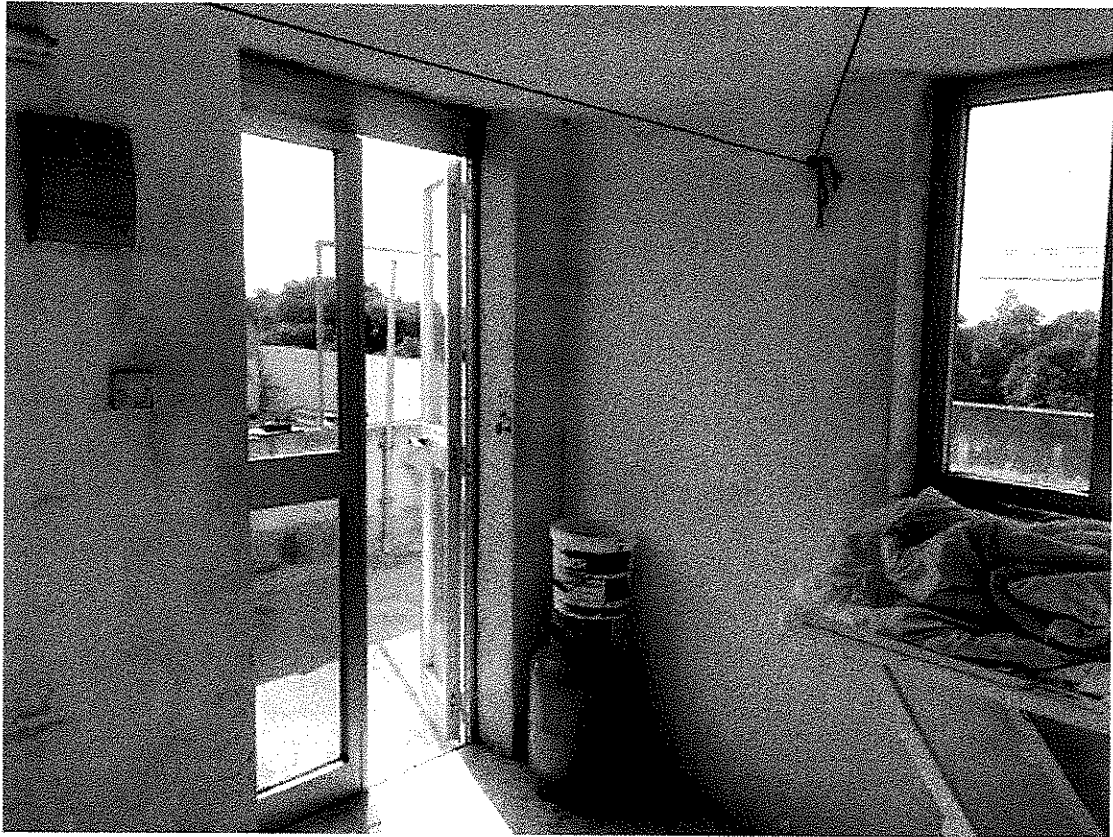
Cod. 037 (WC mtebba u minghajr ghatu)



Cod. 038 (Kamra tal-Bejt)



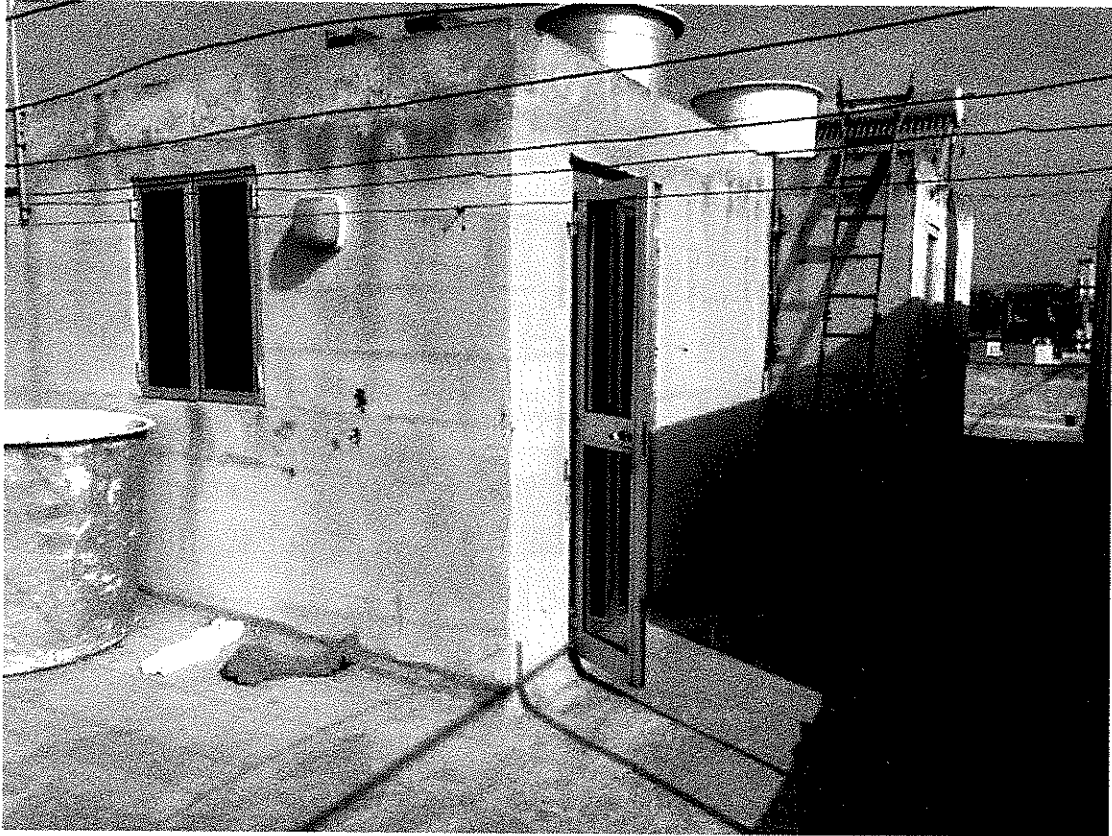
Cod. 039 (Graffiti fil-Kamra tal-Bejt)



Cod. 040 (Umdita u zebgha mtebba)



Cod. 041 (Arja appartenenti ghall-fond)



Cod. 042 (Arja u kamra tal-bejt tal-fond)



Cod. 043 (Arja appartenenti ghall-fond)



Cod. 044 (Komun - tarag mill-bejt)



Cod. 045 (Komun - ghal fuq il-bejt)



Cod. 046 (Komun - quddiem il-fond – appartament Numru 3)

VALUTAZZJONI TAL-FOND

Wara li l-esponent ikkonsidra il-fatturi rilevanti kollha, inkluz il-lok, it-tip tal-propjeta, u l-prezz tas-suq ta' proprjeta simili fl-akkwati, il-prezz prezenti tas-suq ta dan il-fond jammonta ghal-madwar mitejn elf euro illi jikkorrispondu ghal-madwar sitta u tmenin elf lira Maltin.

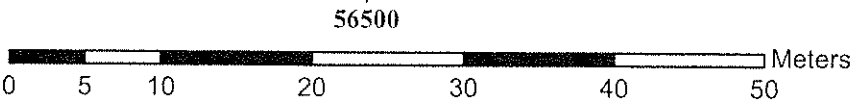
€ 200,000.00 (Lm 86,000.00)


Perit Duncan Muscat



Perit Duncan Muscat
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 Email: duncan@peritmuscet.com
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PERIT ANTHONY MUSCAT ASSOCIATES

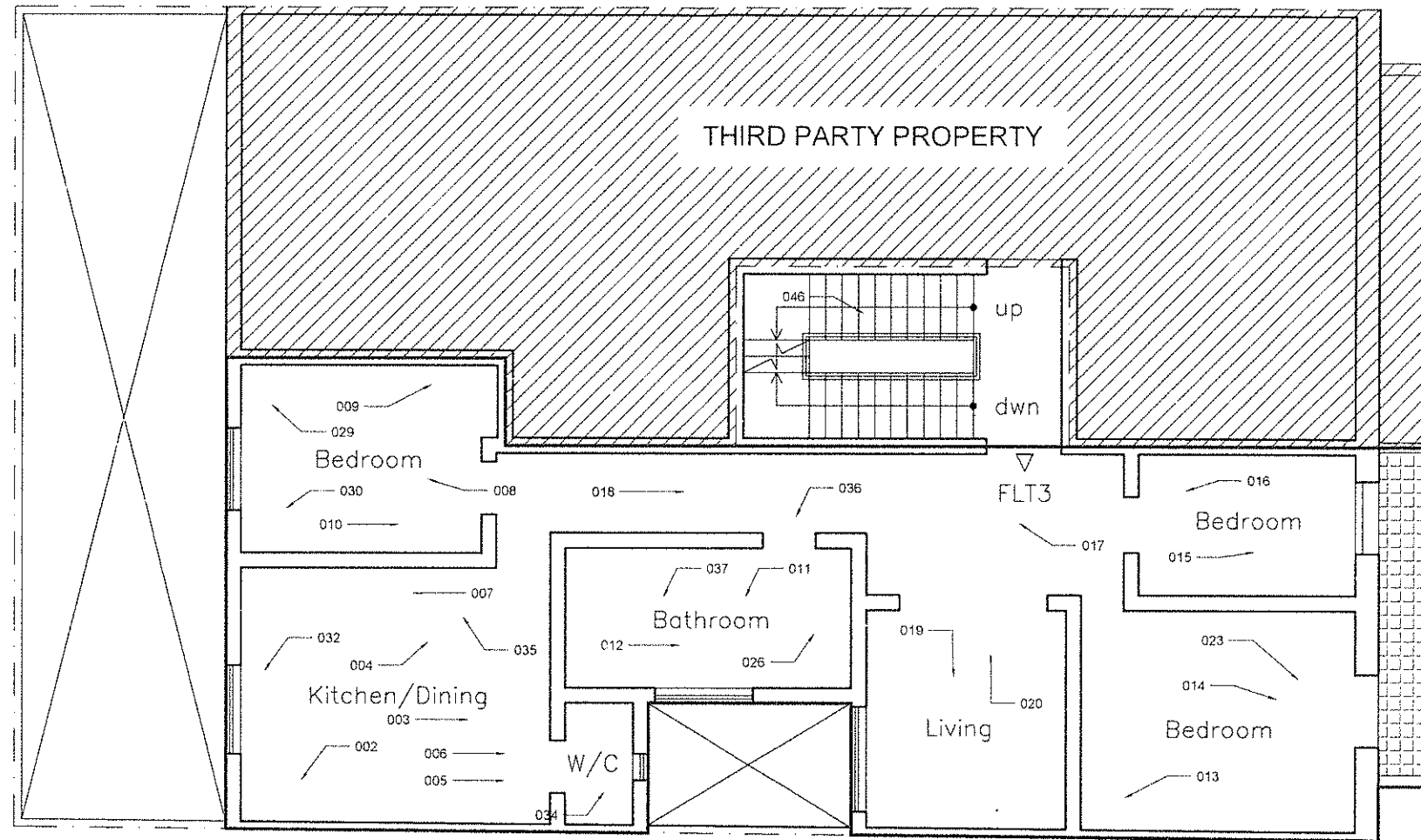


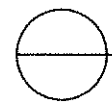
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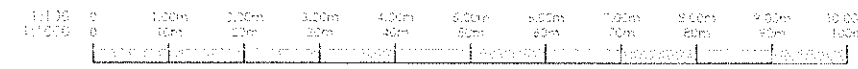

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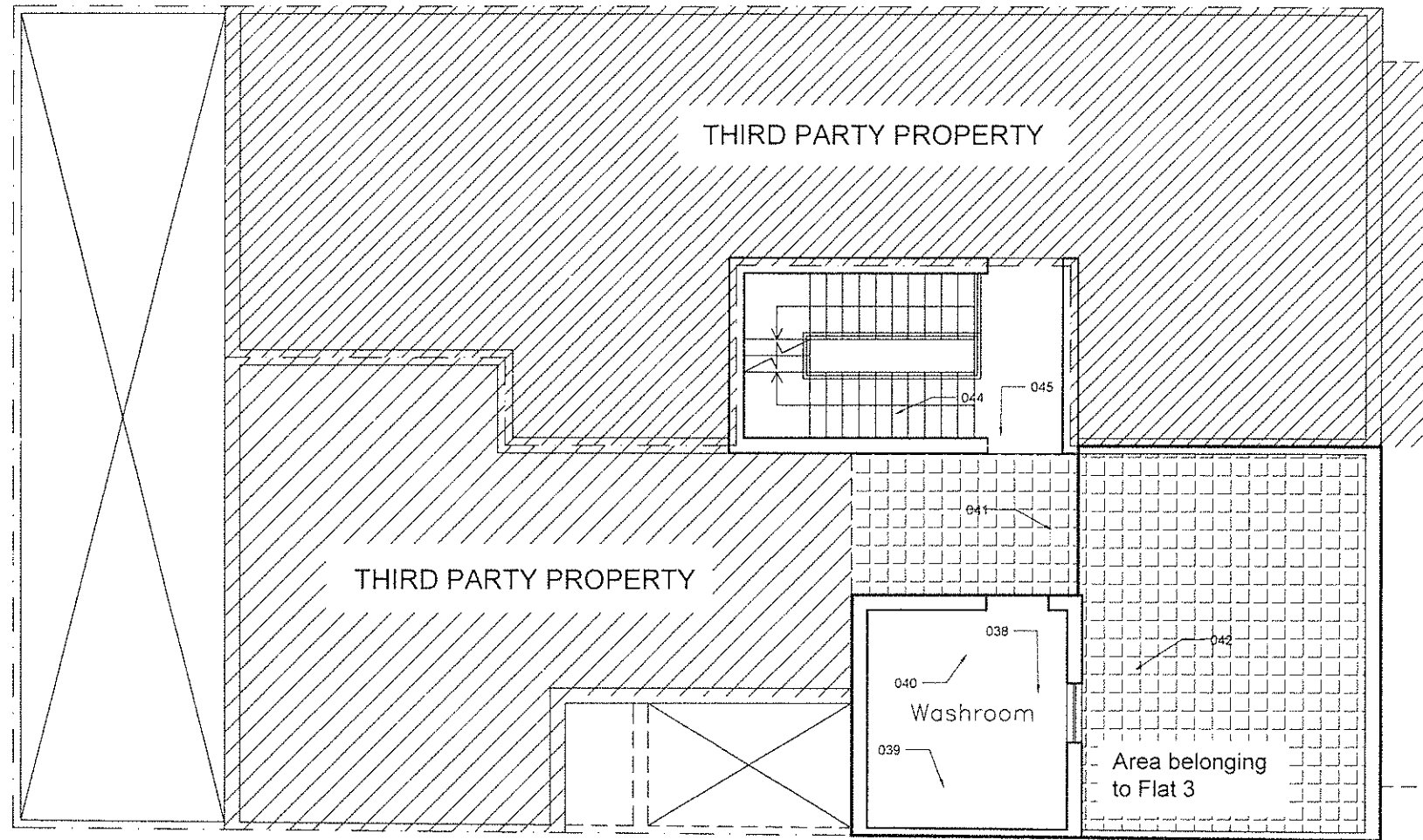
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 Not to be used for interpretation or scaling of scheme alignments.

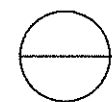
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 Tel: +356 2290 0000, Fax: +356 2290 2295
 www.pa.org.mt, mappingshop@pa.org.mt

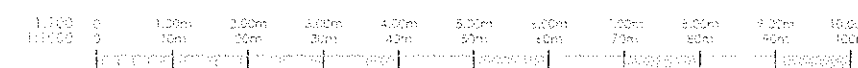




Second Floor Level
 Existing Scale 1:100
 Int. Area ~ 103.40sqm
 Ext. Area ~ 4.65sqm

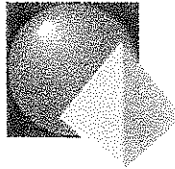
NOTES: General SCALE 	CLIENT Prima Awla tal-Qorti Civili		 Perit Duncan Muscat B. E. & A. (Hons), A. & C. E. Architect & Civil Engineer 2, Kent Court, St. Paul's Street, Naxxar, NXR4016 Tel: 21432178, Fax: 21416935, Mob: 79500500.		
	JOB Survey of existing property				
	LOCATION Redeemer Flats, Flat3, Dawret Hal-Ghaxaq, Hal-Ghaxaq		DRAWN BY A.C.	DATE 29/10/2021	SCALE 1 : 100
	DRAWN TITLE Existing Second Floor Plan		PAPER SIZE A3	ARCHITECT Qortli/45/20/01	




Roof Floor Level
 Existing Scale 1:100
 Washroom Area ~ 12.87sqm
 Ext. Area ~ 27.23sqm

NOTES: General	SCALE 	CLIENT Prima Awla tal-Qorti Civili	 Perit Duncan Muscat B. E. & A. (Hons.), A. & C. E. Architect & Civil Engineer 2, Kent Court, St. Paul's Street, Naxxar. NXR4016 Tel: 21432178, Fax: 21416935, Mob: 79500500.		
		JOB Survey of existing property			
		LOCATION Redeemer Flats, Flat3, Dawret Hal-Ghaxaq, Hal-Ghaxaq	DRAWN BY A.C.	DATE 29/10/2021	SCALE 1 : 100
		DRWG TITLE Existing Roof Floor Plan	PAPER SIZE A3	ARCHITECT	DRWG NO Qorti/45/20/02

0t



AWTORITÀ TAL-IPPLANAR
PLANNING AUTHORITY

To: Emannuel Ellul
St Joseph Hse
Dawret Hal-Ghaxaq
Ghaxaq

Date: 29 March, 2000
Our Ref: PA 06035/99

Application Number: PA 06035/99
Application Type: Full development permission
Date Received: 11 November, 1999
Approved
Documents : PA 6035/99/1A/1B/1C, AS AMENDED.

Location: Site at, Dawret Hal Ghaxaq, Ghaxaq
Proposal: Addition of 2 residences at second floor level over existing building.

**Development Planning Act 1992 Section 33
Full Development Permission**

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

1. Apertures and balconies should not be in gold, silver or bronze aluminium.
2. Windows and doors should not open outwards onto a public street.
3. The facade of the building should be constructed in local stone except where other materials, finishes and colour are indicated on the approved drawings.
4. Height of the building should not exceed (3) three floors.
5. The development hereby permitted shall not be brought into use until a Final Compliance Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Planning Authority.
6. 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 the development from the Land and/or Estate Management Departments.
7. Introductory notes and general conditions (A) on form 1788 and Special Condition underlying basements and garages (B) also apply.
8. The following group of conditions apply to all development:

Perit Duncan Muscat
B. (E. & A.) (Hons), M.Sc., M.Y.C.S., A. & C.E.
2 Kent Court, 71, St. Paul's Street, Naxos, Malta 2016
Email: duncan@peritmuscat.com
Tel: 21432179 Mob: 99897969

PERIT ANTHONY MUSCAT & ASSOCIATES


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

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 Melite Cable.

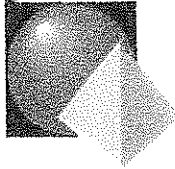


Frances Galea
A/Secretary
Development Control Commission

Perit Duncan Muscat
B. (E. & A.) (Hons), M.Sc., M.Y.C.S. A. & C.E.
2 Kent Court, 71, St. Paul's Street, Naxos MR 1016
Email: duncan@peritmuscat.com
Tel: 21432178 Mob: 99897969



PERIT ANTHONY MUSCAT
& ASSOCIATES



AUTORITÀ TA' I-PPJANAF
PLANNING AUTHORITY

To: Emannuel Ellul
St Joseph Hse
Dawret Hai-Ghaxaq
Ghaxaq

Date: 29 March, 2000
Our Ref: PA 06035/99

Application Number: PA 06035/99
Application Type: Full development permission
Date Received: 11 November, 1999
Approved
Documents : PA 6035/99/1A/1B/1C, AS AMENDED.

Location: Site at, Dawret Hai Ghaxaq, Ghaxaq
Proposal: Addition of 2 residences at second floor level over existing building.

**Development Planning Act 1992 Section 33
Full Development Permission**

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

1. Apertures and balconies should not be in gold, silver or bronze aluminium.
2. Windows and doors should not open outwards onto a public street.
3. The facade of the building should be constructed in local stone except where other materials, finishes and colour are indicated on the approved drawings.
4. Height of the building should not exceed (3) three floors.
5. The development hereby permitted shall not be brought into use until a Final Compliance Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Planning Authority.
6. 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 from the development from the Land and/or Estate Management Departments.
7. Introductory notes and general conditions (A) on form DC 100 and conditions of underlying basements and garages (B) also apply.
8. The following group of conditions apply to all development:

Perit Duncan Muscat
 B. (E. & A.) (Hons), M.Sc., M.Y.C.S., A.S.C.E.
 2 Kent Court, 71, St. Pauls Street, Nazdar, BKR 1000
 Email: duncan@peritmuscat.com
 Tel: 21432178 Mob: 99697969

**PERIT ANTHONY MUSCAT
 & ASSOCIATES**

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

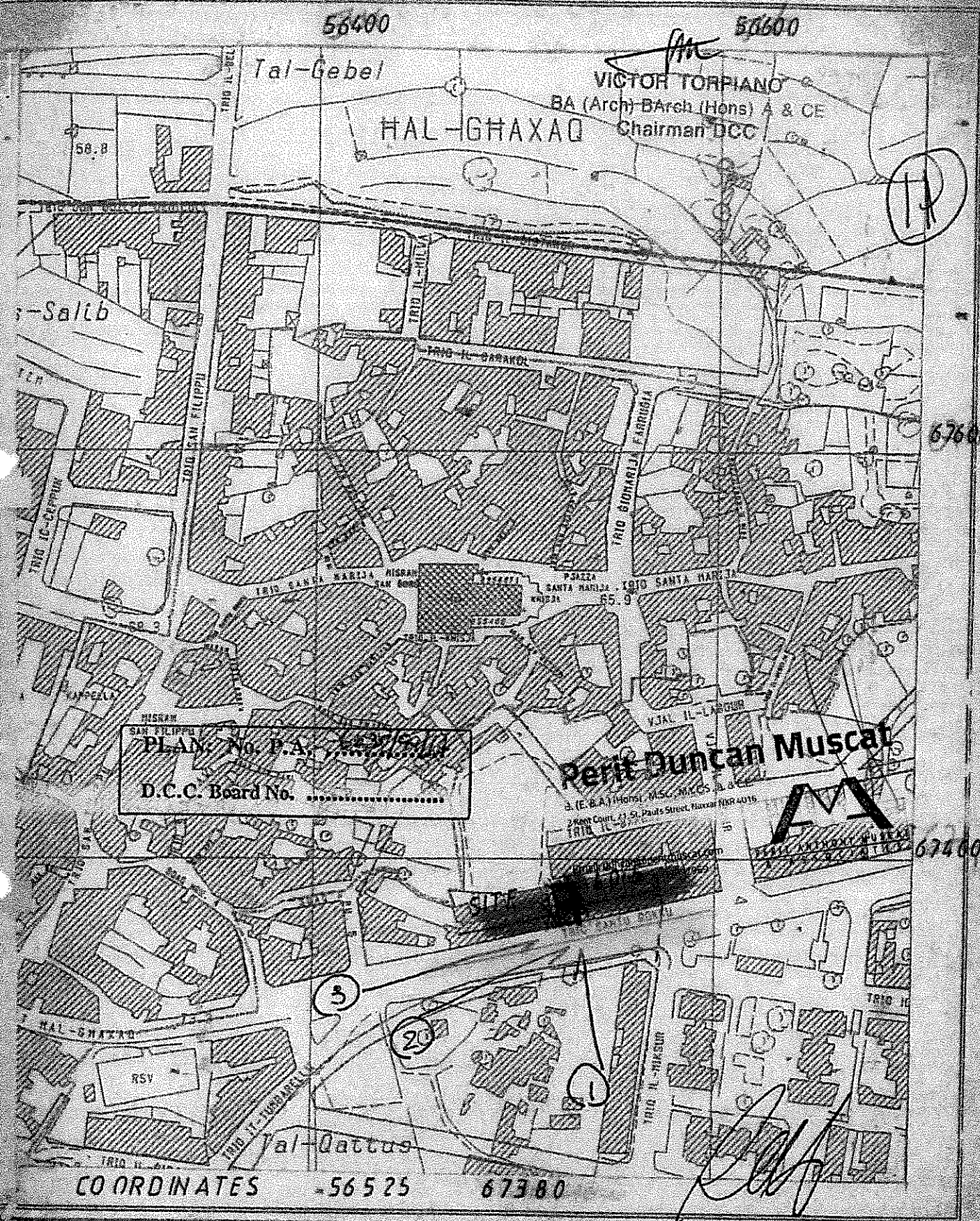
This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law. The applicant should contact the following regarding the location and provision of services prior to commencing development:- Enemalta, Water Services Corporation, Maltacom,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

Frances Galea

Frances Galea
A/Secretary
Development Control Commission

Perit Duncan Muscat
B. (E. & A.) (Hons), M.Sc., M.Y.C.S., A. & C.E.
2 Kent Court, 71, St. Pauls Street, Naxxar MXR 4016
Email: duncan@pentmuscat.com
Tel: 21432178 Mob: 99897969

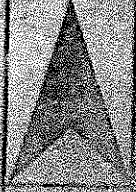
PERIT ANTHONY MUSCAT
ASSOCIATES



ronald muscat azzopardi
 b.a. arch., b.arch (hons.) a&c.e.
 46 Sanctuary Street, Zabbar
 telephone : 892145/6 385

Client Mr Emmellul Si Joseph house
 Dawriet Hal Ghaxaq Ghaxaq
 Location
 Dawriet Hal Ghaxaq Ghaxaq

Date
 25/10/99
 Ref No





To : Muscat Azzopardi, Mr. Ronald
46, Sanctuary Street
Zabbar ZBR 05

Date : 22 August, 2002
Your Ref :

Dear Sir/Madam,

Request Number : DN 02329/02
Location : St Mary, Dawret Hal Ghaxaq, Ghaxaq
Proposal : Addition of washroom on residence

Sanitary endorsement: Approval

We refer to your submission relating to the above mentioned works, received on 13 August, 2002.

The development as endorsed on the attached drawings and site plan satisfies the sanitary laws & regulations applicable for such development.

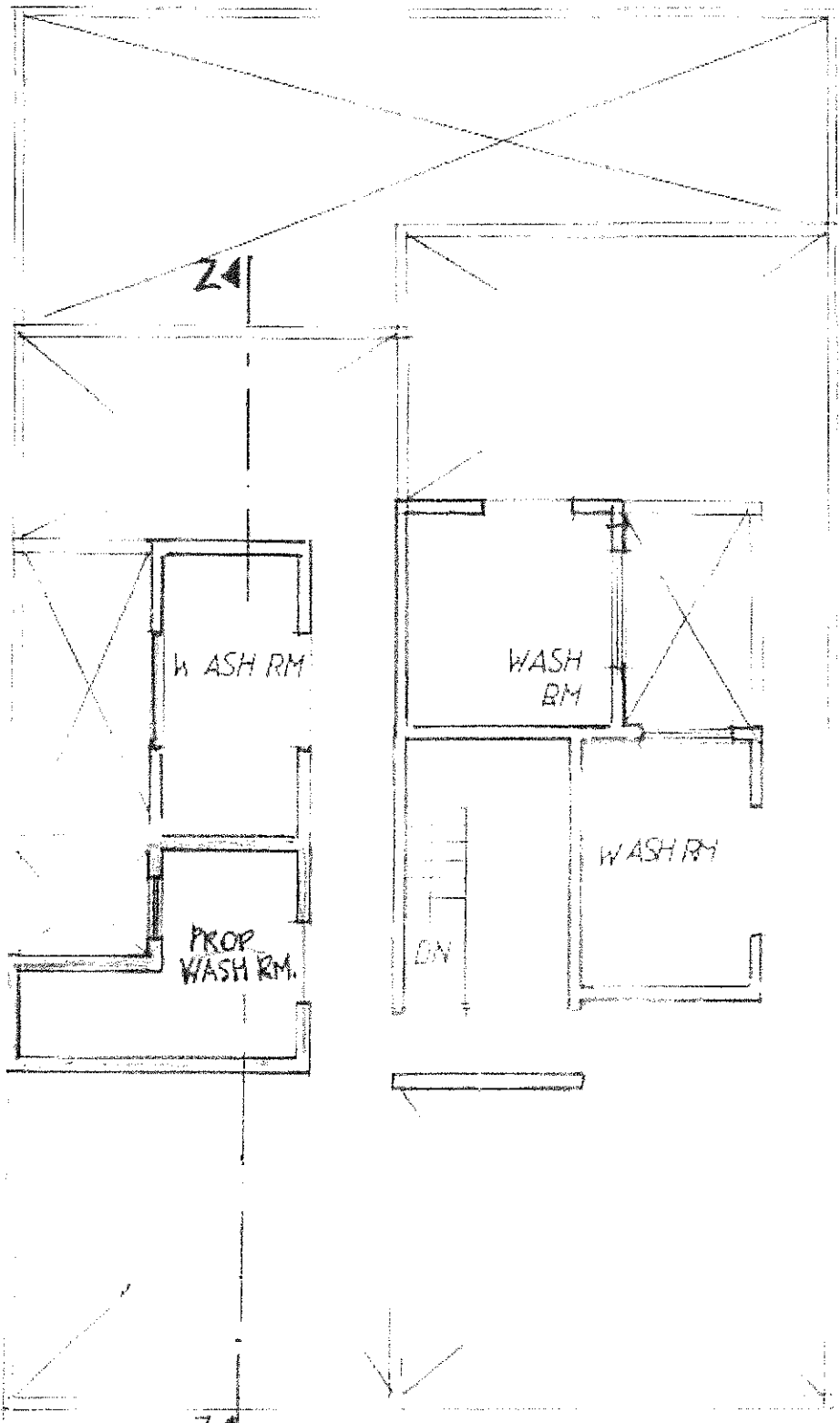
Clearance is limited to the development as endorsed on the attached drawings and on the attached site plan; and would also be rendered null in the event that the development is subsequently modified, extended or relocated in a manner which would infringe the provisions of sanitary regulations and is subject to third party civil rights and to any other permits or licences required by any other law

Yours sincerely,

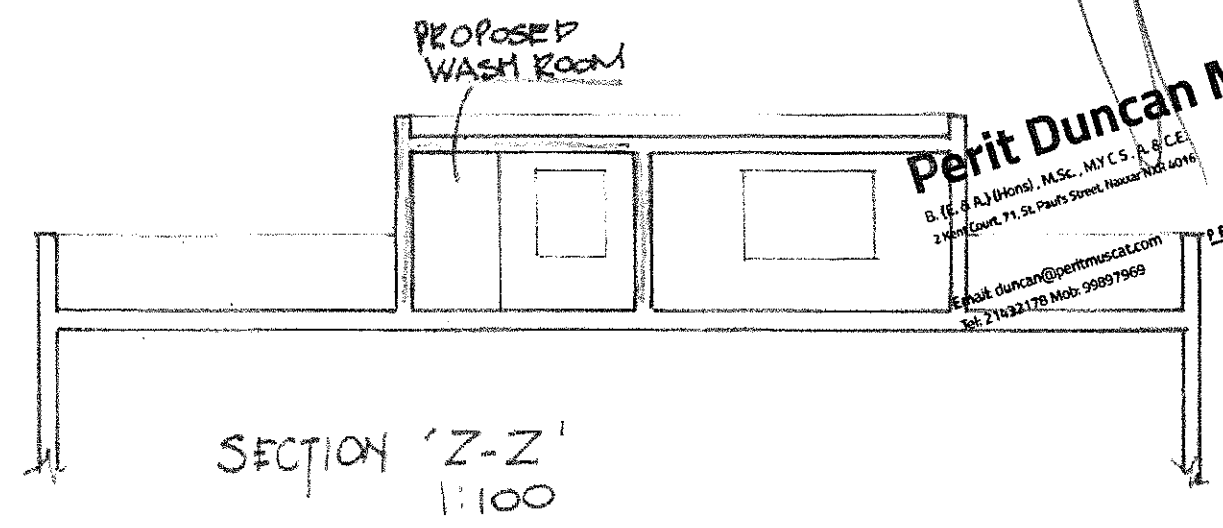
Jean de Conti Manduca
Sanitary Engineer

Perit Duncan Muscat
B. (E. & A.) (Hons), M.Sc., MYCS.A. & C.E.
2 Kent Court, 11, St. Pauls Street, Naxos MR 4016
Email: duncan@peritmuscat.com
Tel: 21432178 Mob: 99897969
Perit Anthony Muscat & Associates
Doc:SEB

0e



ROOF PLAN

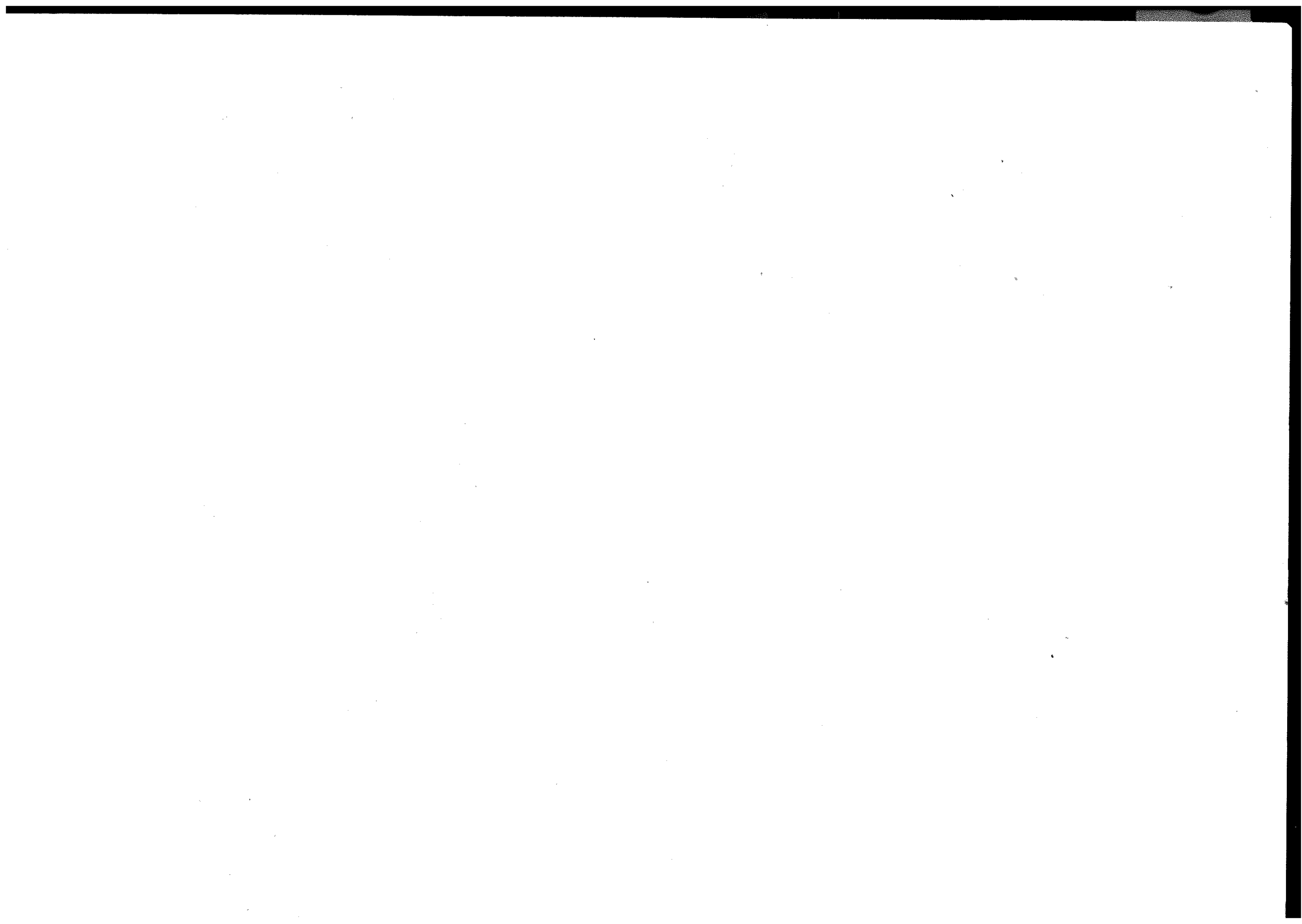


Perit Duncan Muscat
 B. (E. & A.) (Hons), M.Sc., MYCS, A.R.C.E.
 21st Floor, 71, St. Pauls Street, Naxos Road, 4016
 Email: duncan@peritmuscat.com
 Tel: 21432178 Mob: 99897969

PERIT ANTHONY MUSCAT & ASSOCIATES

SANITA APPROVED
 22 Jul 2002
 Jean de' Conti manduca
 Sanitary Engineer

RONALD MUSCAT AZZOPARDI B. A. ARCH. & ARCH. (HONS) A&A 46, SANCTUARY STR., ZABBAR TEL: 892145 FAX: 666585	CLIENT: MR. EMM. ELLUL ST. JOSEPH HSE, DAWRET HAL GHAXAQ LOCATION: DAWRET HAL GHAXAQ, GHAXAQ	SCALE: 1:100 DATE: 05-08-02 REF NR: 99/373 3
PRG. TITLE: SECTION	JOB TITLE: PROPOSED WASH ROOM	



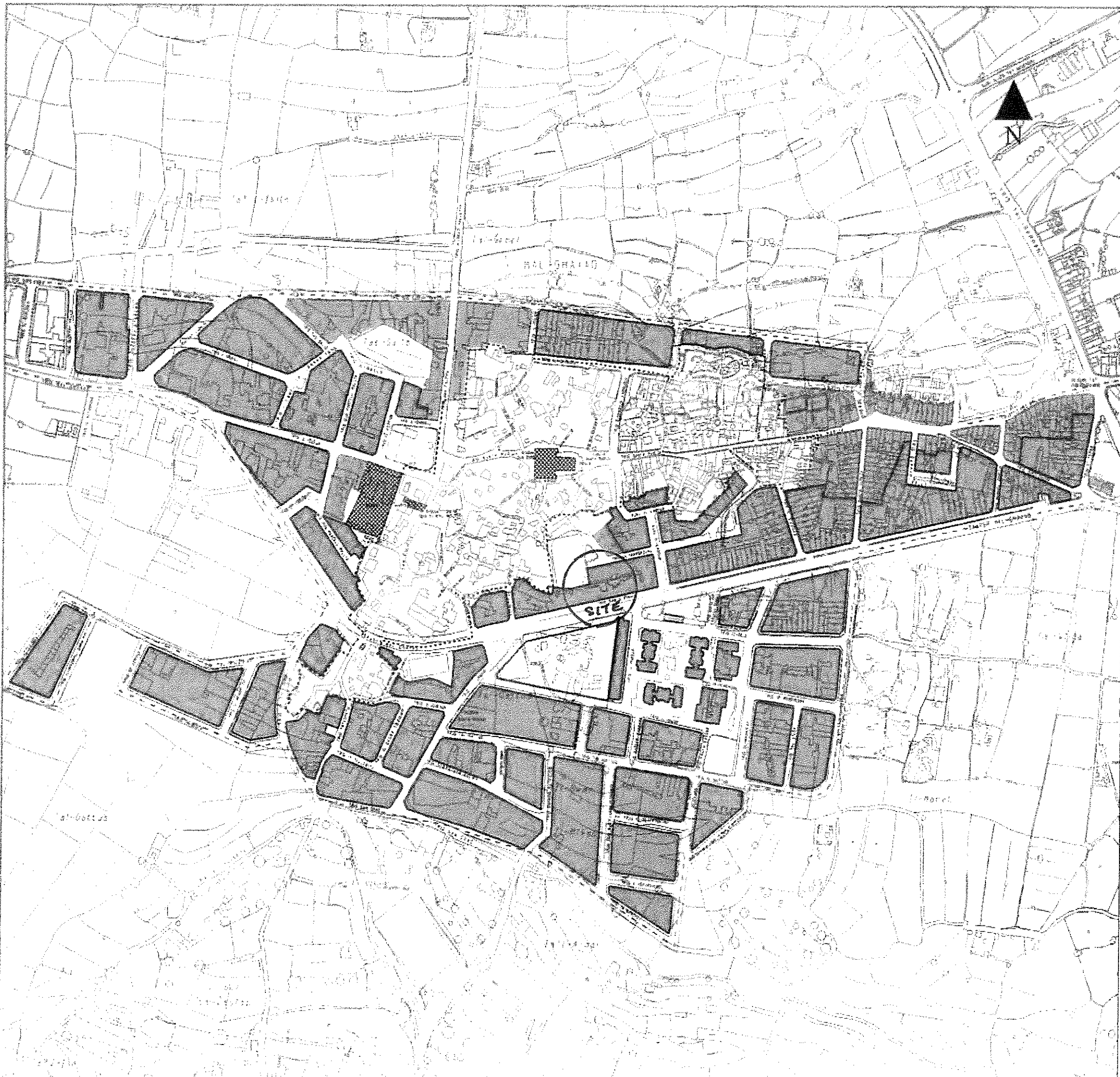
SOUTH MALTA LOCAL PLAN



L-Awtorità ta' Malta Dwar l-Ambjent u l-Programm
Malta Environment & Planning Authority

Key

- - - Limits to Development
- scheme alignment
- Urban Conservation Area - S.M.P. 01
- 1 floor
- 2 floors
- 3 floors plus basement - Subject to Policy S.M.P. 01
- 3 floors plus semi basement
- ▨ Not to exceed existing height
- As per policy S.M.P. 05



Perit Duncan Muscat
B. (E. & A.) (Hons), M.Sc., M.Y.C.S.A. & C.E.
2 Kent Court, P.O. St. Pauls Street, Naxos MRB 4016
Email: duncan@peritmuscat.com
Tel: 21432178 Mob: 99897969

Remarks
The relevant height limitation shall not be applicable to masonry green spaces, urban open spaces, courtyards, front or back gardens or other open spaces available to urban development.

Ghaxaq		
Building Heights		
Scale 1:4500	Date July 2006	Map GH 2
INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document #		

Annex 2: Interpretation of Height Limitation

Height limitation shall be interpreted as follows:

Number of Floors	Allowable Maximum Height in Metres Without Basement	Allowable Maximum Height in Metres With Basement	Allowable Maximum Height in Metres With Semi-Basement
1	7.70	8.60	9.80
2	11.40	12.30	13.50
3	15.40	16.30	17.50
4	19.90	20.80	22.00
5	22.90	23.80	25.00
6	26.90	27.80	29.00
7	29.90	30.80	32.00
8	33.40	34.30	35.50

Perit Duncan Muscat

B. (E. & A.) (Hons), M.Sc., MYCS. A. & C.E.
 2 Kent Court, #1, St. Paul's Street, Naxos NXR 4016

Email: duncan@peritmuscat.com
 Tel: 21432178 Mob: 99897969



Desk "A"

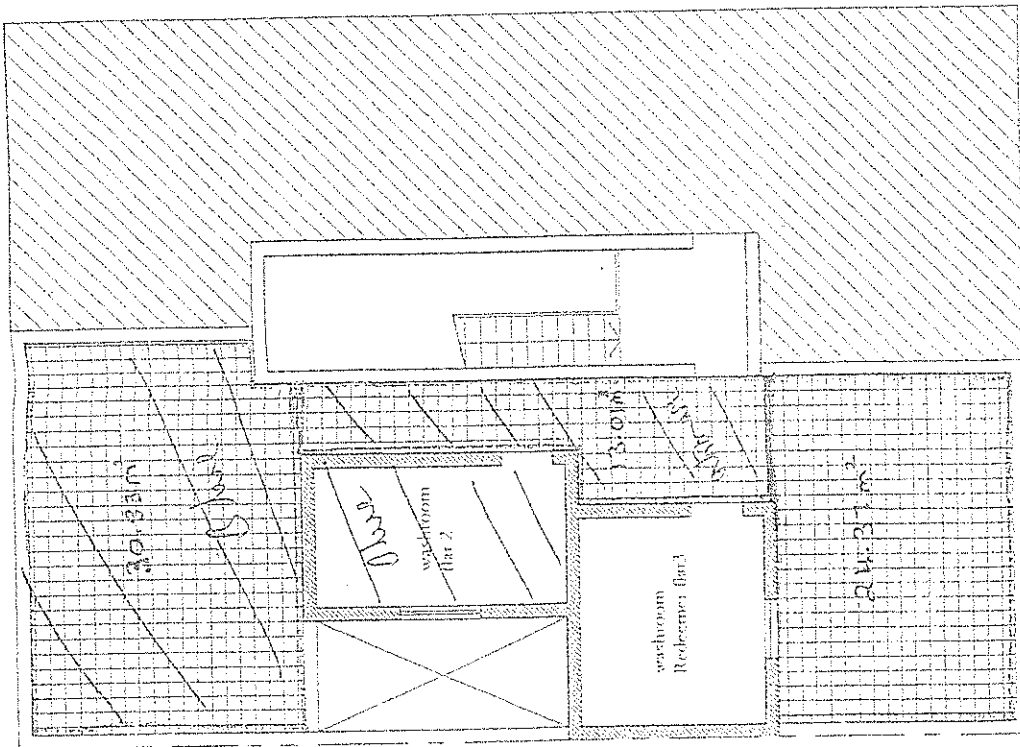
M.F. Pace
B.P.A.C.E.

f. Fradine

[Handwritten signature]

[Handwritten signature]

1618
[Handwritten signature]



Roof Floor
Scale: 1:100

Trig

ARCHITECT AND CIVIL ENGINEER RONALD MUSCAT AZZOPARDI

Scale: 1:100
Date: 1/10/08
Project: Mrs. Paphos Gravina

r/ma

Perit Duncan Muscat

B. (E. & A.) (Hons), M.Sc., MYCS. A. & CE
2 Kent Court, 71, St. Paul's Street, Naxos MRA 4016

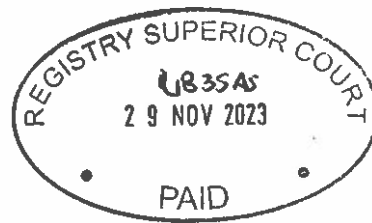
Email: duncan@peritmuscat.com
Tel: 21432178 Mob: 99897960



Registratur tal-Qorti

Fil-Prim Awla

Tal-Qorti Civili



NOTA KORRETTORJA / ADDIZZJONALI DWAR IS-SUBBASTA 45/20

Fil-Atti Tas-Subbasta Nru. 45/20 fl-ismijiet

Bank of Valletta

Vs

Brian u Mary Fleur Pace

B'referenza tar-Rapport tiegħi bid-data 11 ta' Novembru 2021 (aggornata 27 ta' Jannar 2022), nixtiew nzid s-segwent:

NOTI KORRETTORJI / ADDIZZJONALI :

1. Kif spjegat f'att ta' akkwist datat 1/7/2007 f'atti ta' Dr Joseph Debono (mehmuża) - saqaf u spazju ta' l-ajru fuq il-Flat 3 kollu huma proprjetà ta' Flat 3. Flat 1 għandu dritt ta' passagg (immarkat aħmar fuq Dok A ta' att), użu ta' parti mis-saqaf u kamra tal-ħasil jew 'washroom' (immarkat blu fuq Dok A tal-att) *Fid-Dokument A il Washroom ta' Flat 1 huwa mmarkat Washroom 2 bi zball. Il-partijiet ddikjaraw li dan huwa zball.*
2. Il-maisonette tal-pjan terran ukoll tgawdi d-dritt li tinstalla tank tal-ilma, aerial/ satellite eċċ u dritt ta' aċċess għal tiswija u manutenzjoni għall-istess, fuq l-ogħla saqaf jew fuq waħda mill-kmamar tal-ħasil.
3. Il-pagna tal-pjanta 35 fir-rapport originali tal-esponent giet emendata u anessa ma dan ir-relazzjoni ulterjuri, skont dan biex turi s-sjieda tas-saqaf ta Flat 3, dritt tal-passagg u parti mis-saqaf uzata minn Flat 1, parti mis-saqaf uzata minn Flat 3 u kmamar tal-ħasil ta 1 u 3.
4. Il-pagna 30 fir-rapport originali tal-esponent giet emendata u anessa ma dan ir-relazzjoni ulterjuri, biex z-zewgt ritratti tinbidel ir-referenza tagħhom għal; COD042 – Kamra tal-bejt tal-fond, COD043 – parti mill-arja appartanenti għall-fond.
5. L-aħħar paragrafu ta Pagna 8 fir-Rapport originali tal-esponent jrid jiġi emendat min:
'Madankollu perez li dan il-fond għandu parti zghira mil-bejt, (il-kamra tal-bejt hija ta' circa 12.87 metri kwadri u il-parti mill-bejt li hija l-parti divisa ta l-istess propjeta hija ta' circa 27.23 metri kwadri) dan ma jistax jiġi zzviluppata mingħajr ftehim miktub mar-residenti l-oħra tal-blokk u b'hekk ftit jaffettwa fil-prezz''.

Għall:
"Il fond; Flat 3 għandu s-sjieda tas-saqaf u l-ispazju tal-ajru kollu fejn it-terzi (sidien ta'flat 1) għandhom dritt għal uzu w access għall-kamra tal-bejt ta circa 12.87 metru kwadri u il-parti mill-bejt li hija l-parti divisa ta l-istess propjeta hija ta' circa 27.23 metri kwadri). "
6. Il-proprjetà giet trasferita fil 11/7/2007 kif dikkjarat f'atti ta' Dr Joseph Debono (mehmuża)

7. L-arja interna tal-proprjeta hija ta' 103.40 metri kwadri (intern tal-apartament) u 4.65 metri kwadri (gallarija estern) u l-arja tal-bejt huwa ta' 103.40 metri kwadri (li minnhom hemm 12.95 metri kwadri interni (washroom tal-istess fond) u (11.95 metri kwadri ohra interni ta' washroom tat-terzi). Dawn jiggifieri li l-arja tal-fond totali jammonta għali 211.45 metri kwadri.
8. Dokument Schedule 8 giet emendata u annessa ma din ir-relazzjoni ulterjuri.
9. L-gholi tal-faccata tal-Propjeta attwali huwa ta' madwar Ghaxar metri (10.00m) il-fuq mill ghola parti tal-bankina fil faccata; inkluz l-opramorta ta' fuq il-bejt. L-ghola parti tas-soqfa tal-'washrooms' ezistenti jitilaw għall-hdax il-metru w sittin centimetru (11.60m) il-fuq mill ghola parti tal-bankina fil faccata
10. L-gholi permessibli (height limitation) tal-proprjeta skond il Policy 2015 il-huwa ta 17.50 u b'hekk jista jitella sular iehor minflok is-sular tal-washrooms biex il-washrooms jittellaw sular il-fuq. (ma jistawx jittellaw iktar sulari ghax l-gholi ta' zewgt sulari jaqbez il-height limitation hawn fuq msemmi).
11. L-esponent jikkonferma illi minhabba li l-arja huwa sviluppabli, l-prezz dikjarat jinbidel. Jigifieri, il-fond jista jizdied b'sular iehor, imma minhabba drittijiet tat-terzi, il kmamar ta fuq il-bejt ezistenti jridu jergghu jinbew fuq is-saqaf tas-sular il-gdid li jista jinbena. Minhabba f'hekk, l-prezz prezenti tas-suq tal-propjeta jgholli għal-Sittin u mitejn elf euro.

€ 260,000.00

- A. Il-formula aggiornata tas-Schedule 8 huma mehmuzi ma din ir-Relazzjoni ulterjuri tal-esponent

Perit Duncan Muscat (A. & C.E.)

2, Kent Court, Triq San Pawl, Naxxar, NXR4016

29 NOV 2023
 Illum
 Ipprezentata minn Perit Duncan Muscat
 bla dok/b diversidokumenti.

Illum 29 ta' Novembru 2023
 Deher il Perit Legali / Tekniku:
Perit Duncan Muscat KLS 987
 Li wara li ddkjara li thallas l-ammont tal-
 dovut, halef/halfet li qeda/qdlet fedelment
 u onestament l-inkarigu mogħti filu/ha.
[Signature]
 Page 6 of 11 Registratur

MARVIC FARUQIA

Ilum hdax ta' Lulju
tas-sena elfejn u sebgha (11/7/2007).

Att Nru.

Quddiem Nutar Dottor Joseph Debono, duttur tal-ligi,
qeghdin jidhru presenzjalment:-

Self u Bejgh
Ins Nru:

Mill-ewwel parti:

Vol I.

Vincent Lanzon, manager, bin Felix u Filomena nee'
Mifsud, imwieled u residenti Zabbar (karta ta' l-identita' numru
780954 (M)) li qiegħed jidher fuq dana l-att għan-nom u fi-
interest tal-Bank of Valletta plc debitament awtorizzat;

Garanzija

Self
Vol R:

- hawn aktar 'il quddiem imsejjah "il-Bank".

Mit-tieni parti:

Pauline Gravina, xebba, bint Luigi Ellul u Maria Concetta nee'
Grixti, imwiġda Pieta' u residenti "Redeemer Flat", Dawret Hal Ghaxaq,
Ghaxaq (karta ta' l-identita' numru 420866 (M)), għal kull buon fini u effett
tal-ligi qed tiddikjara li z-zwieg tagħha ma' Carmelo sive Charles Gravina
gie dikjarat null;

- hawn aktar 'il quddiem imsejha "il-bejgiegha".

Mit-tielet parti:

Brian Pace, burdnar, bin Joseph u Miriam nee' Zarb, imwieled
Pieta' flimkien ma' martu Mary-Fleur Pace, bint Anthony Fenech u Doris
nee' Grech, imwiġda Pieta', it-tnejn residenti Lay Lay Complex, Blokk
numru wiehed (1), Entratura ittra C, Flat numru sitta (6), Triq l-Ghassies,
Marsaskala (karti ta' l-identita' numri 385381 (M) u 475679 (M)
rispettivament) flimkien u in solidum bejniethom;

- hawn aktar 'il quddiem flimkien u b'mod solidali imsejhin "il-klijenti
u/jew ix-xerrejja" skond il-kaz.

Minni Nutar identifikati permezz tad-dokumenti ufficjali hawn fuq
imsemmija.

Bis-sahha ta' din l-ewwel parti ta' dan il-kuntratt, il-Bank qiegħed
jagħti b'titolu ta' self lill-klijenti, flimkien u in solidum bejniethom, li
jaccettaw is-somma ta' sitta u tletin elf liri Maltin (Lm36,000), hawn aktar
'il quddiem imsejha "is-self", liema somma l-klijenti jiddelegaw lill-Bank li
jaccetta, li jhallasha lill-bejgiegha għall-piena saldu tal-prezz tal-bejgh tal-
proprijeta' trasferita fit-tieni parti ta' dan l-istess att.

In garanzija ta' l-osservanza tal-kondizzjonijiet ta' dan il-kuntratt u partikolarment għall-hlas lura ta' l-istess self, u tal-pagament ta' l-imghax fuq l-istess, il-klijenti b'mod solidali bejniethom, qeghdin jaghtu favur il-Bank li jaccetta ipoteka generali fuq il-beni tagħhom kollha in generali kemm prezenti u kemm futuri kif wkoll ipoteka speċjali fuq il-proprjeta' trasferita fit-tieni parti ta' dan l-istess kuntratt li tinsab Hal Ghaxaq oltre l-privilegg speċjali spettanti lill-Bank skond il-ligi fuq l-istess imsemmija proprjeta'. Din is-sigurta' hija oltre kwalsiasi sigurta' ohra li tista' tigi miftehma bejn il-Bank u l-klijenti minn zmien għal zmien.

Il-partijiet jiftiehm u illi fuq is-self jiddekorri imghax bir-rata kif stipulata fis-*sanction letter*. Dan l-imghax ikun ikkalkolat fuq l-ammont dovut minn zmien għal zmien fuq il-bilanc tas-self, skond il-prattika bankarija.

Sakemm ma jkunx hemm ftehim xort'ohra, is-self irid jithallas lura fi zmien perjodu ta' sebgha u tletin (37) sena jew kwalunkwe estensjoni ta' dan il-perjodu.

Il-Bank u l-klijenti jiftiehm u illi f'kaz illi ssehh xi wahda mill-kundizzjonijiet imnizzla, allura, u fi kwalunkwe hin wara, il-Bank jista', b'avviz lill-klijenti, jiddikjara illi s-self huwa dovut u pagabbli minnufih, u f'dan il-kaz is-self isir dovut u pagabbli flimkien mal-imghax dovut u kwalunkwe ammont iehor pagabbli skond dan il-kuntratt.


Dok "B".

Fil-kaz li l-klijenti ma jagħmlux il-pagamenti kif miftiehem jew jekk ikun hemm xi nuqqas min-naha tal-klijenti, il-Bank jista' b'avviz bil-miktub lill-klijenti jiddebita xi kont jew kontijiet li l-klijenti għandhom mal-Bank, b'xi uhud mill-pagamenti jew bil-pagamenti kollha, imghax u spejjez.

Barraminnekk, u minghajr pregudizzju għad-drittijiet tal-Bank imsemmija fil-paragrafu ta' qabel, jekk il-klijenti ma jagħmlux il-pagamenti kif miftiehem jew jekk ikun hemm xi nuqqas min-naha tal-klijenti jew jekk il-klijenti b'xi mod iehor ma jonorawx jew jiksru il-kundizzjonijiet ta' l-ittra sanzjonarja jew/u tal-kuntratt tas-self, il-Bank jirriserva d-dritt li jzid ir-rata ta' l-imghax fuq l-ammont totali tas-self b'massimu ta' tlieta fil-mija (3%) fis-sena minghajr ma jaghti avviz iehor.

Il-klijenti jistghu f'kull hin ihallsu s-self kollu u l-imghax dovut sad-data tal-hlas. Fil-kaz li l-klijenti jitolbu li jagħmlu dan, il-Bank jikkalkula l-ammont ezatt li hu dovut mill-klijenti fid-data tat-talba. Skond meta jsir il-hlas qabel iz-zmien stabbilit, l-ammont ezatt li l-klijenti għandhom jhallsu jista' jkun inqas mill-ammont totali li jkun pagabbli lill-Bank kieku l-klijenti ma hallsux qabel iz-zmien stabbilit fil-ftehim.

Madankollu, fil-kaz ta' hlas qabel iz-zmien stabbilit, ma tinghatax rifuzjoni ta' spejjez diga' mhallsa bhal spejjez ta' pprocessor u spejjez



legali. Barraminhekk, il-Bank jirriserva d-dritt li jimponi *fee* għali-hlas qabel iz-zmien stabbilit. Din il-*fee* tkopri l-ispejjez tal-Bank relatati mal-ftehim li l-Bank jagħmel somma ta' flus disponibbli għall-klijenti għal perjodu twil. Matul l-ewwel hames (5) snin tas-self il-klijenti jistgħu jagħmlu pagament addizzjonali sa hamsin fil-mijs (50%) ta' l-ammont tal-pagament miftiehem għal kull xahar. *Fee* ta' tlieta fil-mija (3%) tigi mposta fuq pagament addizzjonali ohra.

It-termini u l-kundizzjonijiet li jirregolaw is-self (inkluzi l-perjodu għall-hlas, ir-rata tal-imghax, hlasijiet u drittijiet) jistgħu jigu imposti jew miġdula mill-Bank minn zmien għal zmien:

- (a) jekk jinbidlu l-kundizzjonijiet tas-suq jew tinbidel l-prattika bankarja;
- (b) fil-kaz ta' bidla fl-ispejjez jew tnaqqis fil-profitti tal-Bank, inkluzi spejjez jew tnaqqis fil-profitti bħala rizeultat ta' l-osservanza min-naha tal-Bank ta' kundizzjonijiet dwar l-adeqwatezza kapitali jew r-riservi minimi jew kull htiega jew kondizzjoni ohra imposta minn xi bank centrali jew minn xi awtorita' fiskali jew monetarja jew minn xi awtorita' ohra;
- (c) jekk il-klijenti jiksru dan il-ftehim jew jekk ikun hemm nuqqas iehor min-naha tal-klijenti;
- (d) jekk tinbidel il-ligi u/jew ikun hemm decizjoni jew rakkomandazzjoni ta' xi Qorti, regolatur jew entita' simili;
- (e) jekk jigu ntrodotti prodotti, sistemi, metodi ta' operazzjoni, teknologija, *channels* għal twassil alternattiv, servizzi jew facilitajiet, godda jew imtejba;
- (f) jekk il-Bank jingħaqad ma' bank iehor jew jekk jakkwista n-negozju ta' bank jew organizzazzjoni ohra li toffri servizzi simili;
- (g) jekk jokkorri xi kaz iehor jew xi cirkostanza ohra li għandha mnejn ragjonevolment taffettwa l-kapacita' tal-klijenti li jezegwixxu l-obbligi tiegħu taht dan il-kuntratt.

Qabel ma jagħmel xi tibdil, il-Bank jagħti lill-klijenti avviz ragonevoli.

Il-Bank u l-klijenti jiftehm u illi jekk:

- (a) il-klijenti jonqsu milli jhallsu kwalunkwe somma kemm ta' kapital kif wkoll ta' imghax, drittijiet jew spejjez, dovuti minnhom skond il-kuntratt fil-hin u bil-mod indikat f' dan il-kuntratt; jew
- (b) il-klijenti jiksru jew jonqsu milli josservaw l-obbligi u l-wegħdijiet espressi bħala assunti minnhom f' dan il-kuntratt; jew
- (c) kwalunkwe rapprezentazzjoni jew garanzija magħmula jew mehuda bħala magħmula, jew ripetuta minn jew in konnessjoni mal-klijenti, hija, jew tinstab li kienet inkorretta b' mod sostanzjali; jew
- (d) kwalunkwe dejn tal-klijenti mhuwiex mħallas meta dovut jew isir dovut u pagabbli, jew xi kreditur tal-klijenti ikun intitolat jiddikjara l-istess dejn dovut u pagabbli qabel l-iskadenza tiegħu jew xi garanzija jew indennizz tal-klijenti in konnessjoni ma' kwalunkwe dejn mhijiex onortata meta dovuta u mitluba; jew

(e) kwalunkwe kunsens, awtorizzazzjoni, licenzja jew approvazzjoni ta', jew registrazzjoni ma', jew dikjarazzjoni favur, entitajiet jew awtoritajiet pubblici jew tal-Gvern, jew Qrati, rikjesti mill-klijenti in konnessjoni ma', jew bhala rizultat ta' l-ezekuzzjoni, konsenja, validita, enfurzar jew ammissibilita bhala evidenza ta' dan il-kuntratt jew it-twettiq tal-klijenti ta' l-obbligi taghhom skond il-kuntratt jew mibdul, jew mhuwiex moghti, jew huwa revokat jew terminat jew jiskadi u mhuwiex renovat jew inkella jispiccalu l-forza u l-effett; jew

(f) kreditur jezercita dritt fuq jew jiehu pussess ta', premezz ta' esekuzzjoni, sekwestru, jew, xi process iehor huwa enforzat jew mahrug kontra xi imprizi, assi, drittijiet jew dhul tal-klijenti u mhuwiex revokat fi zmien sebat (7) ijiem; jew

(g) il-klijenti jissospendu pagament tad-djun, taghhom, jew ma jistghux, jew jammettu li ma jistghux ihallsu, id-djun taghhom meta jsiru dovuti, jew jibdedw negozjati ma' wiehed jew izjed mill-kredituri taghhom bl-iskop ta' reaggustament generali jew riskjedament tad-dejn taghhom kollu jew part minnu, jew jopporponu, jew jidhlu f'xi komposizzjoni jew arrangament iehor ghall-beneficcu tal-kredituri in generali jew ta' xi klassi minnhom, jew porcedimenti jibdedw in konnessjoni mal-klijenti taht xi ligi, regolament jew prcedura ghal rikostruzzjoni tad-djun; jew

(h) il-klijenti jiehdw azzjoni jew proceduri legali jibdedw jew xi passi ohra jittiehdw sabie x

(i) il-klijenti jigu aggudikati jew mijsuba falluti jew insolventi; jew

(ii) il-klijenti jigu stralcjati jew xolti; jew

(iii) jigi appuntat likwidatur, kuratur, amministratur jew ufficjal simili tal-klijenti;

(i) il-klijenti jissoospendu jew iwaqqfu jew jheddu li jissospendu jew iwaqqfu n-negozju taghhom; jew

(j) it-total jew parti sostanzjali mill-imprizi, assi, drittijiet jew dhul jew ishna, jew interessi ta' proprjeta' tal-klijenti jigu maqbuda, nazzjonalizzati, esproprijati jew akkwisitati bilfors minn jew taht l-awtorita' ta' xi Gvern; jew

(k) it-twettieq ta' l-obbligi jew ta' kwalunkwe obbligu tal-klijenti taht dan il-kuntratt isir illegali f'xi hin; jew

(l) il-klijenti jhassru jew jattakaw jew jaghmlu, jew igieghlu, jew jippermettu li jsir xi att jew haga li turi l-intenzjoni li jhassru jew jattakaw dan il-kuntratt; jew

(m) jokkorri fl-opinjoni tal-Bank xi tibdil sostanzjali fil-kundizzjoni finanzjarja tal-klijenti; jew

(n) jokkorri xi kaz iehor jew xi cirkostanzi ohra li, fl-opinjoni tal-Bank, ghandha mnejn taffetwa sostanzjalment u negattivament il-kapacita' tal-

kljenti li jesegwixxu l-obbligi jew wiehed mill-obbligi taghhom, jew b'xi mod iehor jonoraw t-termini ta' dan il-kuntratt;

allura, u fi kwalunkwe hin wara, il-Bank jista' b'avviz lill-kljenti, jiddikjara illi s-self huwa dovut u pagabbli minnufih, u f'dan il-kaz is-self isir dovut u pagabbli flimkien ma' l-imghax dovut u kwalunkwe ammont iehor pagabbli skond dan il-kuntratt.

Inoltre, il-kljenti u l-Bank jaqblu illi:

(1) L-ispejjez u d-drittijiet kollha in konnessjoni ma' dan il-kuntratt, inkluzi izda mhux limitati ghall-ispejjez u d-drittijiet legali u amministrattivi kif wkoll ghal spejjez ohra maghmula minn zmien ghal zmien sabiex jigu aggornati r-ricerki tat-trasferimenti u tad-debiti ta' l-istess kljenti, taxxi fuq dokumenti u trasferimenti u taxxi simili, spejjez ghar-registrazzjoni u drittijiet u spejjez ohra legali dovuti lin-Nutar sottofirmat ghandhom jigu sopportati mill-kljenti. Barraminnekk il-kljenti jiddelegaw lill-Bank ihallas lin-Nutar fuq l-ewwel talba ta' l-istess Nutar id-drittijiet notarili u l-ispejjez ta' registrazzjoni relattivi ghal dan il-kuntratt u ghal dan il-ghan il-Bank qiegheed jigi awtorizzat mill-kljenti jiddibeta l-kont jew kontijiet tal-kljenti mal-Bank b'dawn l-ispejjez u drittijiet u l-Bank m'ghandu l-ebda obbligu li joqghod jivverifika jekk l-ammonti mitluba humiex gustifikati.

(2) Il-kljenti jawtorizzaw lill-Bank sabiex jirritjeni fil-pussess tieghu r-ricerki tat-trasferimenti u tad-debiti ta' l-istess kljenti sakemm is-self jithallas lura ghas-saldu mill-istess kljenti.

(3) Izjed minn hekk, il-kljenti jobbligaw ruhhom li fuq talba tal-Bank jaghmlu polza ta' assicurazzjoni fuq il-proprjeta` taghhom kontra kull riskju normali ma' kumpanija ta' assicurazzjoni ta' reputazzjoni tajba u li l-interessi tal-Bank, jigu indikati fuq il-polza ta' assicurazzjoni relattiva. Barra minn hekk, il-kljenti jawtorizzaw lill-Bank sabiex jaghmel kull polza ta' assicurazzjoni f'dan ir-rigward fuq il-proprjeta` taghhom, kif jidhiru l-Bank li hemm bzon, u dan a spejjez ta' l-istess kljenti.

(4) Il-kljenti jobbligaw ruhhom li jaghtu a favur tal-Bank, kull dettal u informazzjoni mehtiega, rilevanti ghall-posizzjoni finanzjarja taghhom, kif mitluba mill-Bank, minn zmien ghal zmien, u li jaghtu lill-Bank kull opportunita` li jivverifika l-istess.

(5) Il-kljenti jobbligaw ruhhom a favur tal-Bank, li jaccetta:-

(a) illi ma jaghtux izjed garanziji ipotekarji fuq il-proprjeta` hawn taht deskritta, anke jekk dawn il-garanziji ipotekarji ikunu wara dawk registrati a favur tal-Bank, minghajr il-kunsens antecedenti u bil-miktub tal-Bank; u

(b) illi ma jikrux, ma jitolqux u ma jhallux mill-pussess taghhom u ma jhallux terzi persuni juzaw l-istess proprjeta` taht l-ebda titolu, u dan minghajr il-kunsens actecedenti u bil-miktub tal-Bank.

(6) Il-partijiet jaqblu u jiftehmu illi l-obbligi, d-drittijiet u l-kondizzjonijiet kollha tas-self u l-kuntratt relattiv ghadhom jigu regolati u interpretati

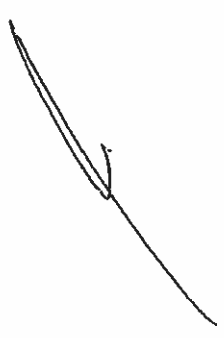
esklussivament skond il-ligijiet tar-Repubblika ta' Malta u li l-Qrati Maltin ghandhom gurisdizzjoni mhux esklussiva fir-rigward ta' dan is-self u l-kuntratt relattiv.

(7) Jiena Nutar sottofirmat, wara li ghamilt il-verifiki opportuni mar-Registru ta' l-Artijiet, niddikjara illi l-proprjeta' trasferita bis-sahha ta' dan il-kuntratt ma taqax f'areja ta' registrazzjoni u illi ma gietx volontarjament registrata. Inltre il-klijenti u l-Bank jaqblu illi l-Bank ikun intitolat illi jaghmel jew isegwi kwalsiasi applikazzjoni fir-Registru ta' l-Artijiet ghar-registrazzjoni tal-proprjeta' trasferita fit-tieni parti ta' dan l-istess kuntratt f'kaz illi l-istess proprjeta' taqa' f'areja ta' registrazzjoni u dan a spejjez tal-klijenti.

(8) Il-klijenti jaqblu li l-Bank ottjena parir legali dwar it-titolu tal-proprjeta' li qed tigi ipotekata favur il-Bank fuq dan l-istess kuntratt u dan sabiex jirregola ruhu dwar ir-riskju fuq is-self moghti lill-klijenti li min-naha taghhom jiddikjaraw illi huma mhux qed jistrieu fuq id-decizjoni tal-Bank li jissministra s-self bhala prova li t-titolu tal-proprjeta' huwa wiehed tajieb.

Fit-tieni lok bis-sahha ta' dan il-kuntratt il-bejjiegha, qeghda tbiegh u tittrasferixxi lix-xerrejja, flimkien u in solidum bejniethom, li jaccettaw, jixtru u jakkwistaw l-appartament li jinsab fit-tielet sular bla numru ufficjali izda internament u mhux ufficjalment immarkat bin-numru tlieta (3) u bl-isem ta' "Redeemer Flat", li jinsab fuq in-naha tax-xellug meta thares mill-faccata, formanti parti minn korp ta' bini konsistenti f'terran u garage fl-ewwel sular b'entrata ghalihom u separata, f'zewg appartamenti sovrastanti fit-tieni sular u f'zewg appartamenti fit-tielet sular li minnhom jiffirma parti l-appartament sugget ta' dan il-bejgh accesibbli minn entrata komuni fl-ewwel sular li tinsab bejn it-terran u l-garage, Dawret Hal-Ghaxaq, Ghaxaq, konfinanti dan l-appartament min-Nofsinhar mat-Triq imsemmija, mil-Lvant ma' beni ta' l-eredi tal-mejjet Luigi Ellul u mill-Punent ma' beni ta' Emanuel Spiteri, bis-sehem indiviz tal-partijiet komuni, servizzi u amenitajiet fil-korp ta' bini intizi ghall-uzu komuni u ghall-utilita' komuni mis-sidien tal-korp, kif suggett ghac-cens annu u perpetwu ta' zewg liri Maltin u tlieta u tletin centezmi (Lm2.33,0), altrimenti liberu u frank, bid-drittijiet u l-pertinenzi kollha tieghu u bl-arja tieghu.

Jibqa' miftiehem bejn il-partijiet illi dik il-porzjon tal-bejt li presentement tinsab fuq in-naha ta' wara ta' l-istess korp ta' bini flimkien mal-washroom li qeghda fuq l-istess porzjon tal-bejt, mmarkati bil-blue fuq il-pjanta hawn annessa bhala Dok "A" u accesibbli mill-parti immarkata bl-ahmar fuq l-istess pjanta, jibqghu soggetti ghad-dritt t'uzu in perpetwu a favur tas-sidien ta' l-appartament sottostanti fl-istess korp u cioe' l-appartament bla numru ufficjali izda internament u mhux ufficjalment immarkat bin-numru wiehed (1) u bl-isem ta' "Saint Mary Flat". Dan id-dritt jibqa' jitgawda in perpetwu fuq l-ghola bejt/washroom, bid-dritt wkoll t'access ghall-istess f'kazijiet ta' manuntenzjoni u/jew riparazzjoni tat-tank



ta' l-ilma, aerial tat-telvisjoni u/jew satellite dish jew xi apparat iehor li jkunu jinsabu fuq l-istess bejt/washroom.

B'dan wkoll li l-ghola bejt jew xi wahda mill-washrooms li illum u/jew fil-futur jkunu jinsabu fuq l-istess bejt ta' l-appartament suggett ta' dan il-bejgh jibqghu soggetti ghas-servitu` li jigu nsatallati tank ta' l-ilma, aerial tat-telvisjoni u/jew satellite dish jew xi apparat iehor, bid-dritt wkoll t'access ghall-istess f'kazijiet ta' manuntenzjoni u/jew riparazzjoni ta' l-istess u dan a favur tat-terran sottostanti fl-istess korp bla numru ufficjali izda bl-isem ta' "Saint Joseph House" kif sottopost ghall-appartament bla numru ufficjali izda internament u mhux ufficjalment immarkat bin-numru wiehed (1), Dawret Hal Ghaxaq, Ghaxaq.

Dan il-bejgh qieghed isir u jigi accettat bil-pattijiet u l-kondizzjonijiet miftehma bejn il-partijiet u cioe`:-

(1) Versu l-prezz ta' erbgħin elf liri Maltin (Lm40,000) għall-appartament u hamest' elf liri Maltin (Lm5,000) għall-arja li minnu qieghed jithallas prezenzjalment is-somma ta' disat elf liri Maltin (Lm9,000) u l-Bank in ezekuzzjoni tad-delega magħmula lil mill-klijenti fl-ewwel parti ta' dan il-kuntratt qieghed issa jhallas lill-bejjiegha s-somma ta' sitta u tletin elf liri Maltin (Lm36,000) a piena saldu ta' l-imsemmi prezz u liema somma l-bejjiegha tiddikjara li qegħda tircievi prezenzjalment u qegħda thalli d-debita ricevuta fuq dan il-kuntratt a piena saldu ta' l-istess prezz tal-bejgh. B'hekk il-Bank qieghed jirriserva favur tieghu l-privilegg speċjali spettanti lilu bil-ligi fuq il-proprjeta` trasferita.

(2) Il-bejjiegha tiggarrantixxi l-pacifiku pussess u liberu godiment kontra kull molestja, evizjoni u kontra il-vizzji mohbija u dan skond il-ligi ta' l-appartament in kwistjoni b'ipoteka generali ta' gidha kollu presenti u futuri, af favur tal-kompraturi accettanti.

(3) Bil-pussess liberu u battal, hieles minn kwalunkwe drittijiet reali u/jew personali favur terzi, hieles minn kwalsiasi litigazzjoni u hieles minn kull dejn, privilegg, ipoteka jew charge, enforcement notice, ordni ta' rekwisizzjoni u/jew espropriazzjoni.

(4) L-appartament in kwistjoni inbena bil-permessi tal-bini validi u kollox huwa konformi ma' l-istess permessi tal-bini li wkoll jinsabu mhallsa.

(5) Kwalunkwe kontijiet pendenti jibqghu a kariku tal-bejjiegha u dan sad-data hawn fuq kalendata.

(6) Ix-xerrejja la jkollhom dritt li jircievu u lanqas obbligu li jhallsu kumpens għal appoggi.

(7) Ix-xerrejja jew is-successuri fit-titolu jintrabtu li jhallsu s-sehem tagħhom *pro rata* għall-manteniment u r-riparazzjoni tal-partijiet komuni ezistenti fl-istess korp ta' bini.

(8) Ix-xerrejja jew is-successuri fit-titolu huma espressament vjetat milli jingombraw il-partijiet komuni tal-korp li wkoll iridu jinzammu nodfa.

(9) Il-faccata tal-korp kollu kif wkoll l-aperturi jridu jinzammu uniformi ma' dawk tal-bqijja ta' l-appartamenti fl-istess korp.

(9) Ix-xerrejja jew is-successuri fit-titolu jkunu marbuta kif fil-fatt qeghdin hawn jintrabtu li jissiehu f'Owners' Association li tkun inkarigata mill-amministrazzjoni, manutenzjoni u tiswija tal-partijiet komuni, kif wkoll illi jikkontribwixxu sehemhom *pro rata* mill-ispejjez rikjesti ghal dan il-ghan. Id-decizjonijiet f' din l-assocjazzjoni jittiehdu b' *maggoranza simplici*.

Ghall-fini ta' l-Att dwar it-Taxxa fuq Dokumenti u Trasferimenti tas-sena elf disa' mija u tlieta u disghin (1993) qed jigi ddikjarat illi l-bejjiegha akkwistat l-arja li fiha imbena l-appartament suggett ta' dan il-bejgh b'titolu oneruz in forza ta' kuntratt ta' bejgh u donazzjoni fl-atti tieghi Nutar sottofirmat ta' l-erbgħa u ghoxrin ta' Awissu tas-sena elfejn (24/8/2000) mil-liema att tirrizulta provvenjenza ulterjuri.

Ghall-fini tal-Boll *ad valorem* qed jigi ddikjarat illi l-Boll relativ dovut mill-komparenti xerrejja jammonta ghal elf u tmien mitt liri Maltin (Lm1,800) li minnhom diga thallset is-somma ta' erba' mitt liri Maltin (Lm400) permezz ta' l-ircevuta numru 225982 datata disgha ta' Marzu tas-sena kurrenti (9/3/2007) filwaqt li l-bilanc ta' elf u erba' mitt liri Maltin (Lm1,400) qed jithallas prezenzjalment lill-Kummissarju tat-Taxxi Interni, u dan stante illi l-kumpraturi qeghdin jiddikjaraw illi l-proprjeta' in kwistjoni qeghda tigi mixtrija bil-ghan li jistabilixxu fiha r-residenza unika u ordinarja taghhom, u dan wara li jiena Nutar sottofirmat, spjegajtilhom l-importanza dwar il-veracita' ta' din id-dikjarazzjoni taghhom ghal kull fini u effett tal-ligi.

Ghall-fini tal-Kapitolu numru mija u tlieta u ghoxrin (123) tal-Ligijiet ta' Malta dwar l-*Income Tax* qed jigi ddikjarat illi ebda ammont ma hu dovut lill-Kummissarju tat-Taxxi Interni stante illi l-immobbli suggett ta' dan il-bejgh kienet il-proprjeta' u okkupata mill-venditrici bhala r-residenza taghha stess ghal-perjodu ta' aktar minn tliet (3) snin qabel id-data ta' dan it-trasferiment odjern.

Ghal kull fini u effett tal-ligi qed jigi ddikjarat mill-komparenti partijiet illi l-valur moghti minnhom fuq dan l-att lill-proprjeta' ttrasferita huwa wiehed reali u giust u dan wara li jiena Nutar sottofirmat spjegajtilhom l-importanza dwar il-veracita' ta' din id-dikjarazzjoni taghhom.

L-akkwirenti jiddikjaraw illi huma jikkwalifikaw li jakkwistaw l-proprjeta' li qeghda tigi trasferita aktar il-fuq minghajr bzonn ta' permess ta' l-akkwist ta' proprjeta' immobbli minn persuni mhux residenti u li huma

jiddikjaraw illi huma residenti cittadini ta' l-Unjoni Ewropeja u li ghexu f'Malta ghal perjodu kontinwu matul hajjithom ta' hames snin. Din iddikjarazzjoni qeghda ssir wara li n-Nutar sottofirmat spjegalhom l-importanza taghha skond il-Ligi.

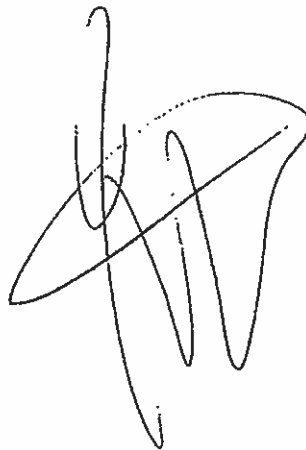
Bis-sahha tat-tielet parti ta' dan il-kuntratt il-Bank qiegheed jaghti l-kunsens tieghu ghall-kancellament totali tal-iskrizzjonijiet ipotekarji rregistriati fir-Registru Pubbliku ta' Malta fil-Volum ittra 'T' bin-numri mitejn u tmienja u hamsin tas-sena elfejn u tnejn (L. 258/2002); sbatax-il elf tliet mija u sebgha u ghoxrin tas-sena elfejn u tnejn (L. 17327/2002); erbat elef seba' mija u hamsa u dsighin tas-sena elfejn u erbgha (L. 4795/2004) u erbat elef seba' mija u tmienja u dsighin tas-sena elfejn u erbgha (L. 4798/2004) stante illi l-obbligi kollha assunti fl-imsemmija iskrizzjonijiet ipotekarji gew pienament adempiti ghas-sodisfazzjon tal-komparenti kreditur Bank.

Maghmul, moqri u ppublikat previa d-debita cerzjorazzjoni skond il-ligi f'Malta, Valletta, Palace Square, fl-ufficcju legali tal-Bank of Valletta plc.

Iffirmati:-

Vincent Lanzon
Pauline Gravina
Brian Pace
Mary-Fleur Pace
Dottor Joseph Debono
Nutar Pubbliku, Malta.

VERA KOPJA TAL-ORIGINAL
ILLUM 13 ta' Marzu 2019.
DR. JOSEPH DEBONO B.A., M.A., LL.D.
Notary Public and Commissioner for Oaths
40, Triq Gianni Vassallo, Luqa LQA 1513, Malta
Mobile: 99476576 Tel/Fax: 21663588
Email: notaryjosephdebono@hotmail.com

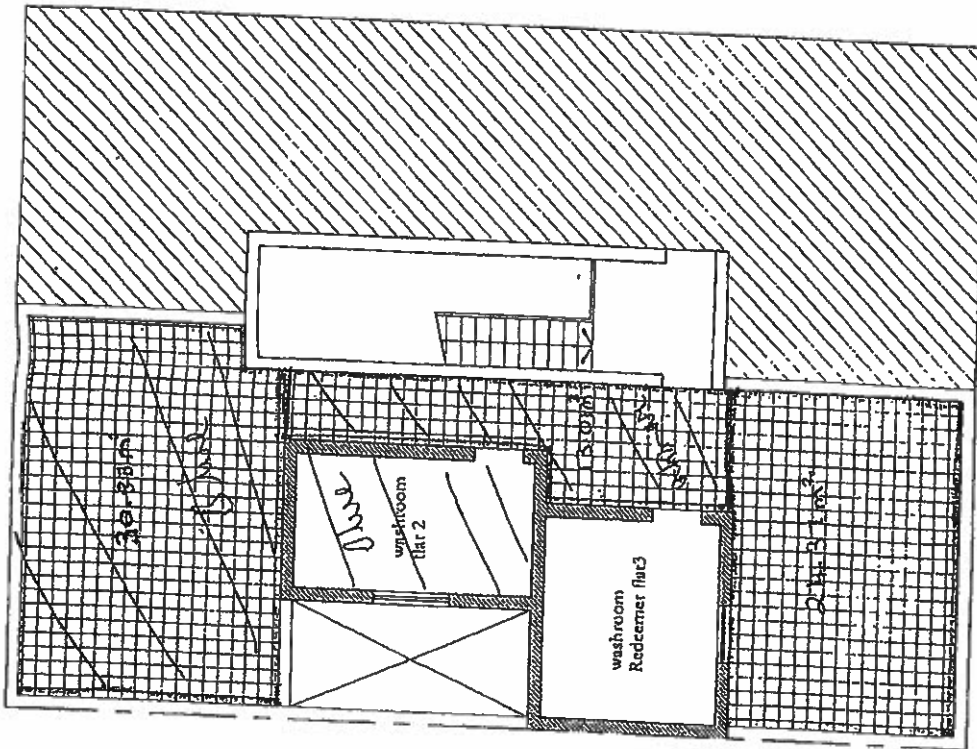


Del. A

M.F. Pace
BPAC

f. Gravina

1618



Roof Floor
Scale 1:100

Trig

3

3

11. 11. 11.

Kwalunkwe agġustament fil-hlas lura tas-self, minhabba kwalunkwe varjazzjoni fir-rata ta' l-interessi jista' jigi accettat mill-Bank fid-diskrezzjoni tiegħu permezz ta':

- a) agġustament fl-ammont tal-pagamenti regolari matul il-perjodu li għalih ikun sar is-self; jew
- b) agġustament fin-numru ta' pagamenti regolari matul il-perjodu li għalih ikun sar is-self; jew
- c) agġustament fl-ammont ta' l-aħhar pagament.

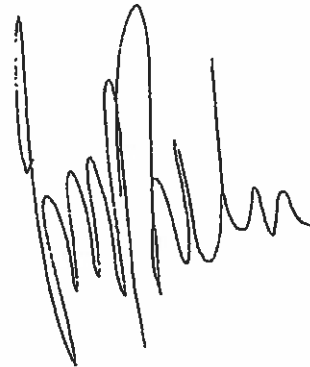
Jekk ma jsir l-ebda agġustament simili, il-pagamenti jkomplu sakemm is-self, flimkien mal-interessi, jithallas lura minkejja li dan jista' jbidel il-perjodu li kien gie previst originarjament.



M. F. Pace

B Pace

P. Gravina

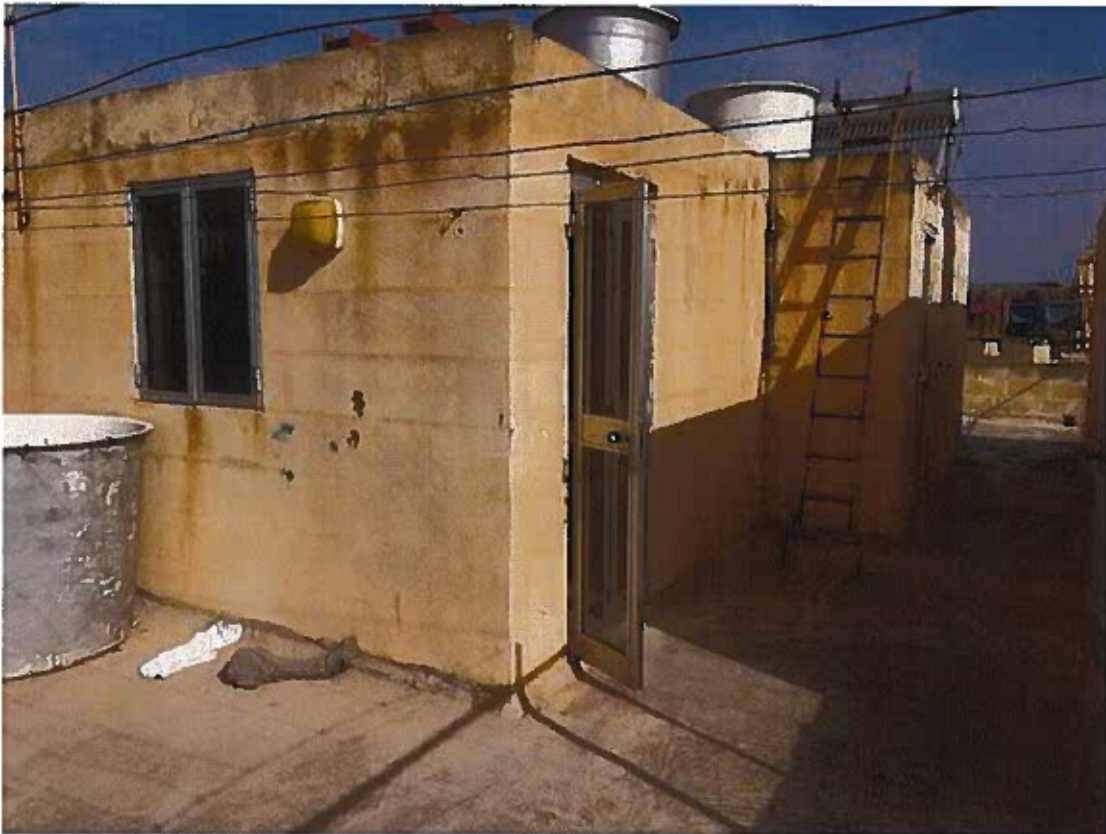


3

1

3

1



Cod. 042 (kamra tal-bejt tal-fond)



Cod. 043 (Parti mill-Arja appartenenti għall-fond)



PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	QUAXAQ
Address	REGOR FLATS, FLAT 3, PAWROT UAL - QUAXAQ
Total Footprint of Area Transferred*	108.05m ²

TICK WHERE APPLICABLE (Tick one box in each case except where indicated otherwise)

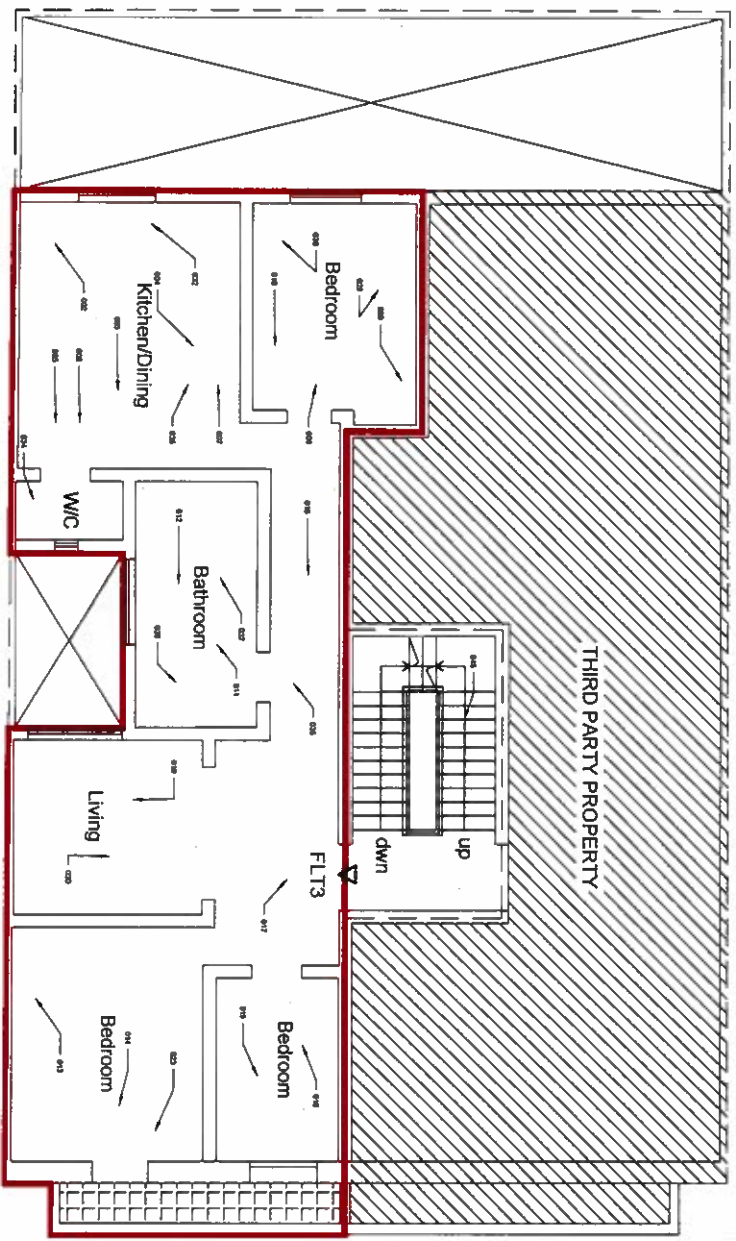
Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input type="checkbox"/> Quiet	<input checked="" type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input checked="" type="checkbox"/> Finished***	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input checked="" type="checkbox"/> Poor	
Amenities Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input checked="" type="checkbox"/> Shared Ownership	


* Includes all lands and gardens but excludes additional floors, roofs and washrooms

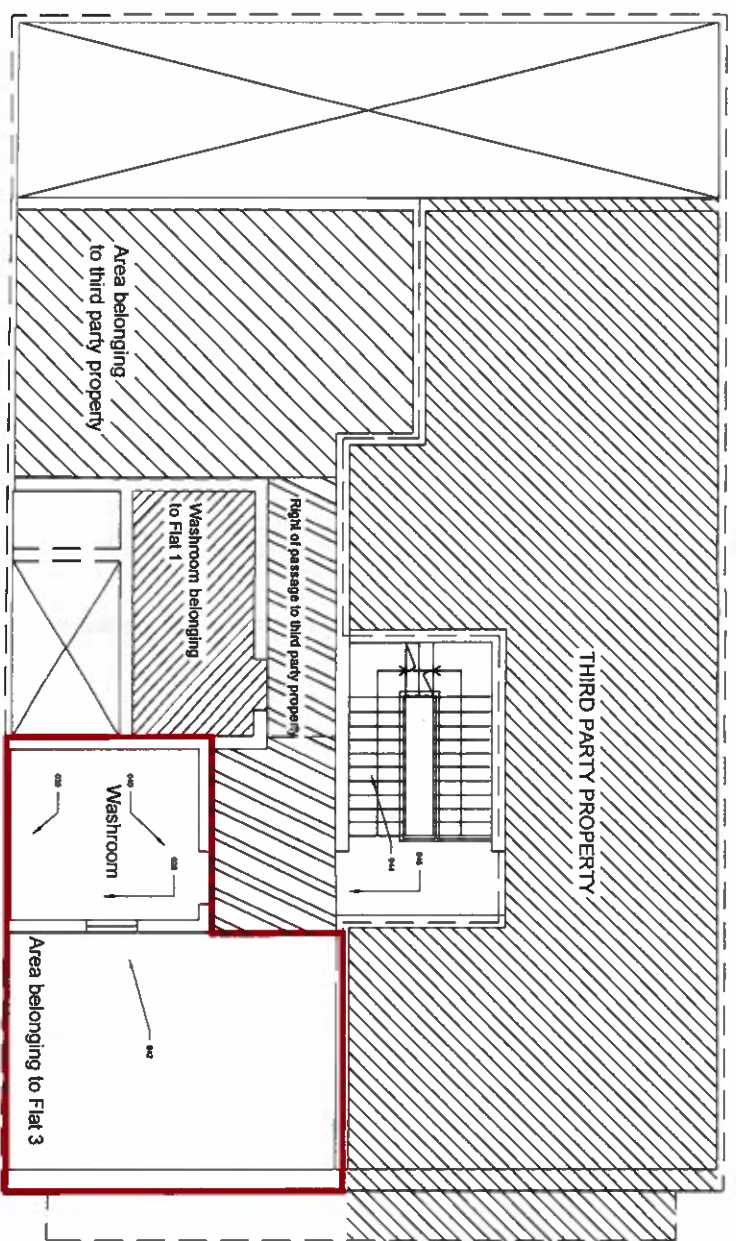
*** Includes ** plus bathrooms and apertures


** Includes plastering, electricity, plumbing and floor tiles

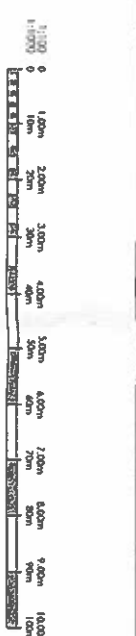

Date:	1/10/23	Perit's Signature:	
Warrant Number:	410	Rubber Stamp:	<p>Perit Duncan Muscat B. (E. & A.) (Hons), M.Sc., M.Y.C.S. A. & C.E. 2 Kent Court, 71, St. Paul's Street, Naaxar NGR 4016</p> <p>PERIT ANTHONY MUSCAT & ASSOCIATES</p>
		Email: duncan@peritmuscat.com	
		Tel: 21432128 Mob: 99897969	




Second Floor Level
 Existing
 Int. Area - 103.40sqm
 Ext. Area - 4.65sqm
 Scale 1:100




Roof Floor Level
 Existing
 Washroom Area - 12.87sqm
 Ext. Area - 27.23sqm
 Scale 1:100

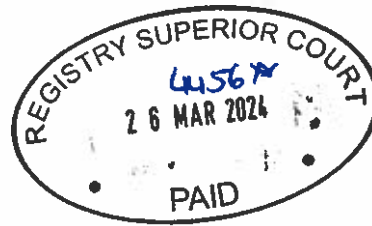
SCALE 	
CLIENT Pitma Awlo lot Gochi CMI	JOB Survey of existing property
LOCATION Redeemer Fld, Pat3, Dowel Hol-Ghoxaq, Hol-Ghoxaq	DRAWING Existing Second and Roof floor plans
	DATE 29/10/2021
ARCHITECT Pelli Duncon Muscat B. E. & A. (Hons), A. & C. E. Architects & Civi Engineer 2, Kenil Court, St. Paul's Street, Harard, HR 04. Tel: 21432178, Mob: 99877869, 79508508.	SCALE 1:100

A

Registratur tal-Qorti

Fil-Prim Awla

Tal-Qorti Civili



NOTA KORRETTORJA / ADDIZZJONALI DWAR IS-SUBBASTA 45/20

Fil-Atti Tas-Subbasta Nru. 45/20 fl-ismijiet

Bank of Valletta

Vs

Brian u Mary Fleur Pace

B'referenza tar-Rapport tiegħi bid-data 11 ta' Novembru 2021 (aggornata 27 ta' Jannar 2022 u korretta fil-29 ta' Novembru 2023), nixtiew nzid s-segwenti:

NOTI KORRETTORJI / ADDIZZJONALI :

1. Kif spjegat f'att ta' akkwist datat 11/7/2007 f'atti ta' Dr Joseph Debono (mehmuża) - saqaf u spazju ta' l-ajru fuq il-Flat 3 kollu huma proprjetà ta' Flat 3. Flat 1 għandu dritt ta' passaġġ (immarkat aħmar fuq Dok A ta' att), użu ta' parti mis-saqaf u kamra tal-ħasil jew 'washroom' (immarkat blu fuq Dok A tal-att) *Fid-Dokument A il Washroom ta' Flat 1 huwa mmarkat Washroom 2 bi zball. Il-partijiet ddikjaraw li dan huwa zball. F'pagna 2 tar-relazzjoni ulterjuri datata 27/1/2022 Punt C, numru 2 i) għandu jitnehha l-bejt mill-partijiet komuni u cioe jitnehha l-kliem 'u parti mill-bejt li jaghti għal arji w washrooms indipendenti tas-sidien tal-appartamenti tal-blokk.*
2. Il-Flat numru 1, u l-maisonette tal-pjan terran ukoll tgawdi d-dritt li tinstalla tank tal-ilma, aerial/ satellite eċċ u dritt ta' aċċess għal tiswija u manutenzjoni għall-istess, fuq l-ogħla saqaf jew fuq waħda mill-kmamar tal-ħasil.
3. Il-pagna tal-pjanta 35 fir-rapport originali tal-esponent giet emendata u anessa ma dan ir-relazzjoni ulterjuri, skont dan biex turi s-sjieda tas-saqaf ta Flat 3, dritt tal-passaġġ u parti mis-saqaf użata minn Flat 1, parti mis-saqaf użata minn Flat 3 u kmamar tal-ħasil ta 1 u 3.
4. Il-pagna 30 fir-rapport originali tal-esponent giet emendata u anessa ma dan ir-relazzjoni ulterjuri, biex z-zewgt ritratti tinbidel ir-referenza tagħhom għal; COD042 – Kamra tal-bejt tal-fond, COD043 – parti mill-arja appartanenti għall-fond.
5. L-aħħar paragrafu ta Pagna 8 fir-Rapport originali tal-esponent jrid jiġi emendat min:
'Madankollu perez li dan il-fond għandu parti zghira mill-bejt, (il-kamra tal-bejt hija ta' circa 12.87 metri kwadri u il-parti mill-bejt li hija l-parti divisa ta l-istess propjeta hija ta' circa 27.23 metri kwadri) dan ma jistax jiġi zzviluppat minghajr ftehim miktub mar-residenti l-oħra tal-blokk u b'hekk ftit jaffettwa fil-prezz''.

Għall:

"Il fond; Flat 3 għandu s-sjieda tas-saqaf u l-ispazju tal-ajru kollu fejn it-terzi (sidien ta'flat 1) għandhom dritt għal uzu w access għall-kamra tal-bejt ta

circa 12.87 metru kwadri u il-parti mill-bejt li hija l-parti divisa ta l-istess propjeta hija ta' circa 27.23 metri kwadri). "

6. Il-proprjetà giet trasferita fil 11/7/2007 kif dikkjarat f'atti ta' Dr Joseph Debono (mehmuża)
7. L-arja interna tal-proprjetà hija ta' 103.40 metri kwadri (intern tal-apartament) u 4.65 metri kwadri (gallarija estern) u l-arja tal-bejt huwa ta' 103.40 metri kwadri (li minnhom hemm 12.95 metri kwadri interni (washroom tal-istess fond) u (11.95 metri kwadri ohra interni ta' washroom tat-terzi). Dawn jiggifieri li l-arja tal-fond totali jammonta għall 211.45 metri kwadri.
8. Dokument Schedule 8 giet emendata u annessa ma din ir-relazjoni ulterjuri.
9. L-gholi tal-faccata tal-Propjeta attwali huwa ta' madwar Ghaxar metri (10.00m) il-fuq mill ghola parti tal-bankina fil faccata; inkluz l-opramorta ta' fuq il-bejt. L-ghola parti tas-soqfa tal-'washrooms' ezistenti jitilaw għall-hdax il-metru w sittin centimetru (11.60m) il-fuq mill ghola parti tal-bankina fil faccata. L-gholi intern tal-flat numru 3 huwa ta' madwar 2.90 metri (mill superficji tal-madum għal tajt is-saqaf misbuh).
10. L-gholi permissibli (height limitation) tal-proprjetà skond il Policy 2015 il-huwa ta 17.50 u b'hekk jista jtellu sular iehor minflok is-sular tal-washrooms biex il-washrooms jittellaw sular il-fuq. (ma jistawx jittellaw iktar sulari ghax l-gholi ta' zewgt sulari jaqbez il-height limitation hawn fuq msemmi).
11. L-imsemmi appartament huwa konfinanti minn-Nofsinhar ma Triq Dawret Hal-Ghaxaq, mall-Lvant ma propjeta tal-werrieta ta Luigi Ellul u mal-Punent ma' propjeta ta Emanuel Spiteri.
12. L-esponent jikkonferma illi minhabba li l-arja huwa sviluppabli, l-prezz dikjarat jinbidel. Jigifieri, il-fond jista jzied b'sular iehor, imma minhabba drittijiet tat-terzi, il kmamar ta fuq il-bejt ezistenti jridu jergghu jinbew fuq is-saqaf tas-sular il-gdid li jista jinbena.

13. Minhabba f'hekk, l-prezz prezenti tas-suq tal-propjeta jgholli ghal-Mitejn u Sittin elf euro.

€ 260,000.00

A. Il-formula aggiornata tas-Schedule 8 huma mehmuza ma din ir-Relazzjoni ulterjuri tal-esponent

Perit Duncan Muscat (A. & C.E.)

2, Kent Court, Triq San Pawl, Naxxar, NXR4016

Ilum..... 26 Mar 2024
Deher/ra..... Perit Duncan Muscat
Karta tal-identita' NRU.....
Rataf/infret din in-pola / rixers / ittra ufficjall /
marca / atti wara li giet rfirmata u moqrija ilu / ilha.

Rose Marie Vella
Deputat Registratur

toppar.

Ilum 26 MAR 2024

Ipprezentata minn Perit D. Muscat (529875M)

bla dok/b hekkdokumenti.

LYDON GRECH
Deputy Registrar
Court Services Agency



PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	GHAQAQ
Address	REDUSMER FATS, FAT 3, DAWRET HAL-GHAQAQ
Total Footprint of Area Transferred*	108.05m ²

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 checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input type="checkbox"/> Quiet	<input checked="" type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input checked="" type="checkbox"/> Finished***	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input checked="" type="checkbox"/> Poor	
Amenities <small>Tick as many as appropriate</small>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" 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 ** plus bathrooms and apertures

** Includes plastering, electricity, plumbing and floor tiles

Date: 25/3/24

Perit's Signature:

Warrant Number: 410

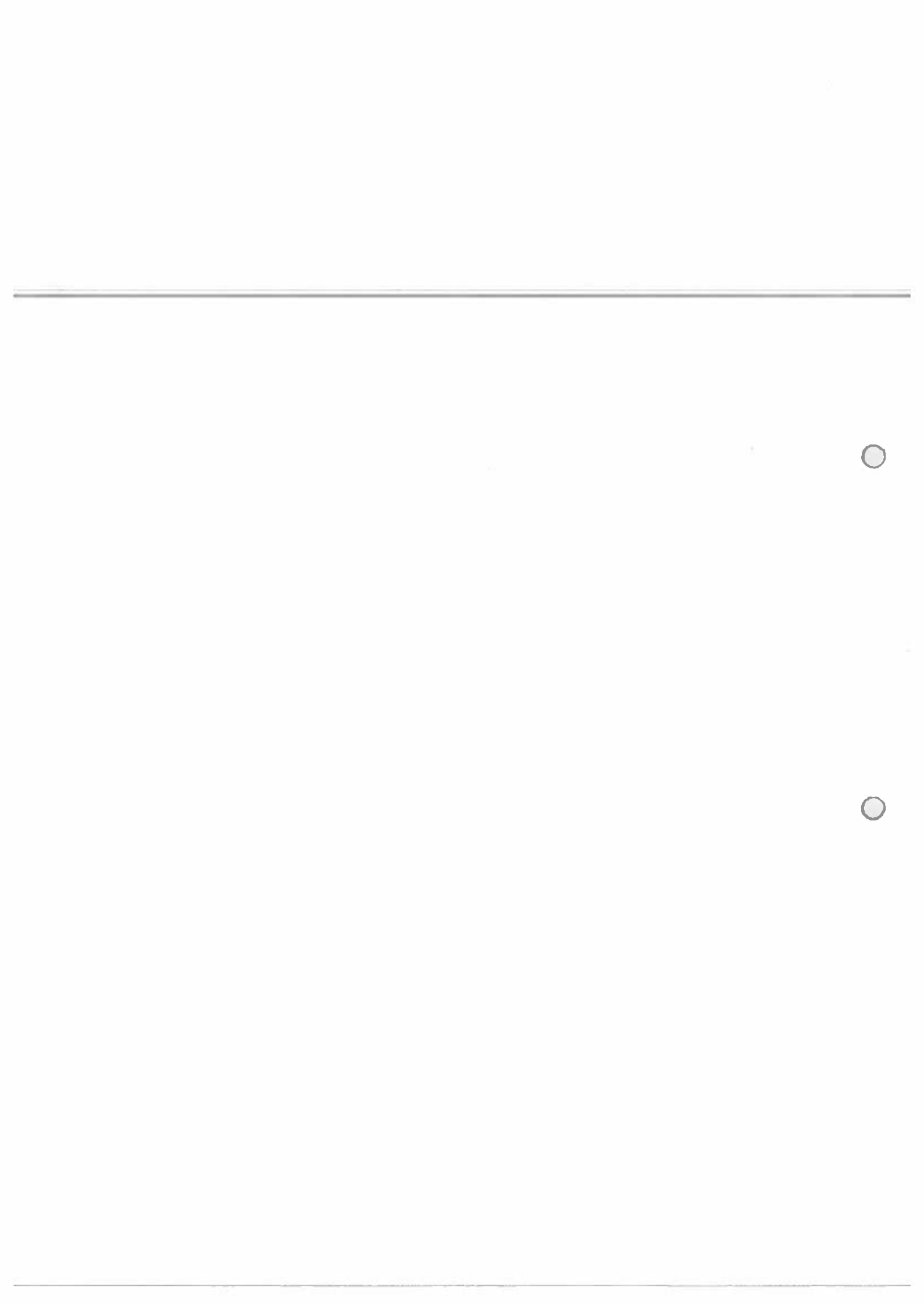
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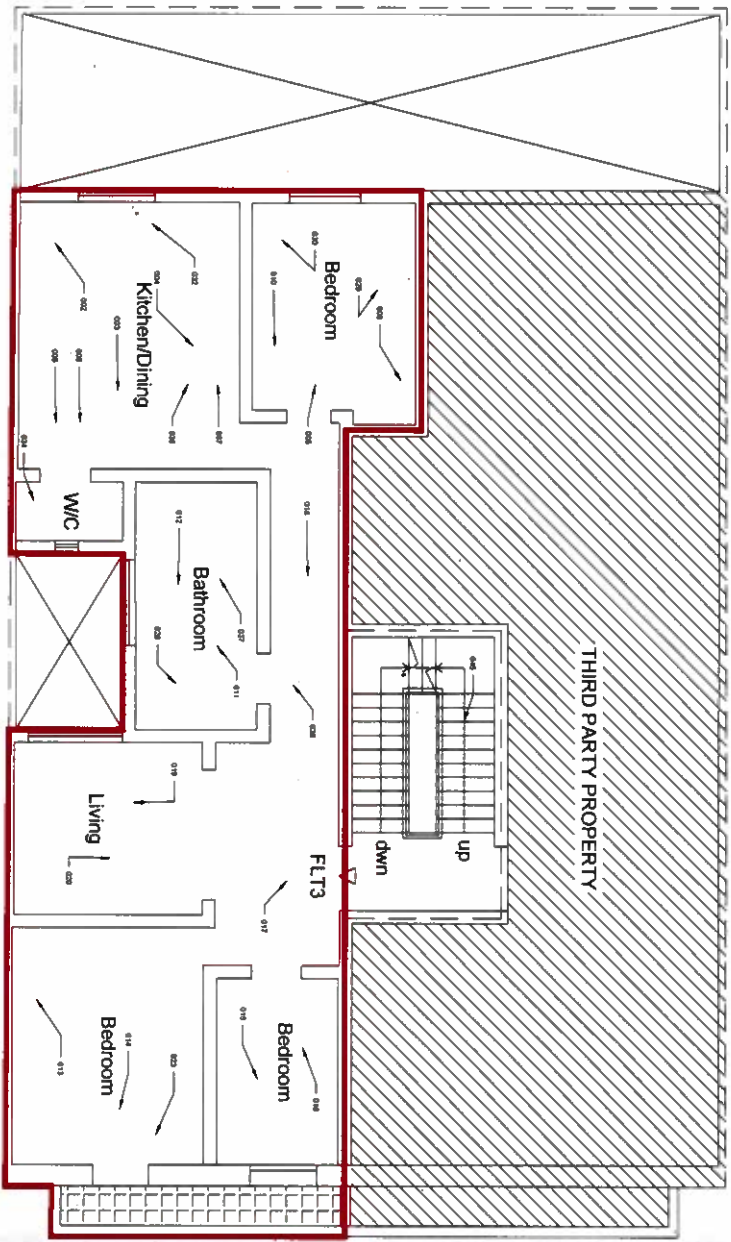
Perit Duncan Muscat

B. (E. & A.) (Hons), M.Sc., M.Y.C.S. A. & C.E.
2 Kent Court, St. Paul's Street, Naxos HXR 4016

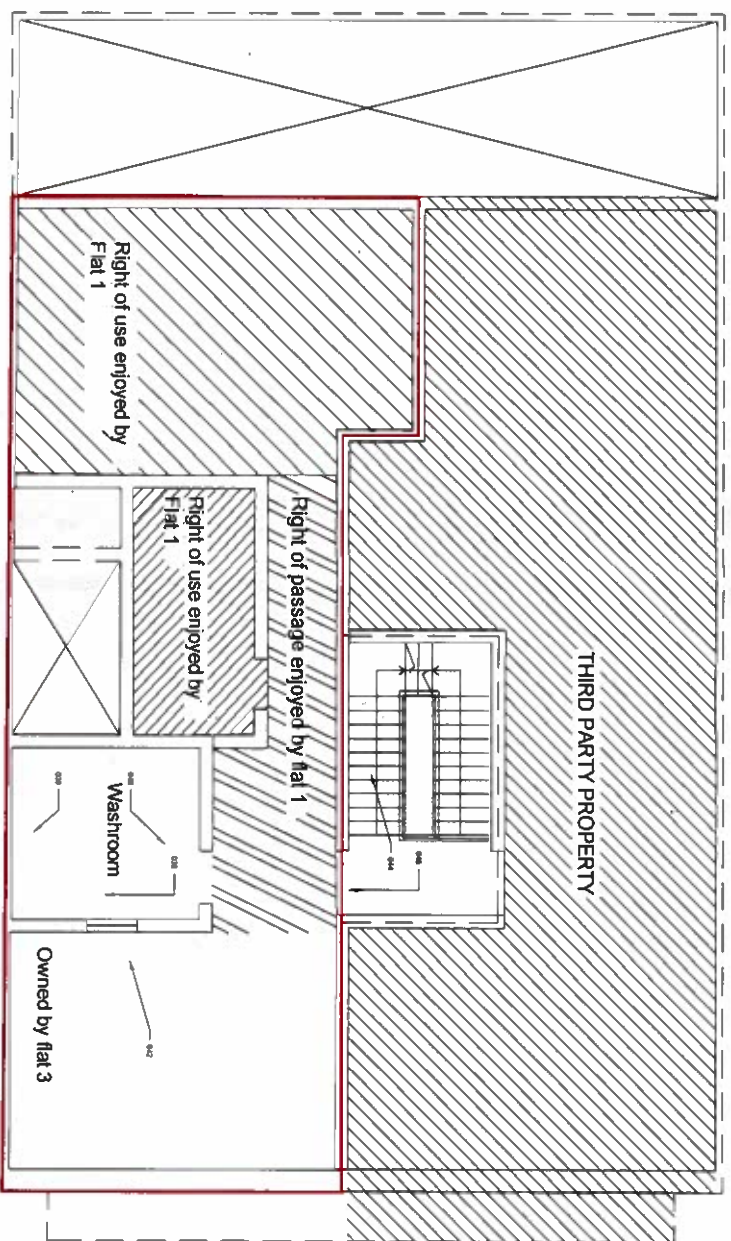
Email: duncan@peritmuscat.com
Tel: 21632170 Mob: 99697969







Second Floor Level
Existing
Int. Area - 103.40sqm
Ext. Area - 4.65sqm
Scale 1:100



Roof Floor Level
Existing
Washroom Area - 12.87sqm
Ext. Area - 27.23sqm
Scale 1:100

The whole roof and airspace belongs to flat 3. Subject to the right of use as indicated on deed



CLIENT Primo Awia Idi-Qorri Civil	ARCHITECT Perril Duncan Muscat B. E. & A. (Hon), A. & C. E. Architect & Civil Engineer
JOB Survey of existing property	DATE 29/10/2021
LOCATION Redeemer Flats, Fl03, Dower Hal-Choxaq, Hal-Choxaq	SCALE 1:100
DRAWING FILE Existing Second and Roof floor plans	PAPER SIZE A2
	DRAWN BY PERRIL AN HON MUSCAT 2, Kent Court, St. Paul's Street, HORIZ. MKR 04. Tel: 21432178, Mob: 99877987, 79805008.
	DATE 29/10/2021
	SCALE 1:100
	ARCHITECT Qorri/45/10/01

