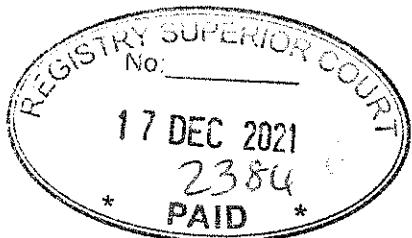


**Fil- Qorti Civili Prim' Awla**

**SUBBASTA NRU. 17/2021**

**APS Bank plc**



**VS**

**Daniel Alosio**

**RELAZZJONI TA' L-ESPERT TEKNIKU, IL- PERIT DR KONRAD  
XUEREB**

Magħmul minn: Perit Dr Konrad Xuereb  
202/3 *Vincenti Buildings,*  
*Old Bakery Street, Valletta*  
*Tel: +356 2780 8428*

Data: 14 ta' Dicembru 2021

**SIT: Appartament Nru 2, 97 Chamonix Court, Triq it-Torri, Birkirkara – Atti tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio**

**1.0 Deskrizzjoni ta' l-Inkarigu**

1.1 Gejt inkarigat mill- Qorti Civili f'dawna il-proceduri sabiex nagħmel deskrizzjoni tal-fond indikat fir-rikors promotur u sabiex infisser il-piżżejjiet, kirjet u jeddijiet oħra, sew reali kemm personali, jekk ikun hemm, li għandhom dan il-fond ikun suġġett kif ukoll l-ahħar trasferimenti tiegħu, skond l-informazzjoni ottenut mill-kreditur jew mid-debitur.

1.2 Din l-istima peritali ġiet imhejjija a tenur ta' l-Artikolu 79 (1) tal-Kap 573 tal-Ligijiet ta' Malta u dan kwantu l-proprietà li ġġib l-indirizz ‘Appartament Nru 2, 97 Chamonix Court, Triq it-Torri, Birkirkara’, murija fir-ritratti fid-Dokument 2.4 u mmarkata fid-dokumenti li rċevejt mill-Qorti Civili li huma inkluzi fid-Dokument 2.8.

**2.0 Dokumenti Pertanenti**

2.1 L-esponent qed jannetti pjanta li turi l-konfini tas-sit *in disamina*, ritratti tas-sit u dokumenti relattivi, liema dokumenti qed jiġu mmarkati hekk kif ġej:

- Dokument 2.0 – Ittra lill- Qorti Civili mill-esponent
- Dokument 2.1 – Land registry site plan
- Dokument 2.2 – Pjanta tal- Proprietà
- Dokument 2.3 – CFR It- Tmien Skeda (8th Schedule)
- Dokument 2.4 – Ritratti tas- Sit
- Dokument 2.5 – Orthophotomaps
- Dokument 2.6 – Kopji tal- Policies u Mapep Minn Pjani Lokali
- Dokument 2.7 – Operazzjonijiet Paragonabbi
- Dokument 2.8 – Kopja ta' l-Ittra ta' l-Ingagg mill- Awtorita'
- Dokument 2.9 – Metodu tal-Kalkulazzjoni
- Dokument 2.10 – Riċerka ta' Permessi

**3.0 Dati Permanentni**

3.1 **Data ta' meta ingħata l-Inkarigu.**  
6 ta' Mejju 2021.

3.2 **Data ta' meta sar aċċess fuq il- Proprietà**  
8 ta' Novembru 2021.

3.3 **Data tar- Rapport**  
14 ta' Dicembru 2021.

3.4 **Data li saret referenza għaliha meta ġiet valutata il- Proprietà fejn applikabbli**  
Mhux applikabbli

**4.0 L-Istat li jiġi kkalkulat li l-proprietà kienet fiha fid-data li saret referenza għaliha meta ġiet valutata l-proprietà**

4.1 **L-attribwiti fiziċċi tal-proprietà fid-data li tkun saret referenza għaliha f'paragrafu 3.2**

4.1.1 L-appartament N.2 fil-kumpless ‘97 Chamonix Court’ gewwa Triq it-Torri, Birkirkara jikkonsisti f'appartament fil-pjan terran elevat (elevated ground floor level), fuq in-naħha tal-lemin meta wieħed

ihares lejn il-kumpless ta' bini, li minnu jifforma parti l-appartament, mit-triq. L-appartament hu sovrapost għal sular ta' garaxxijiet u sottopost għal żewġ flats. Inkluż ma' dan l-appartament hemm il-bitħa li tinsab fuq in-naħa ta' wara ta' l-appartament flimkien mal-bitha interna. L-appartament hu liberu u frank bid-drittijiet u ġustijiet kollha tiegħu. L-appartament jikkonfina mill-grigal ma' l-imsemmija Triq it-Torri, mill-majjistral ma' bini ta' Carmelo Muscat u mill-İvant mar-riمانenti kumpless proprijeta' ta' Jakro Developments Limited jew l-aventi kawża minnha. Inkluż ukoll ma' l-appartament hemm sehem indiżiż tal-partijiet komuni fl-imsemmi kumpless ta' bini liema partijiet komuni jikkomprendu fl-entrata, entratura, taraġ ta' barra li jwasslu ghall-entratura principali, taraġ interni sal-bejt (pero eskluż il-bejt), indani, lift u lift shafts. Il-bejt m'ghandux jitqies bhala parti komuni, iżda sid l-appartament għandu dritt limitat ta' użu ghall-iskop indikat fil-kuntratt ta' l-akkwist. L-appartament għandu dritt ta' użu in perpetwu u mhux interott tal-passaġġi komuni fuq il-bejt ghall-iskop indikat fl-istess kuntratt ta' l-akkwist. L-appartament hu suġġett ghad-dgawdja ta' drittijiet attivi u hu suġġett għas-servitujiet passivi li jirrizultaw mill-posizzjoni relativi ta' l-appartament fil-kumpless, inkluži li sistema tad-drenagg u ta' ilma tax-xita jkunu komuni.

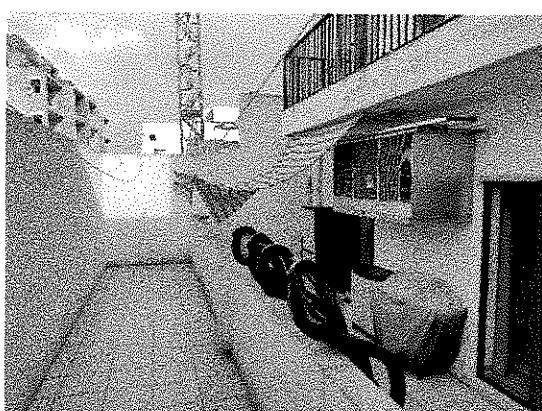
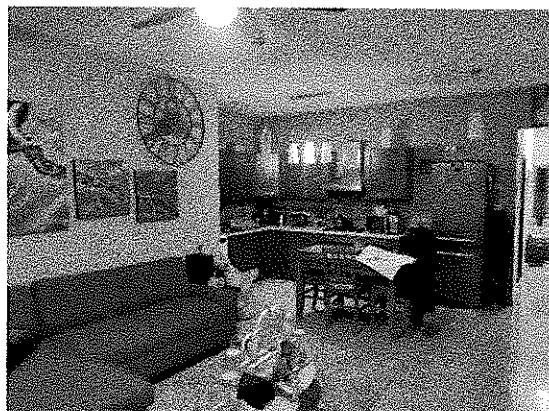
**4.1.2** Il-'lock-up garage' fis-semi basement formanti parti minn livell ta' garaxxijiet li hu sottopost għal blokk ta' appartamenti '97 Chamonix Court, triq it-Torri, Birkirkara', konfinanti l-garaxx mill-grigal mad-drive in komuni u mix-xlokk u mill-majjistral ma' proprijeta' ta' Jakro Developments Limited jew l-aventi kawża minnha, liberu u frank bid-drittijiet u l-ġustijiet kollha tiegħu. Inkluż mal-garaxx hemm sehem indiżiż tal-partijiet komuni fl-imsemmi livell ta' garaxxijiet liema partijiet komuni jikkomprendu r-rampa u d-drive komuni, lift u lift shaft u shafts. Il-garaxx hu suġġett ghad-dgawdja ta' drittijiet attivi u hu suġġett għas-servitujiet passivi li jirrizultaw mill-posizzjoni relativi tal-garaxx fil-kumpless.

**4.1.3** L-accress ghall-appartament in disamina jittieħed mit-tromba tat-taraġ fin-nofs tal-blokk inti w-thares mit-triq, mil-bieb numru ufficjali 97 iżda magħruf bl-isem 'Chamonix Court'.



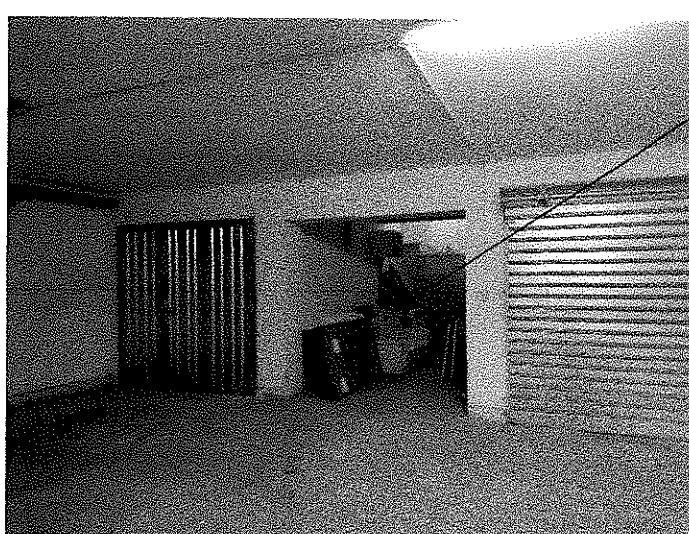
Ara annett dokument 2.4 ritratti Nru 32 (xellug) u Nru 30 (lemin)

**4.1.4 L-entratura ta' l-appartament in disamina tagħti għal 'sitting room' li jagħti għal kuridur fuq ġenb biswit bitħa interna, li hi inkluża ma' l-appartament. Il- kuridur iwassal għal kamra imdaqqa ta' 'kitchen/living/dining' li ġgib dawl u arja mill-bitħa nterna. Kuridur iwassal minn din il-kamra għal kuridur iehor li jagħti għal tlett ikmamar tas-sodda fuq in-naha ta' wara ta' l-appartament. Dawn it-tlett ikmamar għandhom aċċess għal bitħa esterna fuq in-naha ta' wara ta' l-appartament, li hi ukoll inkluża ma' l-appatament.**



Ara annett dokument 2.4 ritratti Nru 6 (xellug) u Nru 24 (lemin)

**4.1.5 L-ċċess għall-garaxx fil-pjan sotteran jittieħed minn drive-in u rampa komuni fuq il-lemin tal-blakk inti u thares mit-triq. Din ir-rampa tagħti għal bieb tal-metall li twassal għal parti tal-komun b'numru ta' garaxxijiet. Il-garaxx in disamina kien jidher miftuh, minghajr bieb tal-metall privat u mhux 'locked-up'.**



Ara annett dokument 2.4 ritratti Nru 32 (xellug) u Nru 36 (lemin)

#### **4.2 L-istat ta' l-istruttura u dettalji ohra**

L-istat prezenti tal-binja jindika li din il-binja tidher li qed tintuża u qiegħda fi stat generalment tajba.

#### **4.3 Qisien tal-proprijeta'**

Il-proprijeta' tikkonsisti f'appartament li għandu kejl ta' cirk 145m<sup>2</sup>, u garaxx li għandu kejl ta' cirk 17m<sup>2</sup>.

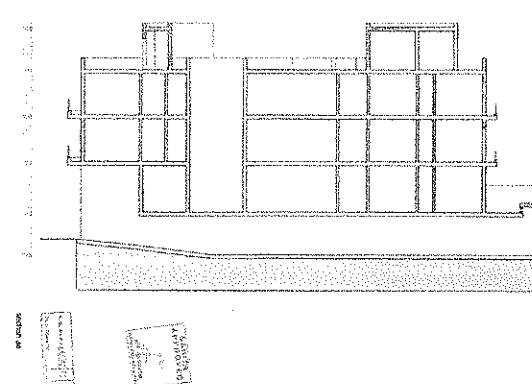
**5.0 L-Užu li kien qiegħed isir mill-proprieta' fid-data li saret riferenza għaliha meta ġiet valutata l-proprieta'**

Il-proprieta in ezami, qed tintuża għal skop ta' abitazzjoni residenzjali.

**6.0 Informazzjoni Dwar Drittijiet ta' terzi**

Waqt l-ispezzjoni ma rrizultax illi l-proprieta kienet suggetta għal drittijiet ta' terzi bħal ma uzufrutt jew kera.

Pero, kien notat il-prezenza ta' 'glass blocks' tul il-parapet li qiegħed fin-nofs tal- bitha esterna fuq in-naha ta' wara ta' l-appartament. Dawn il-'glass blocks' jidru li jagħtu dawl għal garrixijiet sottopost din il-bitha esterna. Importanti li wieħed iż-żid illi dawn it-twiegħ huma ndikati fil-sezzjoni a-a fil-permess PA6434-05 approvat mill- Awtorita' ta' l-Ippjanar.



Ara annett dokument 2.4 ritratt Nru 26 (xellug); Permess PA6434-05 section a-a (lemin)

**7.0 Operazzjonijiet Paragunabbi.**

Ara annett Dokument 2.7.

**8.0 Informazzjoni dwar il-“Planning site history” u l-“Planning policies” li jaffettwaw il-proprieta’**

**8.1 Planning site history**

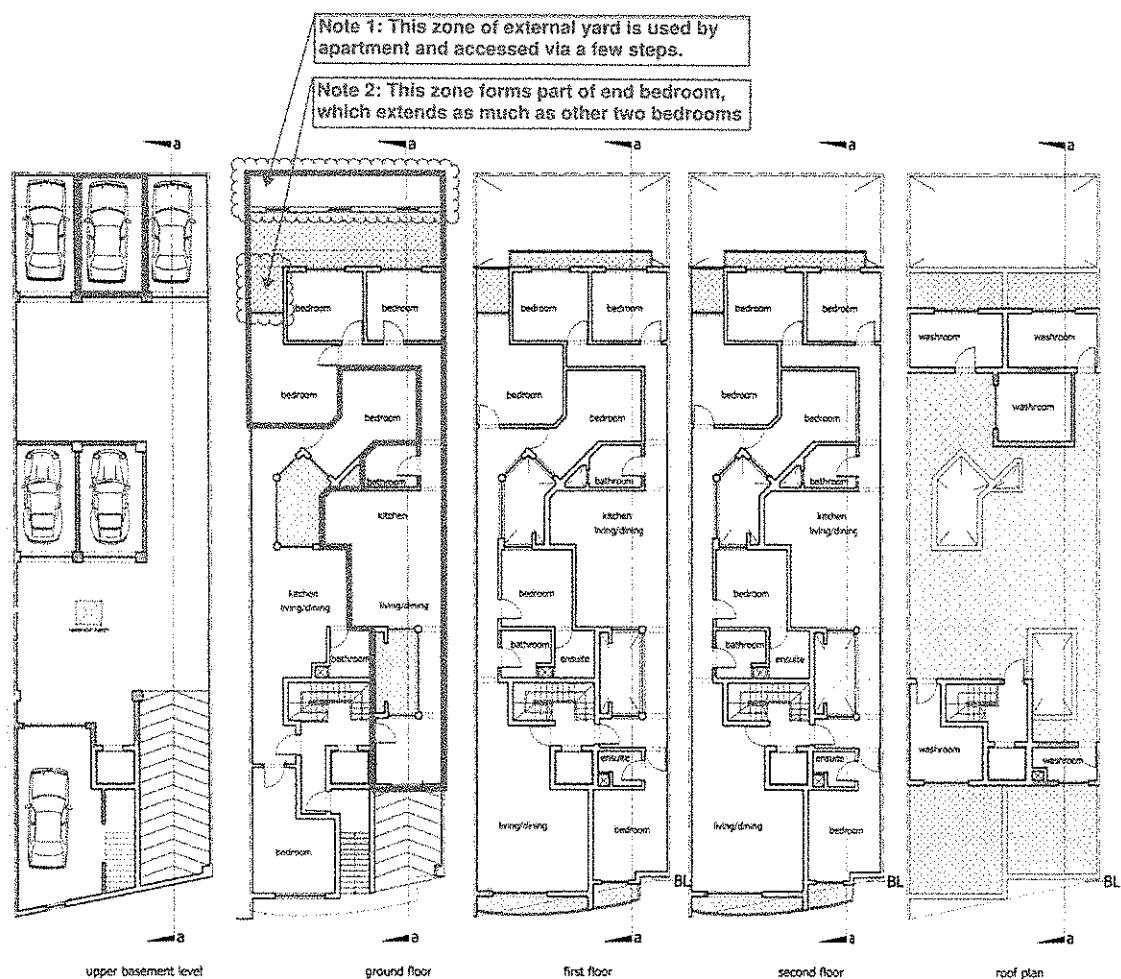
Ara annett Dokument 2.10 għal uħud mill-applikazzjonijiet li saru ma' l-Awtorita ta' l-Ippjanar fuq il-blokk ta' appartamenti '97 Chamonix Court imsemmi f'dan ir-rapport. L-uniku applikazzjoni li tidher li saret ma' l-Awtorita ta' l-Ippjanar relatat ma l-appartament in disamina hi PA6434-05. Waqt l-ispezzjoni rrizulta illi l-proprieta ma nbnitx eżattament skond il-permess, bid-differenzi sussegwenti osservati:

- Il-bitha fuq in-naha ta' wara ta' l-appartament testendi iż-żid milli kif muriha fil-pjanta tal-permess. Ara Note 1 fil-figura hawn taħt. Hu assunt f'dan ir-rapport illi din l-estenzjoni tal-bitha esterna hi legalment parti mill-fond in disamina.
- L-aħħar kamra tas-sodda fit-tarf tal-kuridur fuq in-naha ta' wara ta' l-appartament testendi iż-żid milli kif muriha fil-pjanta tal-permess, u testendi sal-lat ta' wara taż-żewġ kmamar tas-sodda l-oħra. Ara Note 2 fil-figura hawn ifsel.

Dawn id-differenzi għandhom jiġu regolarizzati jew sanżjonati ma' l-Awtorita ta' l-Ippjanar.

**8.2 Planning policies**

Ara annett Dokument 2.6.



## **9.0 Metodu tal-valutazzjoni u l-valur stmat**

**9.1** Meta tiġi kkunsidrata l-baži tal-valutazzjoni, jien rreferej lejn *I-Appraisal and Valuation Manual* ippublikat mir- Royal Institute of Chartered Surveyors kif ukoll id-dokument intitolat *Valuation standards for Accredited Valuers* ippublikat mill-Kamra tal-Periti fl-2012, u d-dokument intitolat *Consolidated Document on Property Valuation* ippublikat fl-2017 mill-Awtorita' ta' l-Artijiet.

**9.2** L-avviċinament tal-valutazzjoni ser ikun ta' metodu komparativ, fi kliem iehor, il-proviżżjoni ta' l-indikazzjoni ta' valur ibbażżat fuq il-paragun ta' proprjeta' msemmija ma' oħra identiċi jew simili, filwaqt li jkunu kkunsidrati wkoll aspetti partikolari tal- proprjeta'.

**9.3** Ĝew ikkunsidrati numru ta' appartamenti simili għal dawk kunsiderati f'dan ir-rapport; Illi fil-maġgoranza tal-każijiet kkunsidrati, appartament simili f'Birkirkara kienu reklamati bi prezz ta' bejn €1,857 u €2,786 għal kull metru kwadru. Il-medja tar-rati 'kkwotati hija ta' madwar €2,234 għal kull metru kwadru ta' appartament. Din ir-rata medja għiet mnaqqsa b'5% (kummisjoni ta' l-ġġed) u b'10% (differenza tipika bejn prezz irriklamat u dak mibju). Jekk wieħed jikkunsidra din ir-rata medja, iwassal għal valur ta' l-appartament ta' €276,960.

**9.3** Similarment, gew ikkunsidrati numru ta' garaxxijiet simili għal dawk kunsiderati f'dan ir-rapport; Illi fil-maġgoranza tal-każijiet kkunsidrati, garaxxijiet simili f'Birkirkara kienu reklamati bi prezz ta' bejn €1,231 u €2,171 għal kull metru kwadru. Il-medja tar-rati 'kkwotati hija ta' madwar €1,569 għal kull metru kwadru ta' garaxx. Din ir-rata medja għiet mnaqqsa b'5% (kummisjoni ta' l-ġġed) u b'10%

(differenza tipika bejn prezz irriklamat u dak mibjuh). Jekk wieħed jikkunsidra din ir-rata medja, iwassal għal valur tal- garaxx ta' €22,805.

**9.4** Wara li s-sottoskrit Perit għamel dak kollu li titlob l-arti, b'konsiderazzjoni tal-punti hawn fuq imsemmija u kif ukoll il-valur tal-sit fil-preżent meta pparagunat mal-valur tas-suq, b'konsiderazzjoni tal-lokalità kif ukoll hwejjeg ohra li jista' jkollhom x'jaqsma mal-valur ta' l-istess proprietà, l-esponent qiegħed jistma l-fond kif deskritt (imma wara li d-differenzi tal-fond ezistenti mill-ppjanti tal-permess ikunu regolariżzati jew sanżjoni ma' l-Awtorita ta' l-Ippjanar kif deskritt f'kapitolu 8.1) fis-somma ta' **Mitejn u Disgħha u Disgħin Elf, u Sebħha Mija, u Hamsa u Sittin Ewro (€299,765)**, tali valuri jeskludu kwalunkwe spejjeż ta' trasferimenti u jeskludu ukoll kwalunkwe taxxi.

#### **10.0 Dikjarazzjoni dwar kunflitt ta' interess**

L-ebda kunflitt ta' interess ma ġie identifikat waqt li kienet qiegħda issir din il-valutazzjoni.



.....  
Perit Dr Konrad Xuereb  
I.D. 0280775M  
Warrant 419

Konrad.xuereb@konceptx.com

ILLUM (9.01.22)  
DEHER IL-PERIT LEGALI/TEKNIKU Konrad Xuereb  
0280775M LI HALEF LI QEDA FEDELMENT  
U ONESTAMENT L-INKARIGU MOGĦTI LILU  
Gaetano Spiteri  
Deputat Registratur  
Diputato Registratore  
Qrati tal-Ġustizzja (Malta)  
Law Courts (Malta)

17 BEC 2021

Attestata minn... AIC Konrad Xuereb  
Egħiex id-ek wiedha (1)



**FIL-QORTI CIVILI PRIM' AWLA**

**SUBBASTA NRU. 17/2021**

**APS Bank p.l.c**

**vs**

**Daniel Alosio**

Aċċess miżġum illum, it-Tnejn 8 ta' Novembru 2021, fit-8:30am fuq il-post in kwistjoni ġewwa Triq it-Torri Birkirkara.

Preżenti kien hemm ukoll Svetlana Agius u Charyl Azzopardi minn APS Bank p.l.c. u Daniel Alosio.

Gie ispezzjonat il-fond li jikkonsisti f'appartament f'binja fi stat lest, u li jokkupa l-ewwel sular elevat mit-triq (i.e. elevated ground floor) tal-blokk, kif ukoll garaxx li jappartjeni ma' l-appartement f'binja fi stat ta' lest, u li jokkupa il-pjan semi-sotterrani (i.e. semi basement) ta' l-istess blokk.

Ittieħdu qisien u ritratti.

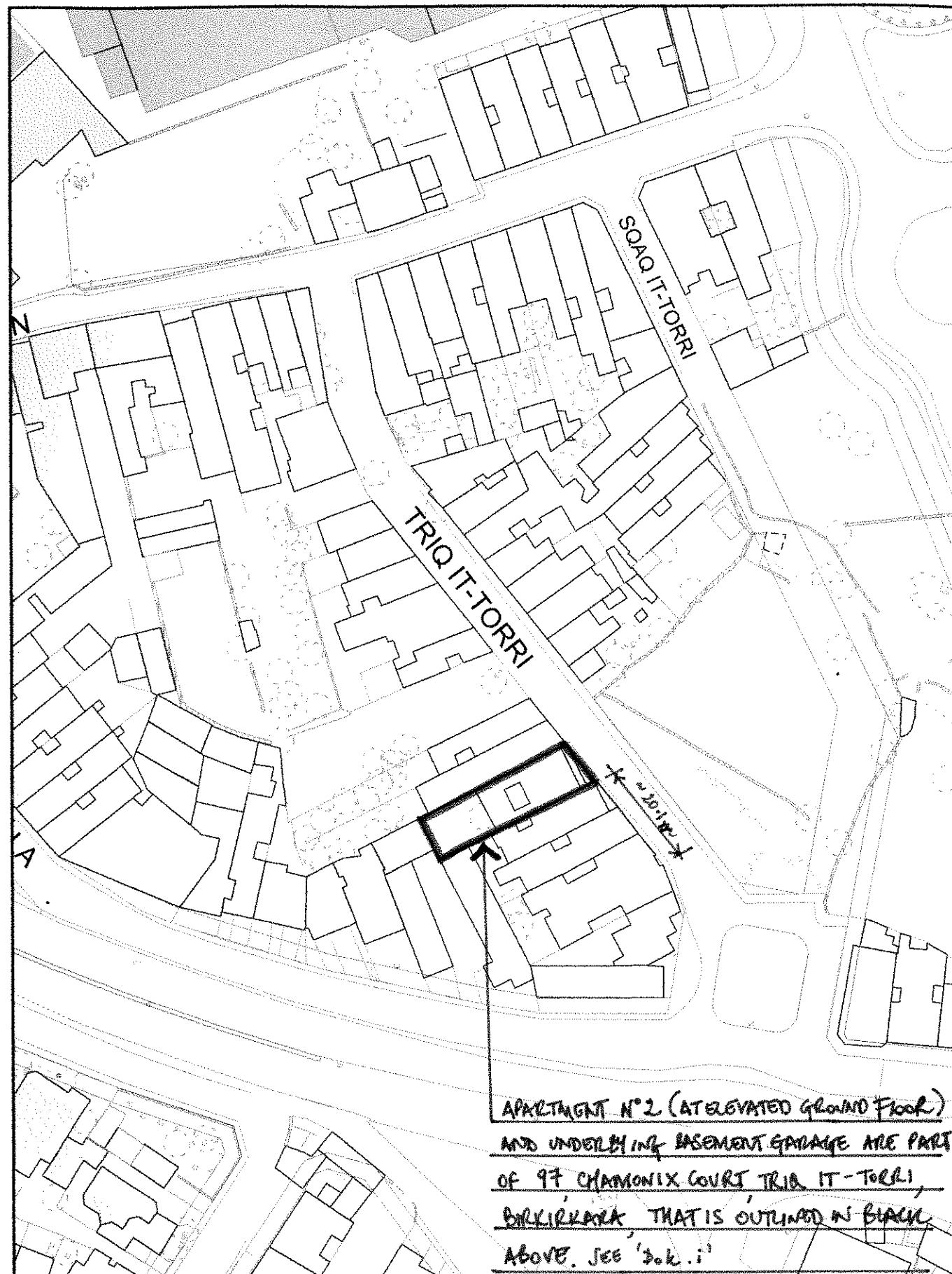
L-aċċess ingħalaq fid-9:15am.



**Perit Dr Konrad Xuereb**

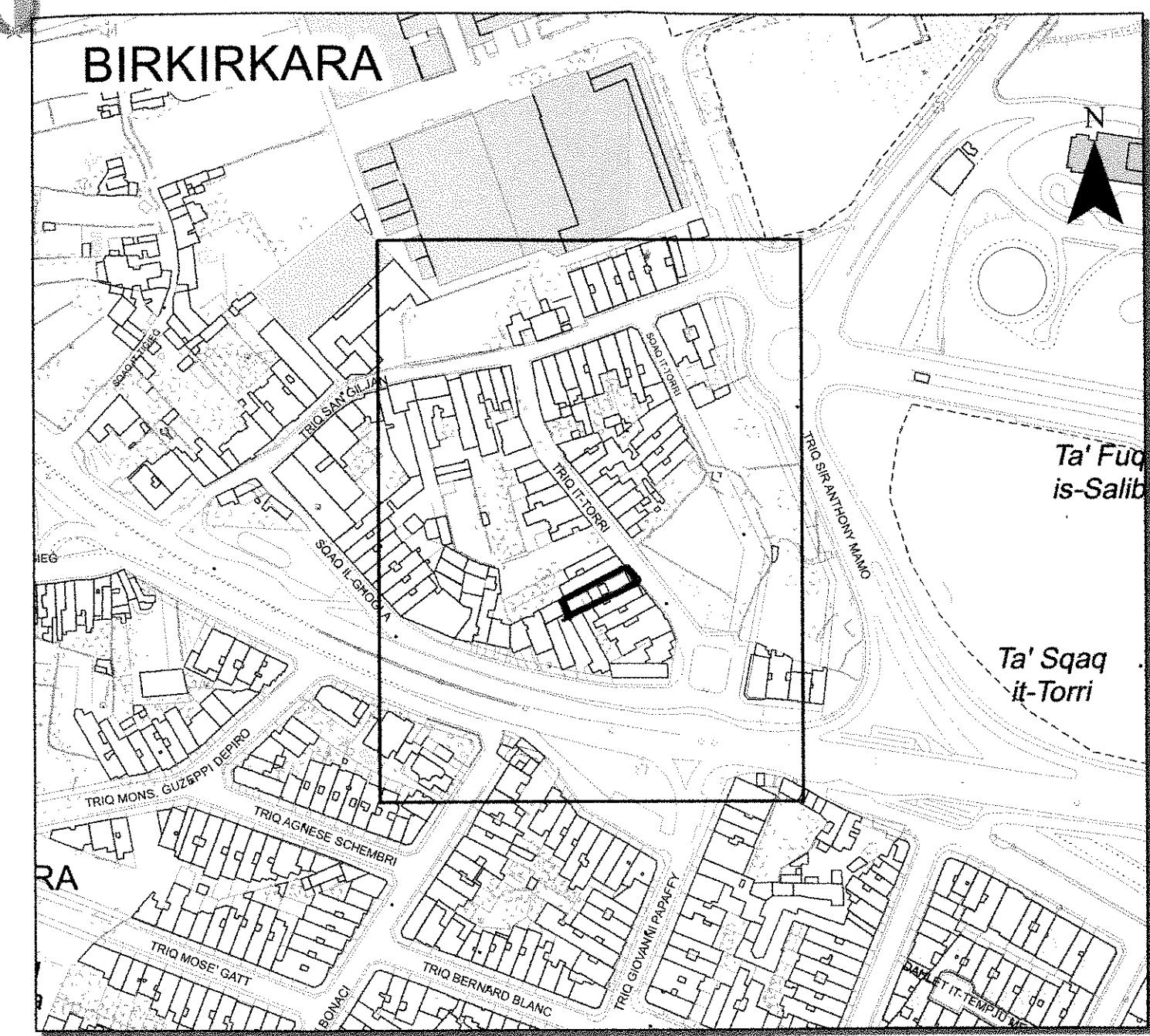
**Dok. 2.1:**

Land Registry - Site plan



Scale 1:1000

0 20 40 60 80 100m



Aġenċija 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:

241427 E

Map Number:

Pożizzjoni Ċentrali: x = 52429

Centre Coordinates: y = 73355

Parti min S.S.:

5273

Extracted from S.S.:

Date: 02/12/2021

Date:

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:

PERIT DR KONRAD XUEREBO

PERIT DR KONRAD XUEREBO

Koncept Ltd  
2003 Victoria Building  
Old Bakery Street  
Valletta VLT 1452  
Warrant No 419

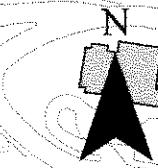
Firma ta' l-Applicant:

Applicant's Signature:

LR

240199

Dritt imhallas  
Fee Paid



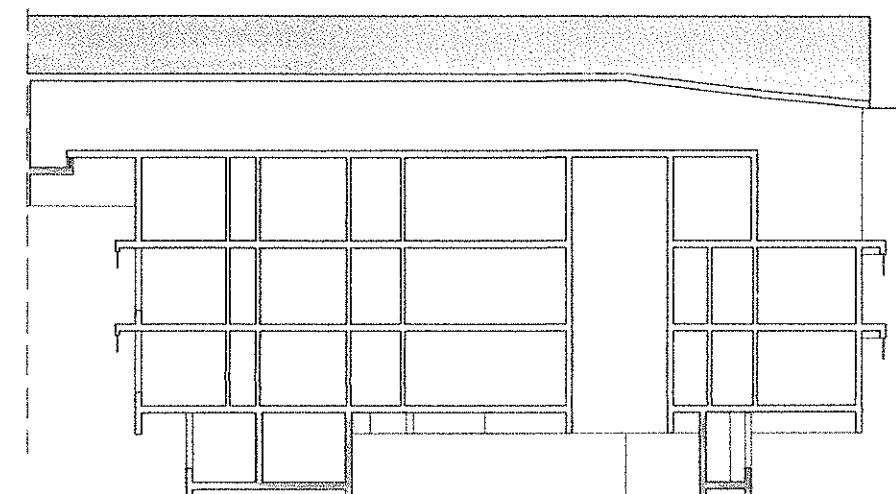
Ta' Fud  
is-Salib

Ta' Sqaq  
it-Torri

# Dok. I

## APARTMENT N° 2 AT ELEVATED GROUND FLOOR

basement garage



STATE APPROVED  
S. SPITTER  
Architect & Civil Engineer  
27, St Georges Str., Grize, GTR 04  
Telephone: 21 32 00 05 21 32 00 33 Fax: 21 34 71 26

section aa



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**Dok. 2.2:**  
Property plan

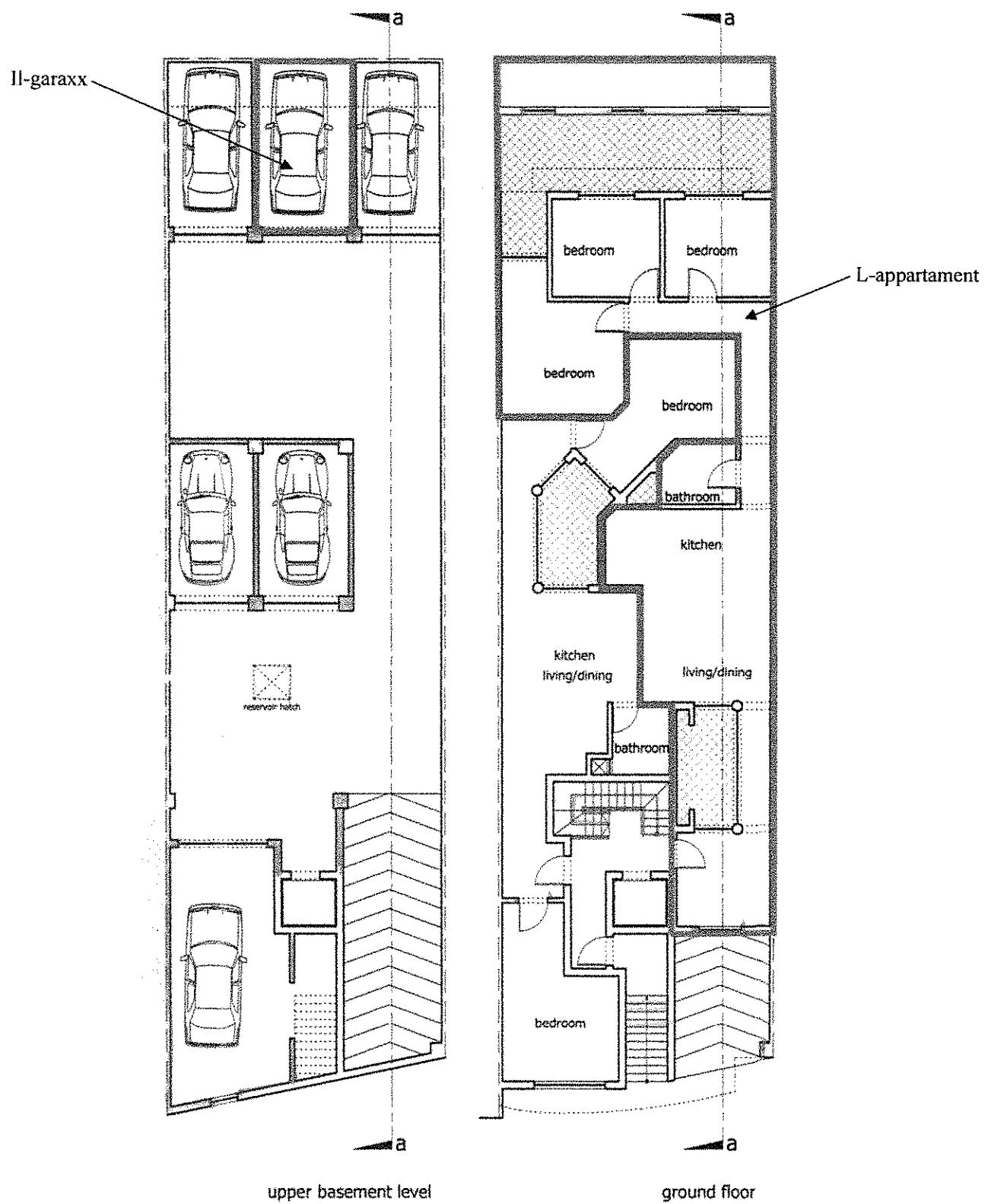
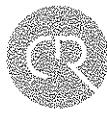


Figura 2.1.1: Pjanta ta' l-appartament u l-garaxx (indikati bl-ahmar)

**Dok. 2.3:**  
It-Tmien Skeda



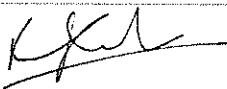
KARATTERISTIČI FIŽIČI TAL-PROPJETA' IMMOBBLI

Lokalita'	Birkirkara, Malta
Indirizz	Appartament No 2, 'Chamonix' 97 Triq it- Torri, Birkirkara, Malta
Qies tal-Binja kollha trasferita *	~162m <sup>2</sup> size of property. Including the garage at basement level.

IMMARKA FEJN APPLIKABBLI (Imla kaxxa wħħda f'kull każ minbarro fejn indikat mad iehor)

Tip ta' Propjeta'	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Appartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terran		
Kemm ilha mibnija	<input checked="" type="checkbox"/> 0-20 sena	<input type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Qabel it-Tieni Gwerra	
Il-Madwar	<input type="checkbox"/> Veduta tal-bahar	<input type="checkbox"/> Veduta tal-kampanja	<input checked="" type="checkbox"/> Urbana	
Ambjent	<input type="checkbox"/> Żona kwieja	<input checked="" type="checkbox"/> Żona Traffikuza	<input type="checkbox"/> Żona ta' divertiment	<input type="checkbox"/> Zona Industrijali
Stat ta' Kostruzzjoni	<input type="checkbox"/> Ġebel u saqaf	<input type="checkbox"/> Nofs u Lest**	<input checked="" type="checkbox"/> Lest***	
Kundizzjoni	<input checked="" type="checkbox"/> Taijeb	<input type="checkbox"/> Adekwat	<input type="checkbox"/> Hażin	
Faċilitajiet <small>Tista' immarka aktar minn wħħda</small>	<input type="checkbox"/> Bil-ġnien	<input type="checkbox"/> Bil-Pool	<input checked="" type="checkbox"/> Bil-lift(komun tal-blokk)	<input type="checkbox"/> Bil-Basement
	<input type="checkbox"/> Bla Garaxx	<input checked="" type="checkbox"/> Garaxx karozza wħħda	<input type="checkbox"/> Garaxx żewġ karozzi	<input type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input type="checkbox"/> Bi-arja tieghu	<input checked="" type="checkbox"/> Mingħajr l-arja	<input type="checkbox"/> Bi-arja ma' terzi	

- \* Jinkludi l-artijiet kollha u ġorġu imma jeskludi sulari addizjonali, soqfa u washrooms
- \*\* Jinkludi tikhil, elettriku, īrma u madum
- \*\*\* Jinkludi \*\* kif ukoll kmamar tal-barju w aperturi

Data:	1st December 2021	Firma tal-Perit:	
Numru tal-Warrant:	419	Timbru:	<p><b>PERIT DR KONRAD XUEREBOB</b>  <small>REGULATED ACCORDING TO THE CIVIL MEDICAL AND PHARMACEUTICAL CODE OF PRACTICE, MCA, ASSESSOR FOR MEDICAL AND PHARMACEUTICAL PROFESSIONS</small></p> <p>KonceptX Ltd          202/3 Vincenti Building          Old Bakery Street          Valletta VLT1453</p>

**Dok. 2.4:**

Ritratti tal-fond li ttieħdu nhar it-Tnejn 8 ta' Novembru 2021

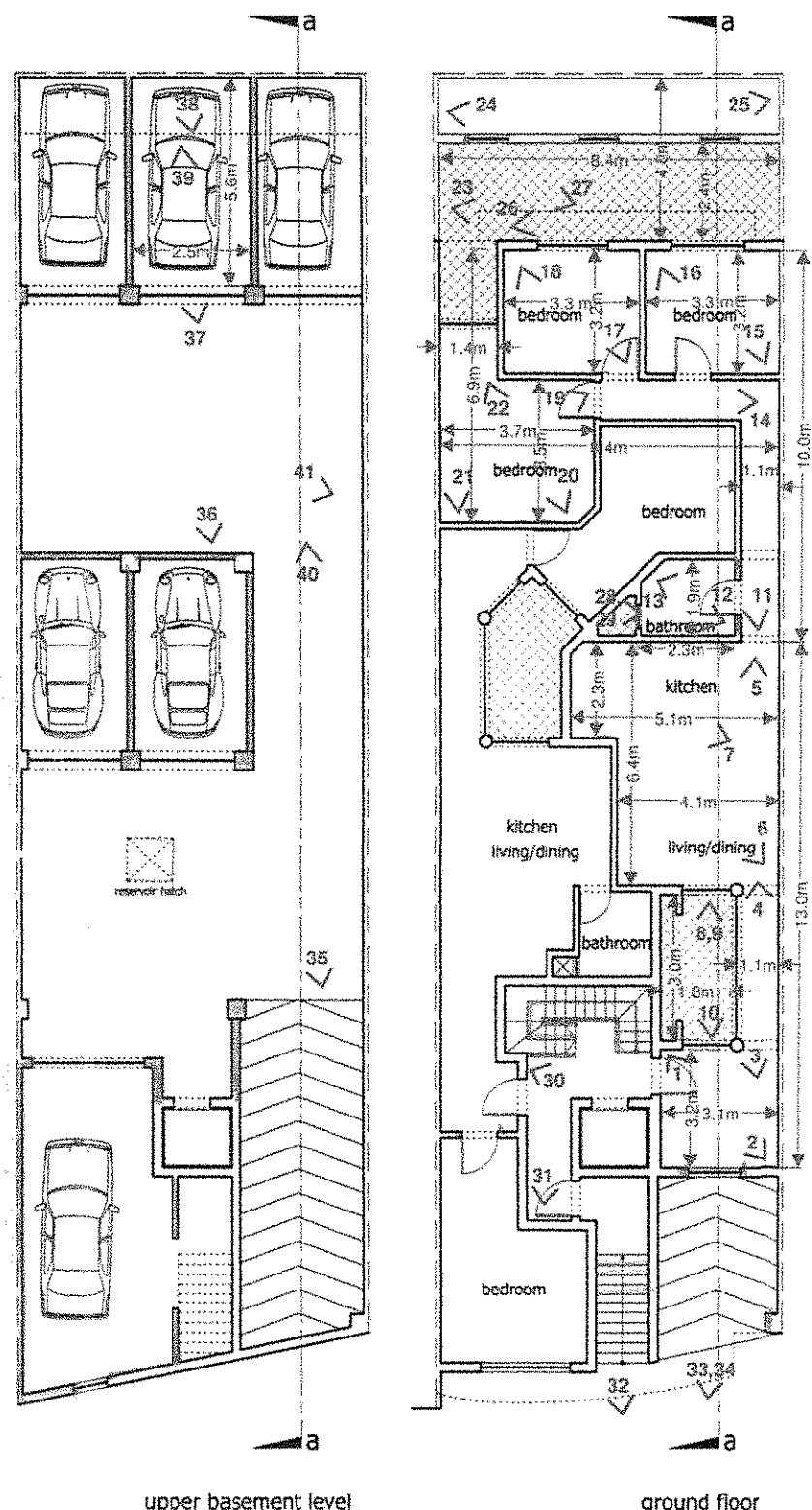


Figura 2.4.1: Pjanta tal-fond b'elenku ta' ritratti meħuda fit-8 ta' Novembru 2021 (pjanta estratta minn dokument 1d ta' l-applikazzjoni PA6434-05 approvata f' 2/2/2006)



Ritratt 1



Ritratt 2



Ritratt 3



Ritratt 4



Ritratt 5



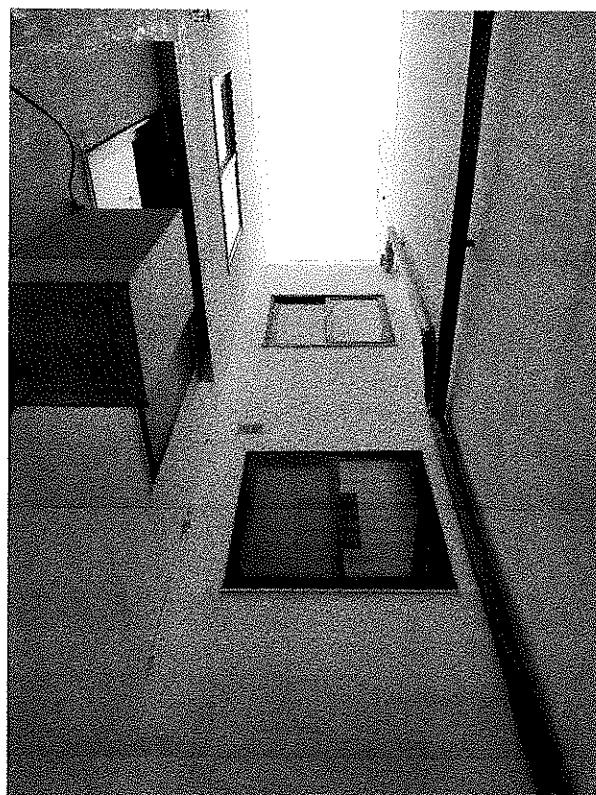
Ritratt 6



Ritratt 7



Ritratt 8



Ritratt 9



Ritratt 10

Fl-Atti tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio



Ritratt 11



Ritratt 12



Ritratt 13



Ritratt 14

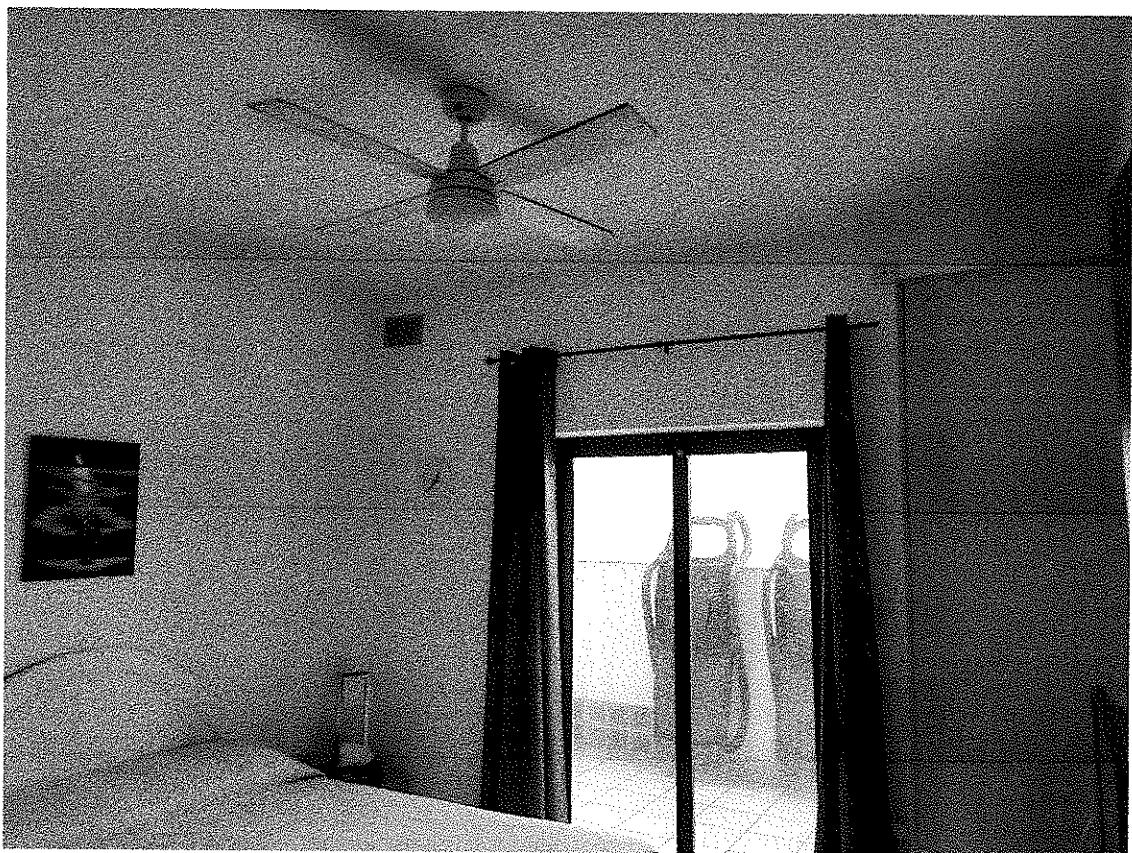
Fl-Atti tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio



Ritratt 15



Ritratt 16



Ritratt 17



Ritratt 18

Fl-Atti tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio



Ritratt 19



Ritratt 20



Ritratt 21

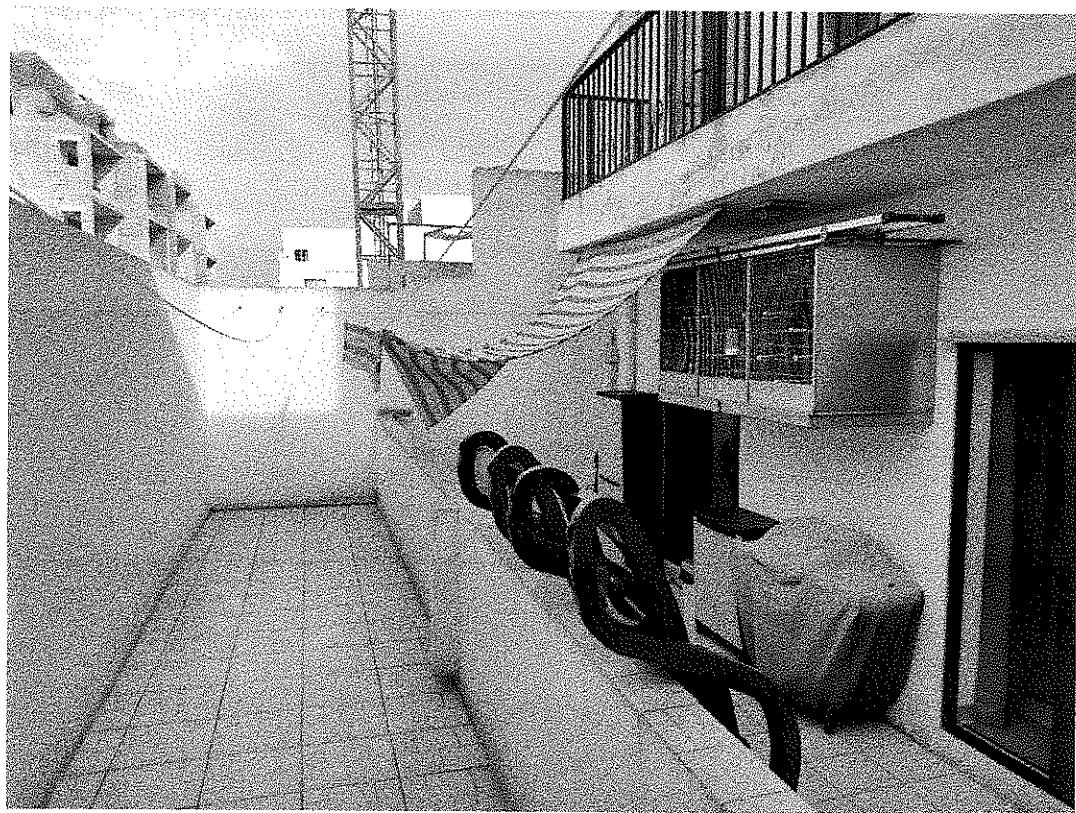


Ritratt 22

Fl-Atti tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio



Ritratt 23



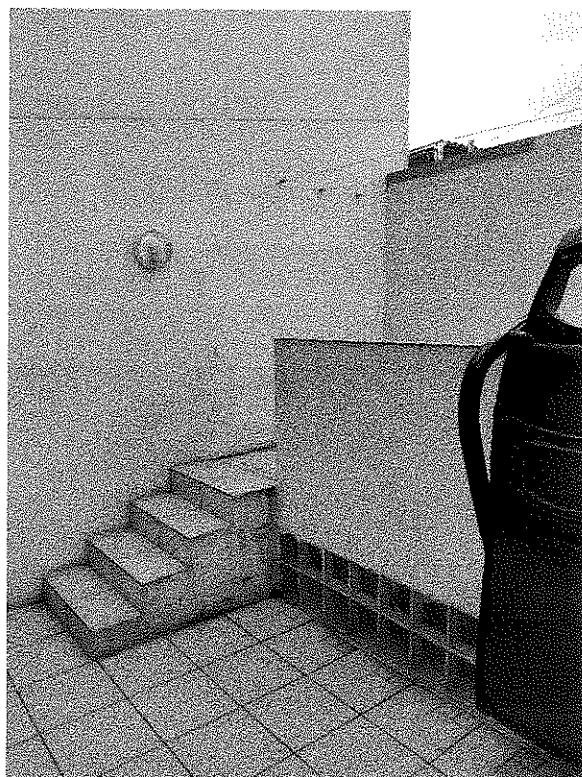
Ritratt 24



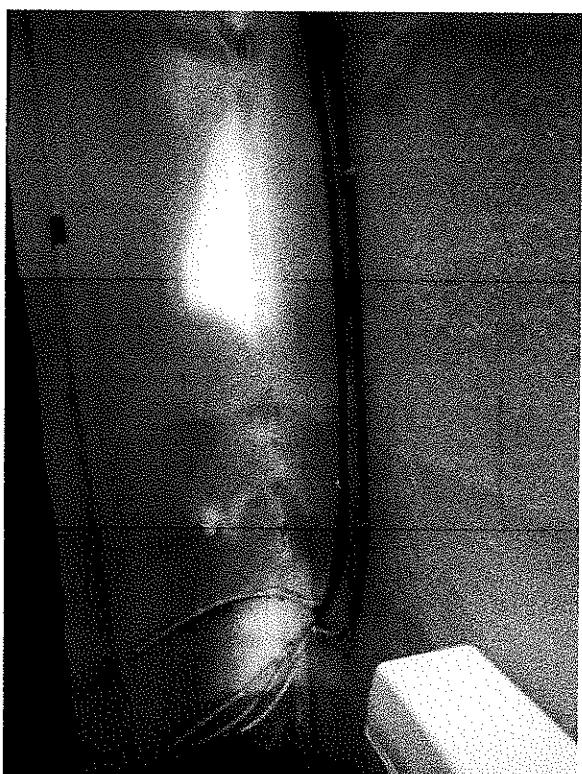
Ritratt 25



Ritratt 26



Ritratt 27



Ritratt 28



Ritratt 29



Ritratt 30



Ritratt 31



Ritratt 32



Ritratt 33



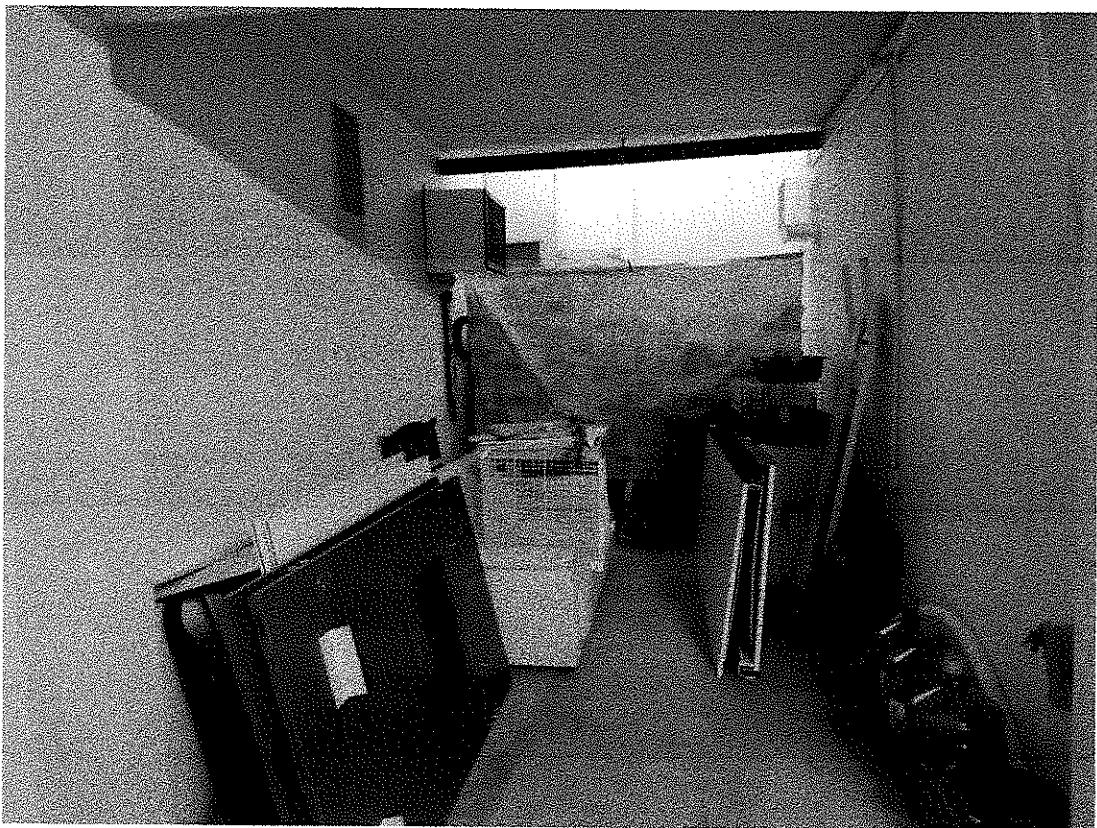
Ritratt 34



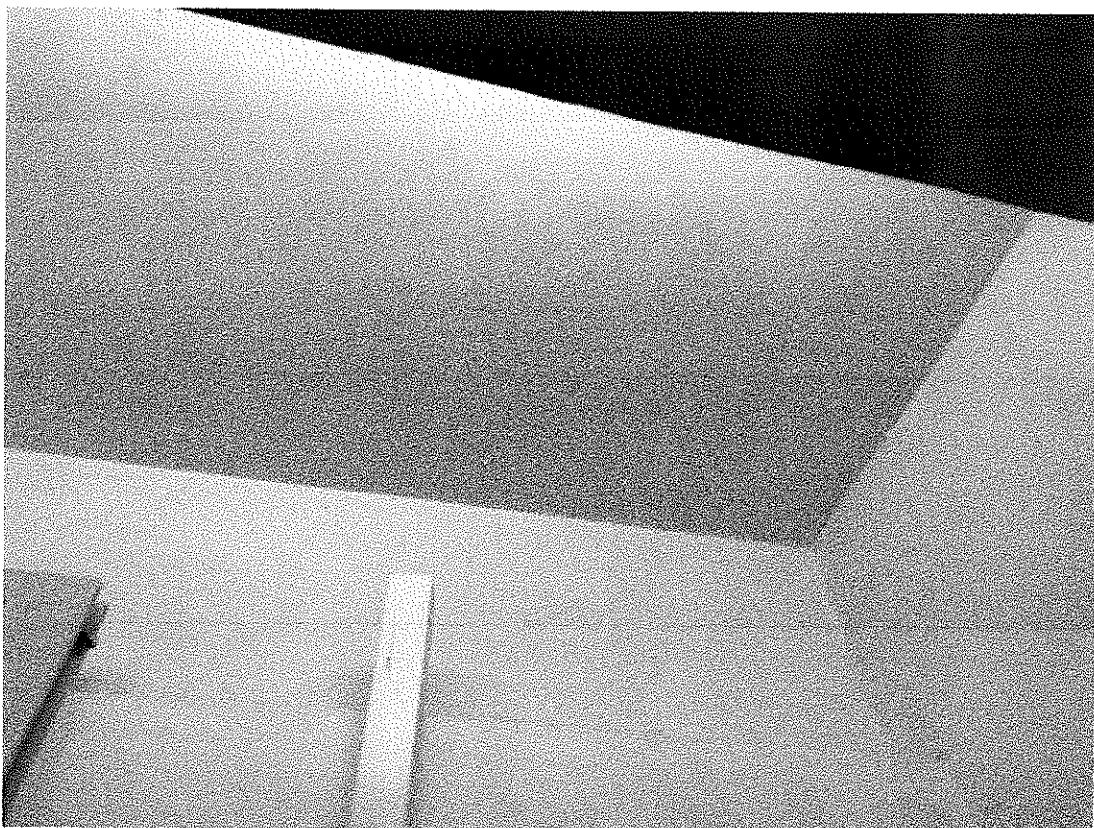
Ritratt 35



Ritratt 36



Ritratt 37



Ritratt 38

Fl-Atti tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio



Ritratt 39



Ritratt 40



Ritratt 41

**Dok. 2.5:**  
Orthophotomaps



Figura 2.3.1: Orthophotomap 2016 (© Planning Authority).



Figura 2.3.2: Orthophotomap 2012 (© Planning Authority).



Figura 2.3.3: Orthophotomap 2008 (© Planning Authority).



Figura 2.3.4: Orthophotomap 2004 (© Planning Authority).



Figura 2.3.5: Orthophotomap 1998 (© Planning Authority).

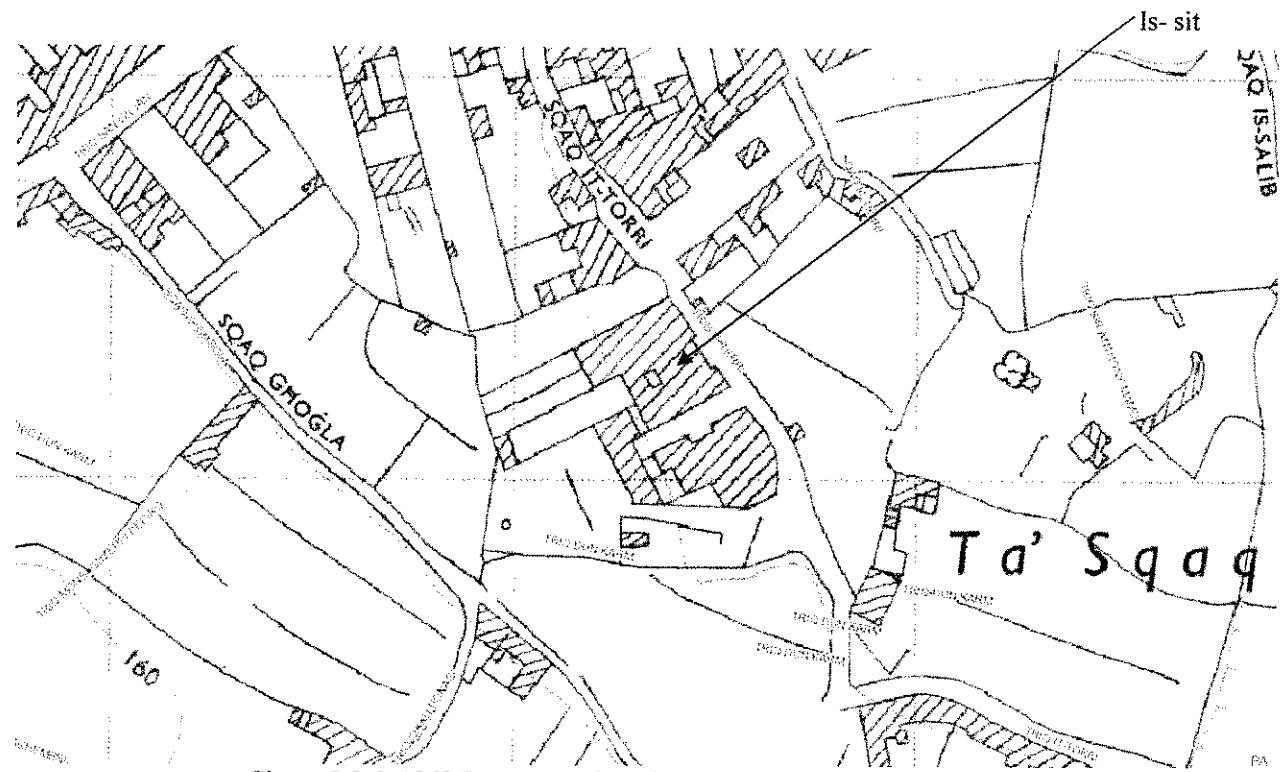
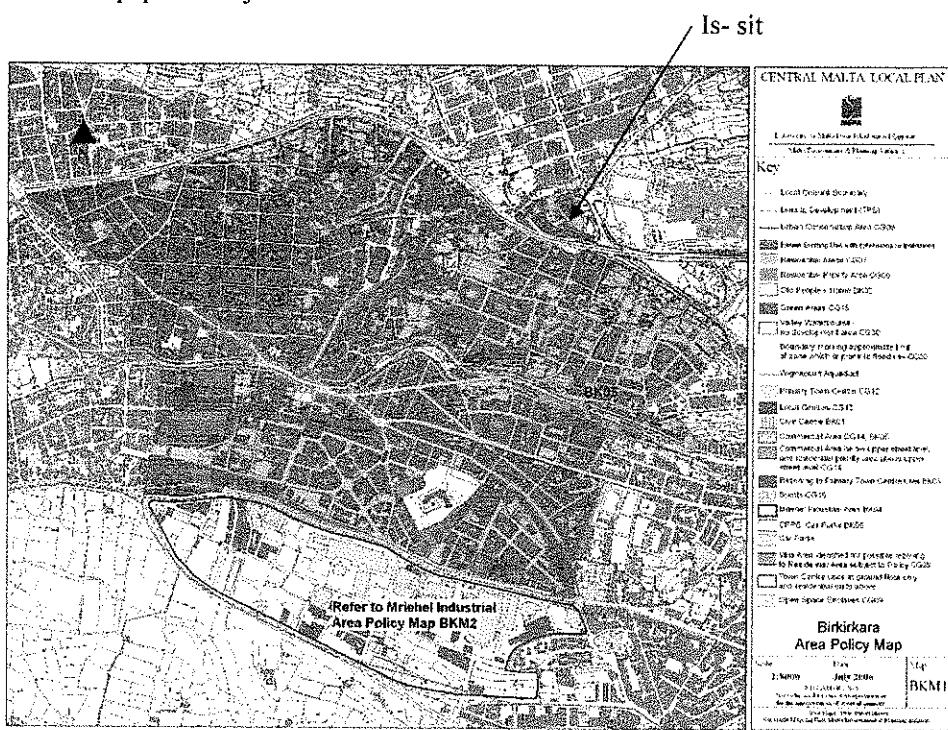


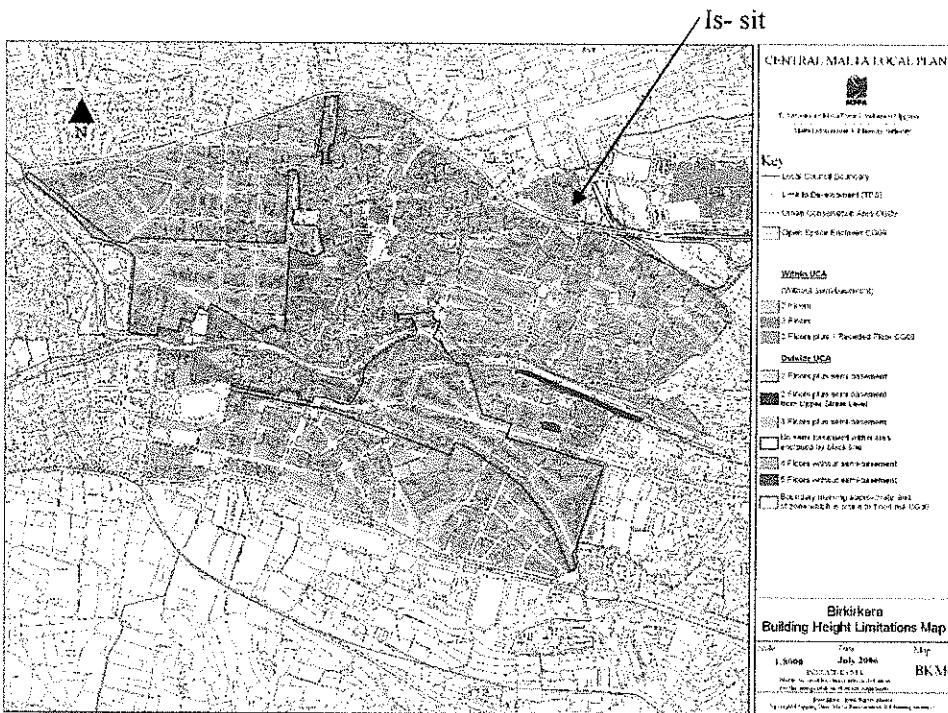
Figura 2.3.6: 1968 PA survey sheet (© Planning Authority).

## Dok. 2.6:

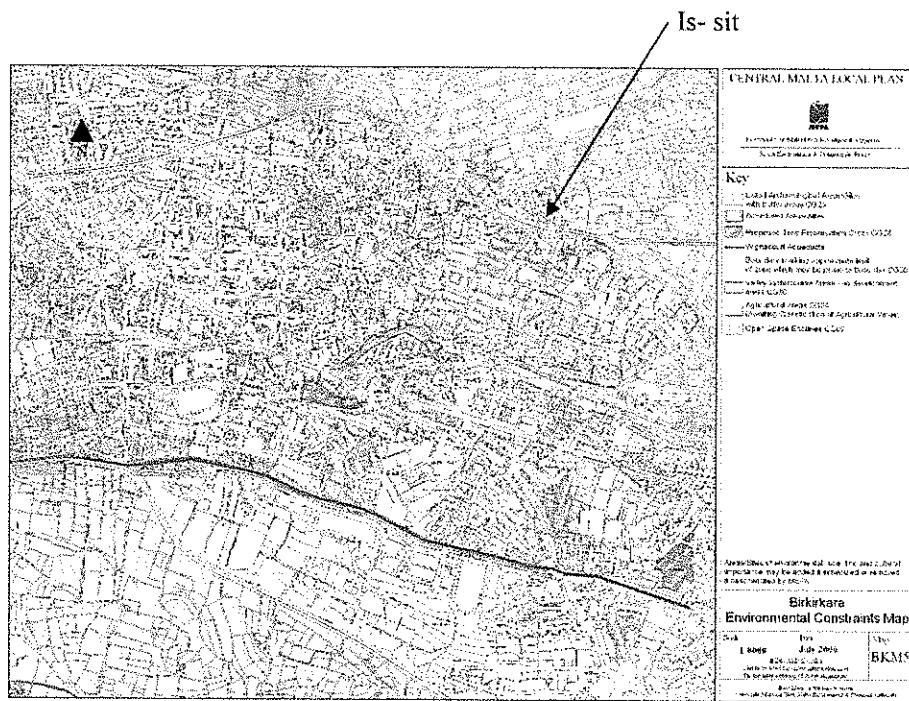
Kopji tal- Policies u Mapep Minn Pjani Lokali



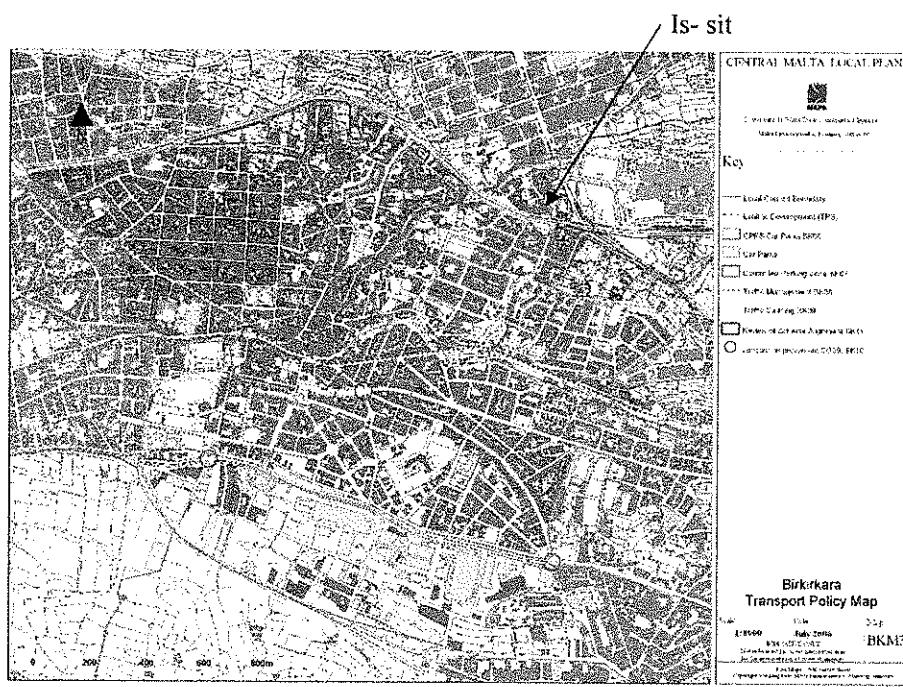
*Figura 2.6.1: PA Birkirkara Map BKMI – Area Policy Map*



*Figura 2.6.2: PA Birkirkara Map BKM4 – Building Height Limitations Map*



*Figura 2.6.3: PA Birkirkara Map BKM5 – Environmental Constraints Map*



*Figura 2.6.4: PA Birkirkara Map BKM3 – Transport Policy Map*

CC07

### **Residential Areas**

The Local Plan designates Residential Areas (RAs) within the Urban Development Boundaries of the following settlements as indicated in the relative Area Policy Maps:

**Attard, Balzan, Birkirkara, Ghargħur, Hamrun, Iċċi, Lija, Mosta, Naxxar, Qormi and Sta. Venera**

The following is a list of acceptable land-uses (new uses, extensions to existing uses, and change of uses) within all frontages located within the RAs.

- i. A mix of Class 1 (Use Classes Order, 1994) terraced residential development as detailed in the DC 2005, Part 3, and in accordance with the specific zoning conditions indicated in the same guidance, unless otherwise stated by a policy in this Local Plan;
  - ii. Class 2 (Use Classes Order, 1994) residential institutions, provided that:
    - they are of a small scale and do not create adverse impacts on the residential amenity of the area;
    - Class 2 (a) institutions are located in close proximity to a town or local centre; and,
    - Class 2 (b) nursing homes and clinics are easily accessible from the arterial and distributor road network.
  - iii. Class 3 (Use Classes Order, 1994) hostels.
  - iv. Class 4 (Use Classes Order, 1994) small shops provided that:
    - the small shops (of any nature) are not to exceed a total floor area of 50 sqm each, and convenience shops are not to exceed a total floor area of 75 sqm each;
    - they comply with all the provisions of paras. 1.4.16 to 1.4.18 of the Interim Retail Planning Guidelines (2003); and
    - they comply with any relevant section of the DC2005 (design, access, amenity, etc.).
  - v. Supermarkets provided that they comply with all the provisions of Policy CG17.
  - vi. Class 5 (Use Classes Order, 1994) offices provided that:
    - the floorspace does not exceed 75 sqm;
    - they do not unacceptably exacerbate parking problems in a residential street that already has an acute under provision of parking spaces for residents; and,
    - they comply with any relevant section of the DC 2005 (design, access, amenity, etc.).
  - vii. Classes 7 and 9 (Use Classes Order, 1994) non-residential institutions, swimming bath or pool, skating rink, health club, sauna, sports hall, other indoor or outdoor land based sports or recreation uses not involving motorised vehicles or firearms, and interpretation centres, provided the facility:
    - is of a small scale and does not create adverse impacts on the residential amenity of the area;
    - is located on land already occupied by buildings and will replace these buildings provided they are not worthy of retention due to their historic/architectural merit and/or their contribution to the character of the area, unless land is specifically allocated for the facility by this Local Plan; and,
    - the immediate surroundings of the site are already of a mixed use character.

- viii. Class 8 (Use Classes Order, 1994) educational facilities, provided that access and the character of the area are taken into account and are deemed adequate by MEPA to allow the safe and neighbour compatible use of such facilities.
- ix. Class 11 (Use Classes Order, 1994) business and light industry provided that:
- The gross floor area of the premises does not exceed 50 sqm (including storage of materials and/or finished products);
  - The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply;
  - The activity conducted within the premises does not entail extensive and/or prolonged use of percussion hand tools (eg. hammers, mallets etc);
  - The activity employs less than 5 people; and
  - The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products.
- Examples of acceptable uses considered by MEPA include tailor, cobbler, lace making and computer and electronic repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing, spray painting and bakery.
- Proposals to convert from existing Class 12 (Use Classes Order, 1994) general industry to Class 11 (Use Classes Order, 1994) business and light industry within designated Residential Areas shall only be considered acceptable by MEPA if all the conditions listed above are adhered to, and provided that it can be proven that the Class 12 Use (general industry) operation is a permitted one and the Class 11 Use (business and light industry) operation is actually more neighbourhood compatible than the Class 12 Use operation it intends to replace.
- x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.

Land-uses falling outside those mentioned above will not be considered favourably within the designated RAs, unless there are overriding reasons to locate such uses within these areas.

- 3.3.19 Residential Areas are the predominant land use in the urban areas especially on levels above ground floor. The range of non-residential activities, especially at ground floor level, tends to be a mix of uses and includes shops and offices, mostly of a local scale and serving local need, spread throughout the predominantly residential area. Garage businesses, schools, showrooms, bars and other uses can also be found in some residential areas, but the range and scale of the mix of uses is greatly influenced by the locality itself.
- 3.3.20 This policy seeks to guide the future growth of Residential Areas primarily by encouraging the location of more dwelling units within them. It is not the intention of MEPA to create "dormitory towns" through a rigid zoning policy, but it is important that these areas remain primarily an attractive place to live in and remain predominantly residential in use. This policy applies to all sites within the Residential Areas, unless a specific site is controlled by other policies in this Local Plan, in which case the site-specific policy should take precedence.
- 3.3.21 This policy also identifies those non-residential uses that can be located within the Residential Areas because they support and enhance community amenity (such as very small shops, old people's homes or kindergartens) and/or do not create adverse environmental impacts (such as small offices and small health facilities or visitor attractions). The policy specifically excludes land-uses that are deemed to be incompatible with Residential Areas due to their nature and scale of activity, such

as bad neighbour industrial uses. In this regard, acceptable light industrial uses in residential areas shall only include very low impact industrial activities such as electronic repair, servicing and maintenance as well as handicrafts that do not inherently require the use of electrical machinery, especially those related to textiles. Activities which require the extensive use of manual percussive tools (eg. hammers, mallets etc) are not deemed compatible with residential areas.

## CG08

## Residential Priority Areas

The Local Plan designates Residential Priority Areas (RPAs) within the Urban Development Boundaries of the following settlements as indicated in the relative Area Policy Maps:

Attard, Balzan, Birkirkara, Għargħur, Hamrun, Ikklin, Lija, Mosta, Naxxar and Sta. Venera

The acceptable land-uses (new uses, extensions to existing uses and change of uses) within all frontages located within the RPAs are:

- i. A mix of Class 1 (Use Classes Order, 1994) terrace houses, maisonettes and flats on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan; and
- ii. A mix of Class 1 (Use Classes Order, 1994) detached and semi-detached dwellings on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan.

If a master plan agreed to by 75% of the owners of the gross floor area for each of the identified sites at Birkirkara, Hamrun and Santa Venera as indicated on Maps BK1, HAM1 and SVM1 is submitted to MEPA, the re/development of the identified villa sites to terrace houses, maisonettes and flats may be considered favorably by MEPA under the following conditions:

- a) The uses comply with Policy CG07 Residential Areas; and
- b) The height limitation is for three floors plus semi-basement for all these sites notwithstanding that this does not conform to the building height limitation as indicated in the relevant Building Height Limitations Maps.

In the absence of an approved master plan, development of individual plots should follow the conditions set out in the DC 2005 for the relevant Villa Areas.

- 3.3.22 Residential Priority Areas are generally used exclusively for residential purposes. RPAs are distinct from other urban areas because of the particular building design of the existing semi-detached/detached dwellings and bungalows, lower densities and appreciable landscaped areas within individual sites. These areas can be extensive such as in the case of Naxxar and Ikklin, or may consist of small enclaves such as in Birkirkara, Mosta and Blata-t-Bajda. The proliferation of non-residential uses within these RPAs is likely to have a serious impact on their particular residential character and amenity, and is therefore not permitted by MEPA.

**Dok. 2.7:**  
**Operazzjonijiet Paragonabblī**

- **Operazzjonijiet paragonabblī #1 ta' appartament f'Birkirkara**



**Apartment For Sale in Birkirkara**

EUR : 240,000

Birkirkara, Malta REF ID: JN000103-209

**Overview**

3 Beds 2 Baths 89 sqm

Internal Area: 88 sqm  
External Area: 1 sqm

Second floor apartment forming part of a small block of only 5 units situated in an excellent location close to all amenities. Accommodation comprises a good sized open plan kitchen / living / dining area, guest shower, three double bedrooms (main with en-suite facilities) a drying room and a balcony.

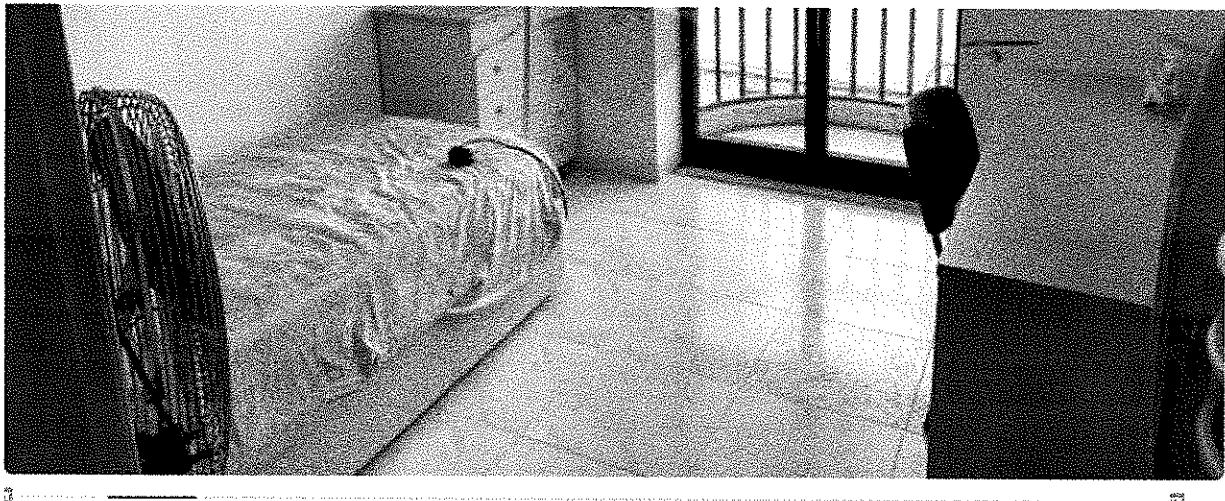
Fl-Att tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio

- **Operazzjonijiet paragonabbi #2 ta' appartament f'Birkirkara**



<https://remax-malta.com/listings/240021105-255>

Features | Location



### Apartment For Sale in Birkirkara

EUR : 335,000

Birkirkara, Malta · RE/MAX Capital Malta

#### Overview

3 Bed 2 Bath 110 sqm

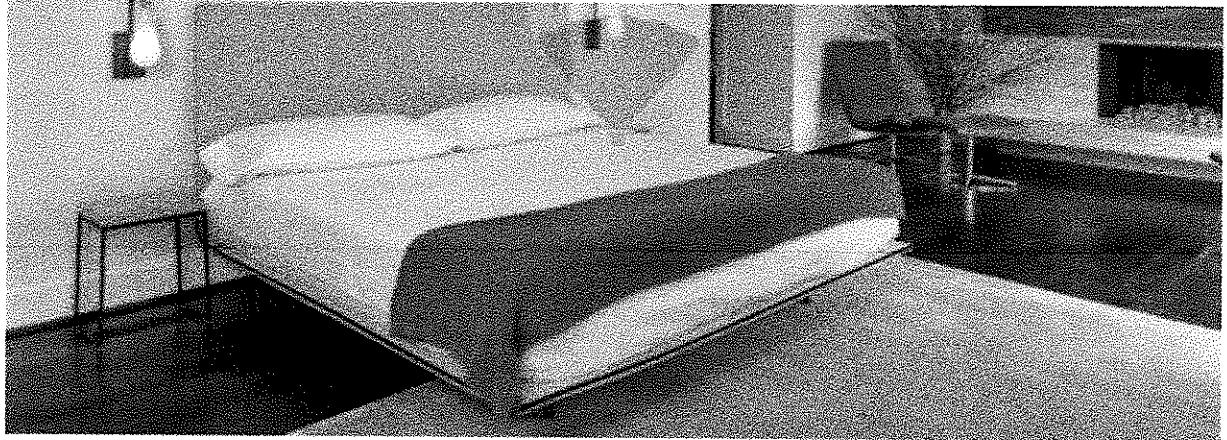
Internal Area 110 sqm  
External Area 30 sqm

Birkirkara - Corner, modern and very bright second floor Apartment in a small block served with lift. Accommodation consists of a huge open plan living area (approx. 35 sqm) with a modern fully equipped kitchen. Three large bedrooms (main with ensuite) in the bedrooms. Additionally the apartment owns half of its terrace with independent owned roof, entrance, washroom and great possibility to extend on this surface. Easy access to main road and all amenities. Optional garage available. Highly recommended for early viewings. Property is being sold freehold.

- Operazzjonijiet paragonabbi #3 ta' appartament f'Birkirkara

3 6 https://remax-malta.com/listings/240461004-65

Properties for sale



€ 266,000 - 3 bed - 100 sqm - Birkirkara, Malta

### Apartment For Sale in Birkirkara

EUR € 266,000

Birkirkara, Malta - Ref ID: 240461004-65

#### Overview

3 Bed 6 Bath 100 sqm

Internal Area: 100 sqm  
External Area: 10 sqm

BIRKRKARA - 3 bedroom Apartment to be luxury and designer finished by developer in Birkirkara. Property consists of 3 double bedrooms (main with en-suite), main bathroom, utility room, a large open plan kitchen/living area, front balcony and a back balcony. Property is Freehold. Estimated completion date end of 2021. Property is served with lift. Property features includes carooms excludes internal doors.

Fl-Atti tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio

• Operazzjonijiet paragonabbi #4 ta' appartament f'Birkirkara

  <https://remax-malta.com/listings/240081103-186>

Printed: 12/07/2021



**Ta'Paris, Birkirkara: 3 Bedroom Apartment with a 52sqm K/L/D**

EUR + 297,000

 Birkirkara, Malta - MFNO 1211754

**Overview**

    
3 Beds 2 Baths 133 sqm

Internal Area: 118 sqm  
External Area: 8 sqm

Birkirkara, Ta' Paris. Recently built and nicely finished first floor apartment in a block of ONLY five. This lovely home consists of a 12sqm kitchen/living/dining area, a guest bathroom, three double bedrooms (main with en-suite shower), front balcony and a back terrace with a washing line unit and an optional 2 car semi basement garage. Freehold, can be held for an immediate viewing.

- **Operazzjonijiet paragonabbi #5 ta' appartament f'Birkirkara**

<https://franksalt.com.mt/properties/351923>

The screenshot shows a real estate listing page from Frank Salt Real Estate. At the top, the Frank Salt logo is visible, followed by the text "Birkirkara, Finished Apartment ref 351923". To the right of the reference number is the price "€287,000". Below this, there is a large thumbnail image of the apartment's interior, showing a living room with a sofa, a dining area, and a kitchen. The Frank Salt watermark is overlaid across the center of the image. Below the main image, there is a row of smaller thumbnail images showing different parts of the apartment.

### Description

Situated on a quiet road in Birkirkara, close to all amenities, is this 2nd floor APARTMENT. Set in a small gated, block of four, generous, bright, square layout with rooms on either side of the hallway affords: a fitted kitchen/dining room, living room, three bedrooms, main with walk-in closet, bathroom, shower room and front balcony facing sunny south. further complementing this tastefully renovated home is a washroom at roof level which is private and belongs to the owner. Highly recommended.

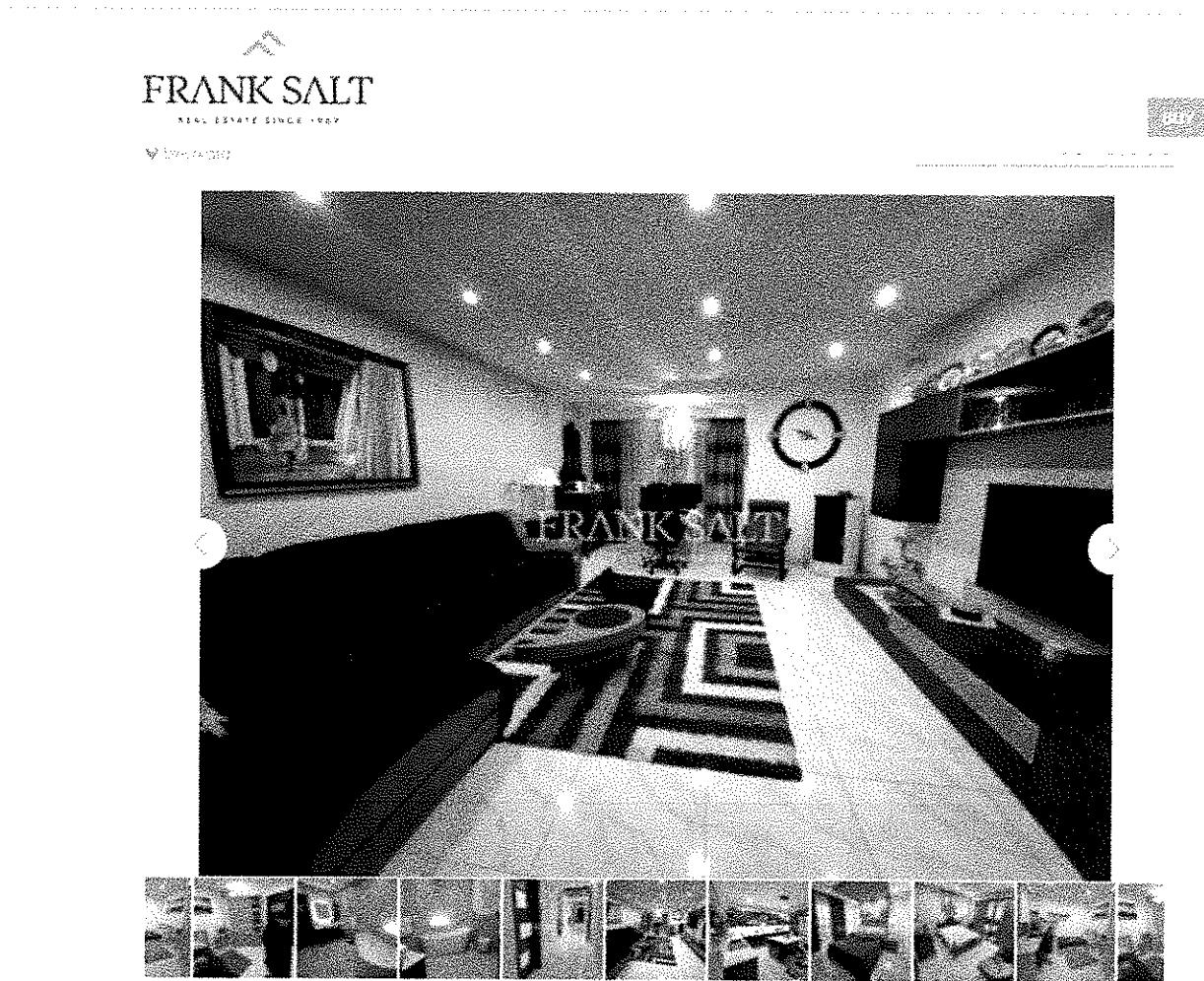
#### Items Included in Price

South facing rooms on either side of corridor. Video intercom. Roof split into 2 parts.

Fl-Att tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio

- **Operazzjonijiet paragonabbli #6 ta' appartament f'Birkirkara**

<https://franksalt.com.mt/properties/618869>



## Description

A unique opportunity to purchase a larger than usual, bright and airy, well presented, designer finished 2nd Floor APARTMENT that forms part of a small residential block, served with lift, and is situated in this highly sought after Mrieħel area. This property is made up of a welcoming entrance that leads to the sitting and dining and onto a decent sized front terrace. The hallway gives access to an open kitchen and breakfast, three spacious bedrooms (main with en suite shower), a bathroom, a utility room and washroom on the back terrace. The property is being sold freehold with most of the furniture. An optional 2 car interconnecting garage is being sold at Euro 50,000.

Items Included in Price  
Partly Furnished

- **Operazzjonijiet paragonabbi #7 ta' appartament f'Birkirkara**

<https://franksalt.com.mt/properties/424265>



Birkirkara, Finished Apartment ref 424265

€ 230,000



### Description

A very welcoming three bedrooms finished APARTMENT in a block of only 4 units. This well maintained 2nd floor apartment opens onto a spacious open plan living, kitchen and dining area, that gives access to three bedrooms, a bathroom and a front and back balcony.

F1-Att tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio

• Operazzjonijiet paragonabbi #8 ta' appartament f'Birkirkara

<https://www.dhalia.com/buy/birkirkara/flats/P000231556>

Ref: P000231556 | 3 Bedrooms | 2 Bathrooms | 104 m<sup>2</sup> | [View Details](#)

[Previous](#) | [Next](#)

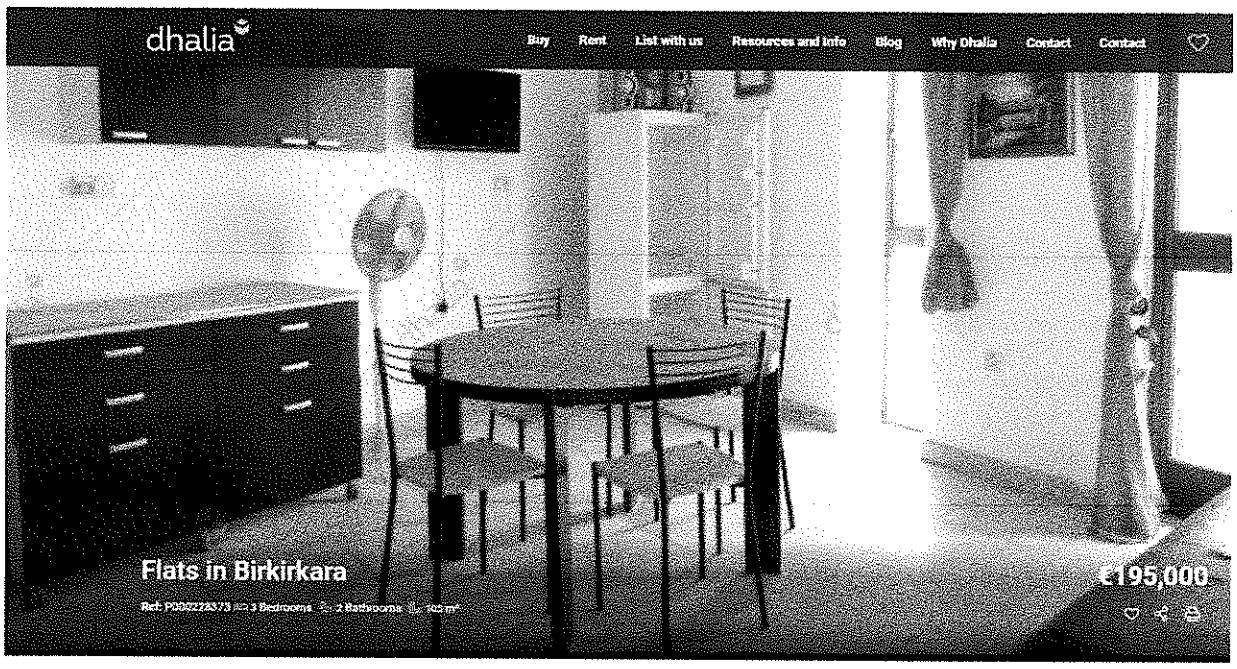
[Home](#) / [buy](#) / [Birkirkara](#) / [Flats](#) / [P000231556](#)



A bright and well located, third-floor apartment set close to all amenities. Upon entry, one finds a lovely open plan kitchen/living/dining area that leads to a front balcony with open views. Furthermore, there are three double bedrooms main with shower ensuite, a main bathroom, a laundry room, and a back balcony. The property is tastefully finished including air conditioning, wallpaper, and a few other features that make this lovely property a home. The block is situated in a quiet location overlooking a villa area across the street. Ideally for a couple for upgrading or a buy to let investment. Optional two-car garage close by.

- **Operazzjonijiet paragonabbi #9 ta' appartament f'Birkirkara**

<https://www.dhalia.com/buy/birkirkara/flats/F000228373>



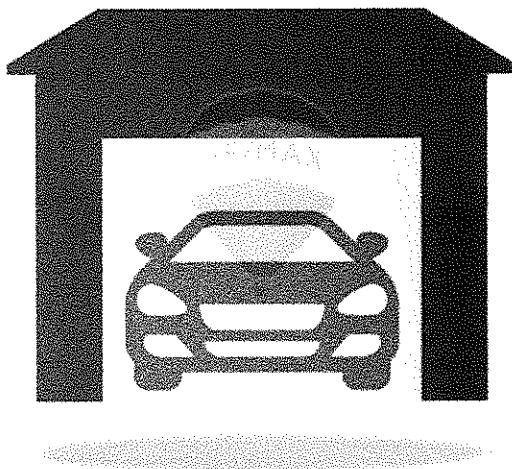
[Home](#) / [buy](#) / [Birkirkara](#) / [Flats](#) / [F000228373](#)

Three-bedroom apartments located in Birkirkara close to the old church. The layout consists of an open-plan kitchen/living/dining area, two double bedrooms, one single bedroom, and one bathroom. An optional underground two-car garage.

Fl-Attie tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio

- Operazzjonijiet paragonabbi #1 ta' garaxx f'Birkirkara

2 <https://remax-malta.com/listings/240151078-44>  
Furnished - Detached



### Garage (Residential) For Sale in Birkirkara

EUR • 13,500

Birkirkara, Malta [View on map](#)

#### Overview

11<sup>2</sup>

10 sqm

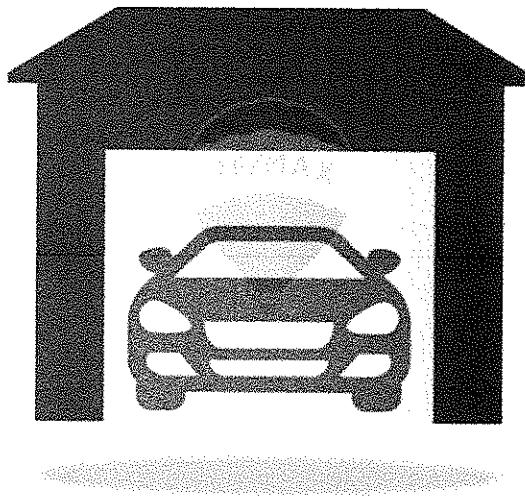
BIRKIRKARA - Various parking spaces forming part of residential block.

- Operazzjonijiet paragonabbi #2 ta' garaxx f'Birkirkara

3   <https://remax-malta.com/listings/240151078-43>

Properties | Locations

1/1



### Garage (Residential) For Sale in Birkirkara

EUR € 25,000

Birkirkara, Malta REMAX 1st TIME LTD

#### Overview

F

20 sqm

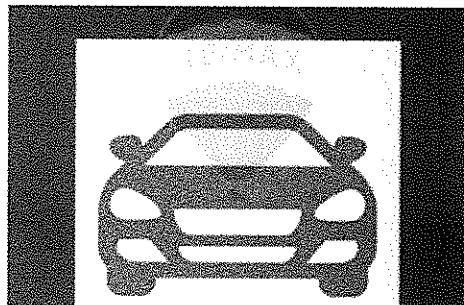
BIRKIRKA - Two car spaces forming part of residential block - 20sqm

Fl-Att tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio

- **Operazzjonijiet paragonabbi #3 ta' garaxx f'Birkirkara**

   <https://remax-malta.com/listings/240151012-2137>

Residential - Residential



### Garage (Residential) For Sale in Birkirkara

EUR € 20,000

 Birkirkara, Malta  +356 2121 1234

#### Overview

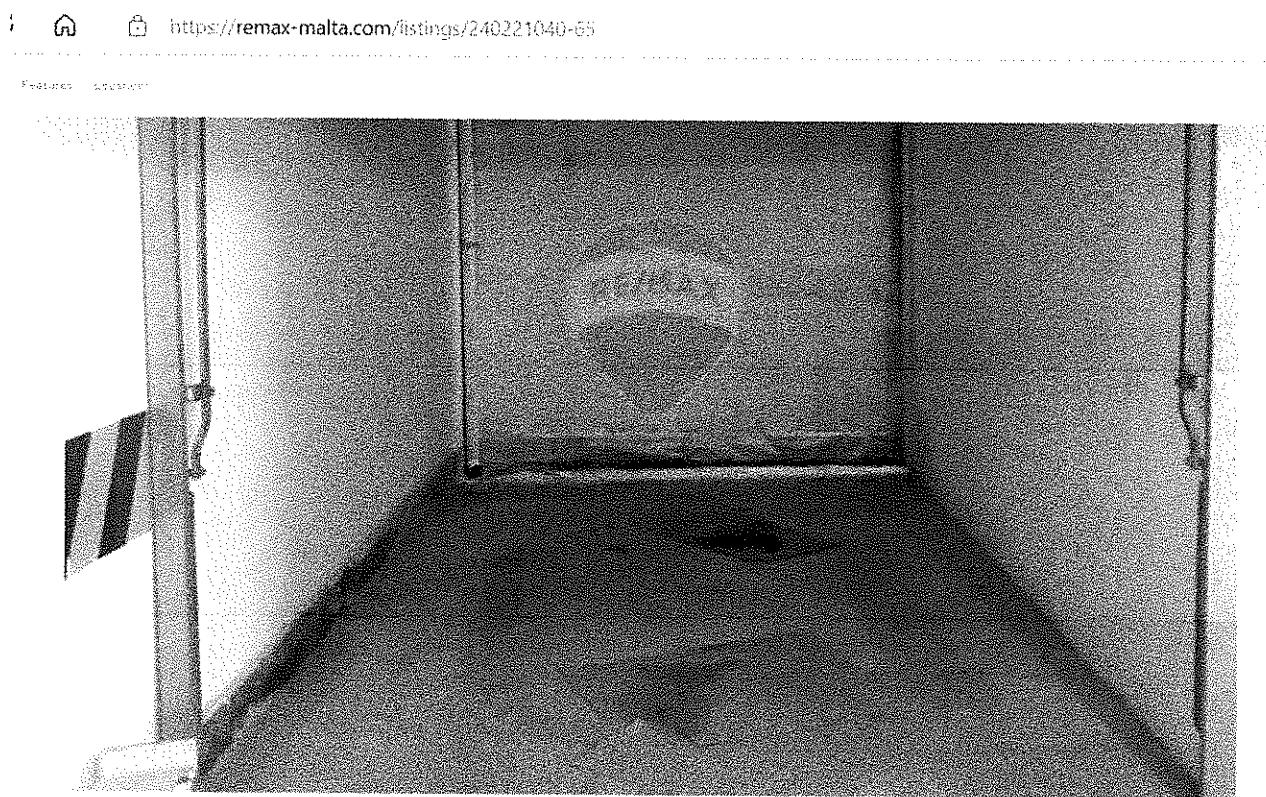
16 sqm

BIRKIRKARA - GARAGE SPACE

#### Rooms

Garage	4.0m x 4.0m	16.0 sqm
--------	-------------	----------

- **Operazzjonijiet paragonabqli #4 ta' garaxx f'Birkirkara**



**Garage (Residential) For Sale in Birkirkara**

EUR 27,000

Birkirkara, Malta REF ID: L1132104065

**Overview**



15 sqm

Birkirkara • Lock up garage at basement level

Fl-Att tas-Subbasta Nru.17/2021 APS Bank plc vs Daniel Alosio

- **Operazzjonijiet paragonabbli #5 ta' garaxx f'Birkirkara**



<https://remax-malta.com/listings/240141001-801>

Features | Location



### Garage (Residential) For Sale in Birkirkara

EUR : **33,000**

Birkirkara, Malta - REMAX JEWEL LTD.

#### Overview



15 sqm

A one-car street level garage located in a central area of Birkirkara in a quiet residential garage complex area. Freshly

#### Rooms

Garage

2.9m x 5.3m

15.2 sqm

- Operazzjonijiet paragonablli #6 ta' garaxx f'Birkirkara

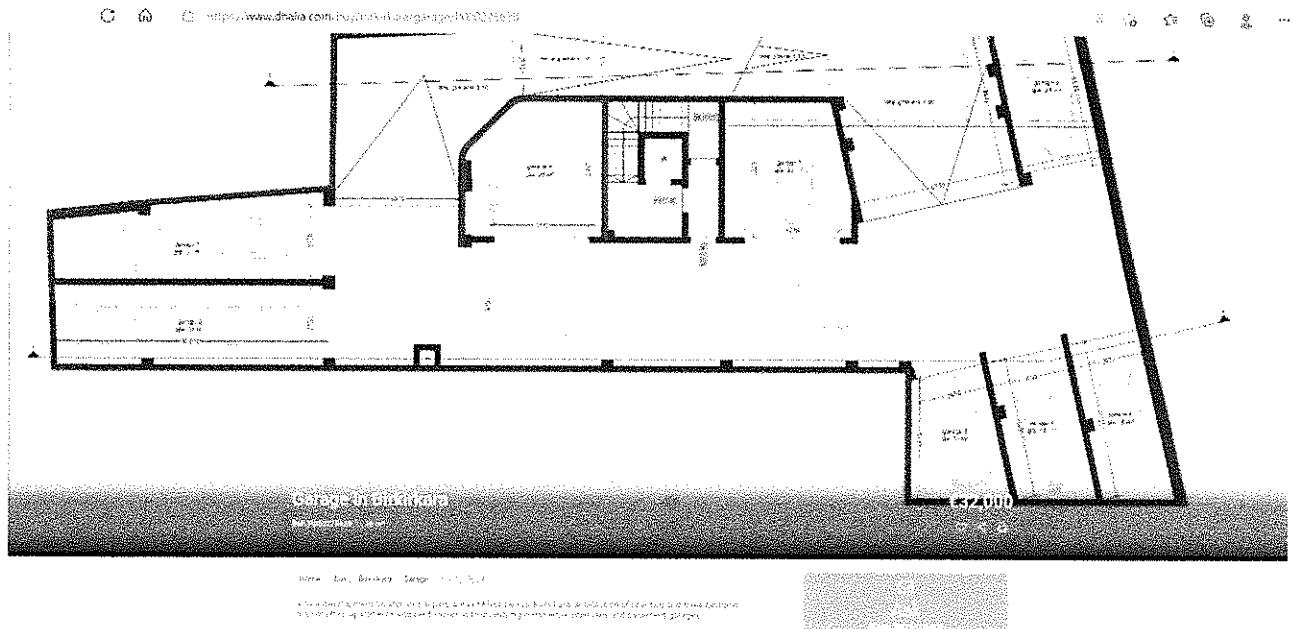
<https://franksalt.com.mt/properties/215688>

The screenshot shows a real estate listing from Frank Salt. At the top, the Frank Salt logo is displayed with the text "REAL ESTATE SINCE 1948". Below the logo, the property details are listed: "Birkirkara, Finished Garage ref 215688" and "€59,000". The main image is a dark, mostly black photograph of a garage interior. In the center of this image is a white graphic featuring a stylized car inside a house-like outline, with the words "FRANK SALT" and "REAL ESTATE SINCE 1948" integrated into the design. Below this graphic, the word "GARAGE" is printed in large, white, sans-serif capital letters. At the bottom of the image, there is a small, dark rectangular button with a white icon.

### Description

A finished residential four car lock-up GARAGE, measuring approximately 7.8 x 4.1m, situated at basement level underlying a block of apartments. Freehold.

- Operazzjonijiet paragonabbi #7 ta' garaxx f'Birkirkara



**Dok. 2.8:**

Kopja ta' l-Ittra ta' l-Ingaġġ mill-Qorti Ċivili



Fil-Prim Awla' tal-Qorti Ċivili

Fl-Att tas-Subbasta Nru.17/2021

APS Bank p.l.c

vs

Daniel Aloisio

Lill: Perit Konrad Xuereb

Inti mgharraf illi gejt mahtur bhala espert fl-att tal-Mandat ta' Qbid ta' Hwejjeg Immobblī hawn fuq imsemmi sabiex tagħmel deskrizzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex tħisser il-pizijiet, kirjiet u jeddiet ohra, sew reali kemm personali, jekk ikun hemm. Li għaliex dan il-fond jew fondi ikun suggetti kif ukoll l-allhar trasferiment tieghu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

Inti mitlub sabiex tiġi tigħor l-inkartament relativ mil-5 ta' Mejju 2021 'i quddiem filwaqt illi mgharraf illi għandek sal-5 ta' Luuju 2021 sabiex tippreżenta r-rapport dettaljat tiegħek.



Marvie Farrugia  
Deputat Registratur

Figura 2.8.1: L'ittra ta' ingaġġ li ġiet mibghuta mill-Qorti Ċivili.

**Dok. 2.9:**  
Metodu tal-Kalkulazjoni

	Location	Site type	Agent	Area (m <sup>2</sup> )	Description	Price	Price/m <sup>2</sup>
1	Birkirkara	Apartment	Remax	89	Second floor apartment forming part of a small block of only 5 units situated in an excellent location close to all amenities. Accommodation comprises a good sized open plan kitchen / living / dining area, guest shower, three double bedrooms (main with en-suite facilities) a drying room and a balcony.	€ 244,000	€ 2,742
2	Birkirkara	Apartment	Remax	140	Corner, modern and very bright second floor Apartment in a small block served with lift. Accommodation consists of a huge open plan living area (approx. 35 sqm) with a modern fully equipped kitchen. Three large bedrooms (main with en-suite) with balconies. Additionally the apartment owns half of its airspace with independent owned roof, entrance, washroom and great possibility to extend on this airspace. Easy access to main roads and all amenities. Optional garage available. Highly recommended for early viewings. Property is being sold freehold.	€ 335,000	€ 2,393
3	Birkirkara	Apartment	Remax	130	3 bedroom Apartment to be luxury and designer finished by developer in Birkirkara. Property consists of 3 double bedrooms (main with en-suite), main bathroom, utility room, a large open plan kitchen/dining/living area, front balcony and a back balcony. Property is Freehold. Estimated completion date end of 2021. Property is served with lift. Property finishes includes bathrooms excludes internal doors.	€ 266,000	€ 2,046
4	Birkirkara	Apartment	Remax	133	Recently built and highly finished first floor apartment in a block of ONLY five. This lovely home consists of a 52sqm kitchen / living / dining area, a guest bathroom, three double bedrooms (Main with en-suite shower), front balcony and a back terrace with a washroom. 2 AC units and an optional 2 car semi basement garage. Freehold, call us now for an immediate viewing.	€ 297,000	€ 2,233
5	Birkirkara	Apartment	Frank Salt	103	Situated on a quiet road in Birkirkara, close to all amenities, is this 2nd floor APARTMENT. Set in a small gated, block of four, generous, bright, square layout with rooms on either side of the hallway affords: a fitted kitchen/dining room, living room, three bedrooms, main with walk-in closet, bathroom, shower room and front balcony facing sunny south, further complementing this tastefully renovated home is a washroom at roof level which is private and belongs to the owner.	€ 287,000	€ 2,786
6	Birkirkara	Apartment	Frank Salt	199	A unique opportunity to purchase a larger than usual, bright and airy, well presented, designer finished 2nd Floor APARTMENT that forms part of a small residential block, served with lift and is situated in this highly sought after Mriehel area. This property is made up of a welcoming entrance that leads to the sitting and dining and onto a decent sized front terrace. The hallway gives access to an open kitchen and breakfast, three spacious bedrooms (main with en suite shower), a bathroom, a utility room and washroom on the back terrace. The property is being sold freehold with most of the furniture. An optional 2 car interconnecting garage is being sold at Euro 50,000.	€ 375,000	€ 1,884
7	Birkirkara	Apartment	Frank Salt	103	A very welcoming three bedrooms finished APARTMENT in a block of only 4 units. This well maintained 2nd floor apartment opens onto a spacious open plan living, kitchen and dining area, that gives access to three bedrooms, a bathroom and a front and back balcony. Served by a lift.	€ 230,000	€ 2,233
8	Birkirkara	Apartment	Dhalia	145	A bright and well located, third-floor apartment set close to all amenities. Upon entry, one finds a lovely open plan kitchen/living/dining area that leads to a front balcony with open views. Furthermore, there are three double bedrooms main with shower ensuite, a main bathroom, a laundry room, and a back balcony. The property is tastefully finished including air conditioning, wallpaper, and a few other features that make this lovely property a home. The block is situated in a quiet location overlooking a villa area across the street. Ideally for a couple for upgrading or a buy to let investment. Optional two-car garage close by.	€ 280,000	€ 1,931
9	Birkirkara	Apartment	Dhalia	105	Three-bedroom apartments located in Birkirkara close to the old church. The layout consists of an open-plan kitchen/living/dining area, two double bedrooms, one single bedroom, and one bathroom. An optional underlying two-car garage.	€ 195,000	€ 1,857

**Tabella 2.9.1 – Proprjeta' paragunabelli (appartamenti f'Birkirkara) – bhala baži ghall-istima ta' l-appartament**

Location	Site type	Agent	Area (m2)	Description	Price	Price/m2
1 Birkirkara	Garage	Remax	9.4	Various one car spaces forming part of residential block.	€ 13,500	€ 1,436
2 Birkirkara	Garage	Remax	20	Two car spaces forming part of residential block	€ 25,000	€ 1,250
3 Birkirkara	Garage	Remax	16	Garage space	€ 20,000	€ 1,250
4 Birkirkara	Garage	Remax	15	Lock up garage at basement level.	€ 27,000	€ 1,800
5 Birkirkara	Garage	Remax	15.2	A one-car street lockup garage located in a central area of Birkirkara in a cul-de-sac garage complex area. Freehold	€ 33,000	€ 2,171
6 Birkirkara	Garage	Frank Salt	32.0	A finished residential four car lock-up GARAGE, measuring approximately 7.8 x 4.1m, situated at basement level underlying a block of apartments. Freehold.	€ 59,000	€ 1,845
7 Birkirkara	Garage	Dhalia	26	A new development located in a superb area of Fleur-De-Lys/Birkirkara. A selection of one, two and three-bedroom maisonettes, apartments and penthouses with underlying commercial premises and basement garages.back balcony. Served by a lift.	€ 32,000	€ 1,231

**Tabella 2.9.2 – Proprijeta’ paragunabelli (garaxxijiet f’Birkirkara) – bħala bażi għall-istima tal-garaxx**

## Dok. 2.10:

Riċerka ta' Permessi



Figura 2.10.1: Permessi rilatati mas-sit

Mir-riċerka li saret, instabu xi applikazzjonijiet fuq is-sit imsemmija f'dan ir-rapport.

Uhud minn dawn huma:

- PA/06434/05 - St Elena, Triq It-Torri, Birkirkara. Demolition of existing house & construction of residential units & underlying garage.
- PA/04699/03 - St Elena, Triq It-Torri, Birkirkara. Demolition of existing house and construction of residential units and underlying garages
- PA/08308/17 - 97, Chamonix Court, Flat 6, Triq It-Torri, Birkirkara. To sanction the second floor dwelling, including the shifting of internal walls, apertures, shafts, and changes in internal heights.
- CTB/01454/15 - Chamonix Court, Flat No. 6, Triq It-Torri, Birkirkara. Request for concession in terms of L.N. 52 of 2013 regarding length and area of backyard and the internal clear floor to ceiling height of an existing apartment.
- CTB/00746/14 - Chamonix Court, Flat No. 4, Triq It-Torri, Birkirkara. Request for concession regarding internal height and backyard.
- DN/00465/16 - Chamonix Court, Flat No. 6, Triq It-Torri, Birkirkara, Malta. To sanction washroom setback. Application submitted following acceptance of CTB 1454/15 This clearance does not cover any concession in terms of Article 91B issued as per letter CTB 1454/15 dated 9th December, 2015
- DN/02279/15 – Chamonix, Triq It-Torri, Birkirkara. To extend washroom.
- DN/00227/20 – Chamonix, Triq It-Torri, Birkirkara. Proposed window at penthouse level.



## PLANNING AUTHORITY

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

Tel: (+356) 2290 0000      [customercare@pa.org.mt](mailto:customercare@pa.org.mt)  
VAT No: MT 1281-6708      Exemption No: EXO 1188

### Cash Sale

Name: Perit Konrad Xuereb

Cash Sale Number: 388872-7171-4

Address:

Date: 22 November 2021

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of plans (digital) PA6434/05	1	€11.65	€11.65	€0.00	0

Payment Details:

Internet Payment - CCmiaqu001724

Cash Sale Status:

Settled

Total NET:	€11.65
Total VAT:	€0.00
Total:	€11.65

Drawn up by

Michelle Aquilina

*Receipt is not valid if payment is dishonoured.*

Konrad Xuereb  
202/3 Vincenti Buildings  
Old Bakery Street  
Valletta  
  
Malta

## Cash Sale

02/12/2021

241427E

No of Copies	1
Fee Per Site Plan	€6.00
<hr/>	
Total	€6.00
<hr/>	

Land Registration Agency  
116, Casa Bolino  
Triq il-Punent  
Il-Belt Valletta  
VLT 1535

Tel: +356 21239777, 25904700

Email: [enquirieslandregistry@gov.mt](mailto:enquirieslandregistry@gov.mt)

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