

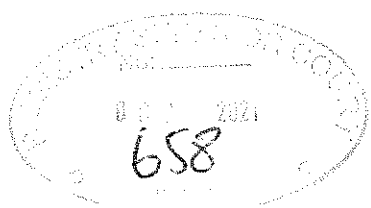
Fil-Qorti Civili, Prim' Awla

Fil-Atti tas-Subbasta Nru. 19/2021

Edwin Borg

VS

Dr Leontine Calleja et noe



Relazzjoni tal-Perit Arkitett

Josef Zahra

B. E. & A. [Hons] A. & C. E.

Josefarch@gmail.com

Valutazzjoni datata: Il-Gimgha 2 ta' Lulju 2021

Flimkien ma' dan id-dokument jinstab Anness A (ritratti ta' Fond 1), Anness B (il-permessi kif approvati mill-Awtorita' tal-Ippjanar rigward Fond 1), Anness C (ritratti ta' Fond 2)

Referenza għall-atti tal-bejgh bl-irkant Nru. 19/2021

Fil-Atti tas-Subbasta

Edwin Borg

vs

Dr Leontine Calleja et noe

Valutazzjoni ta' proprjetajiet ta' liema spezzjoni saret Nhar it-Tnejn 21 ta' Gunju 2021 fis-saghtejn ta' wara nofs in-nhar (2.00pm) fuq il-postijiet rispettivi.

1.) Il-Fond bla numru għa formanti mir-razzett maghruf bl-isem 'Saint Michael', triq bla isem, Bidnija limiti tal-Mosta

Il-proprjeta' tinkorpora parti minn binja originarjament formanti minn razzett antik u li prezentament tinsab f'kundizzjoni hazina f'termini ta' struttura. Flimkien mal-imsemmi binja tinsab annessa bicca raba' li għandha access dirett mit-triq pubblika.

Il-valutazzjoni tirrigwardja nofs indiviz tal-propjeta', libera u franka, bid-drittijiet u l-pertinenzi kollha tagħha, bl-arja tagħha hielsa minn kwalsiasi drittijiet a favur terzi, konfinati mill-grigal in parti ma' trejqa li tipprovdi access u in parti mal-parti l-oħra mill-istess fond proprjeta' tal-aventi causi ta' Edwin Borg, mit-tramuntana ma' beni tal-aventi causi ta' Marianna Galea u min-nofsinnhar ma' beni ta' Indri Galea.

Deskrizzjoni

Ir-raba' ghandu l-entratura tieghu minn passagg wiesgha 21 pied (madwar 6.4 metri, liema art hija inkluza mal-istess raba') li jwassal ghal fetha izjed wiesgha u li tinfed ghal l-imsemmi binja li tikkonsisti f'ghadd ta' kmamar inniffdin fuq zewg sulari u bitha li kienu abbandunati ghal snin twal u prezentament jinsabu ikkundannati b'soqfa sfrondati u strutturi instabbli tant li safrattant l-access mill-esponent kien ristrett ghal spezzjoni esterna. Tpingijiet tal-pjanti ezistenti huma mehmuzin ma' dan ir-rapport flimkien ma' pjanti proposti approvati mill-Awtorita tal-Ippjanar u permessi ghal estenzjoni, modifikazzjonijiet u sanzjonar tal-istrutturi. L-uzu huwa residenzjali fejn bazikament l-istruttura kif proposta / approvata hija dar fuq zewg sulari.

Il-kejl superficjali tal-sit huwa ta' 1,923 metru kwadru. Il-binja antika hija mibnija bil-metodu tradizzjonali lokali li jikkonsisti fi knatan mill-gebla tal-franka u soqfa tax-xorok. Ir-raba' huwa generalment xaghri b'arbuxelli li normalment jikbru f'dan it-tip ta' ambjent u ammont ta' sigar maturi man-naha tal-binja tar-razzett. Ritratti tas-sit u l-access mit-toroq pubblici flimkien ma' informazzjoni ohra relatata huma murija f'dan ir-rapport (Anness A).

Il-permess tal-Awtorita' tal-Ippjanar rispettiv ghandu r-referenza PA/06088/03 li eventwament gie mgeddied permezz ta' permess gdid b'referenza PA/00255/15 (Anness B). Il-lok tal-propjeta' huwa fi skema maghrufa bhala Category 2 Settlement gewwa "Outside Development Zone (ODZ)" fit-termini tal-Awtorita' tal-Ippjanar. Iz-zona tinsab precizament fil-periferija ta' 'hamlet' residenzjali iffurmat minn binjiet imferrxa f'karatteristici rurali tipici Maltin.

Il-propjeta' hija accessibli minn trejqiet dojq li jizbukkaw minn Triq is-Sagra Familja gewwa l-Bidnija, liema zbokk jinsab madwar 350 metru l-bogħod mill-knisja principali u madwar 150 metru l-gewwa fi trejqiet b'karreggjata ta' vettura wahda li jwasslu għas-sit rispettiv (irreferi għal Anness A, Stampa 1).

Wara li gew kkunsidrati il-fatturi kollha msemmija hawn fuq, li jinkludu il-lokalita', it-tip u l-kundizzjoni tal-propjeta', il-qies, l-uzu, l-iskemi ta' bini ezistenti applikabbli fuq is-sit u skont l-informazzjoni provduta li l-propjeta' hi libera u franka, l-esponent jistma nofs indiviz tal-fond fl-ammont ta' **Erbgha Mija u Hamsin Elf Ewro (€450,000)**.

PERIT JOSEF ZAHRA

B. E. & A. [Hons], A. & C. E.
ARCHITECT & CIVIL ENGINEER

31, DORLOV, FONZU GAUCI STR., ZURRIEQ
mob: +356 79024680 email: josefarch@gmail.com

Perit Josef Zahra

B. E. & A. [Hons] A. & C. E.

Ilum.....

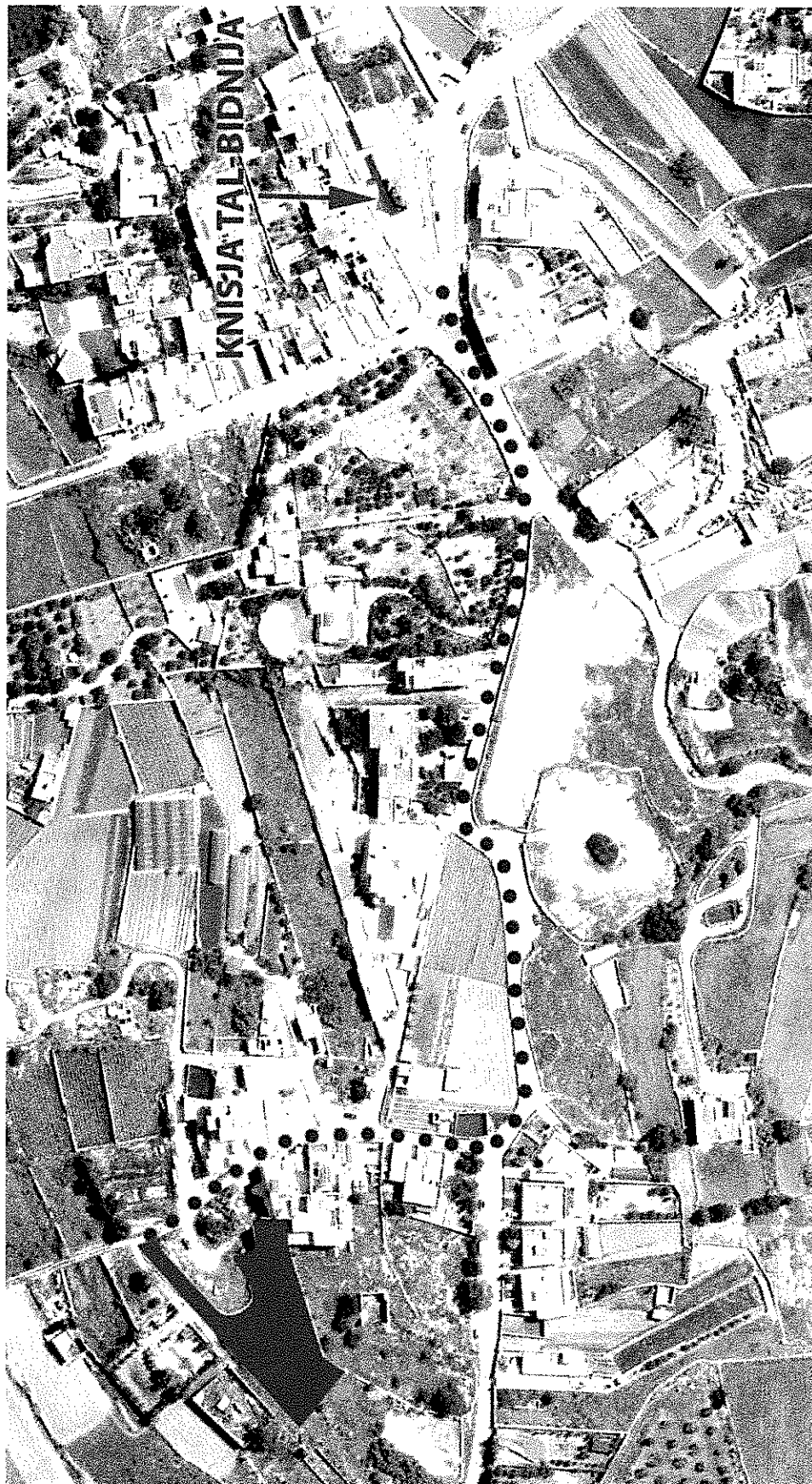
06 JUL 2021

Ippreżentata mill-**Perit Josef Zahra**
Bla dok. **wired (1)** dokumenti

Appellate Officer
Deputy Registrar
Court of Magistrates (Malta)

Ilum...

Anness A:



Stampa 1: Is-sit fuq ritratt mehud mill-ajru (immarkat bil-kulur ahmar) fejn hija murija d-direzzjoni li twassal ghal-lok mill-knisja tal-Bidnija (madwar 350 metru fi Triq is-Sagra Familja mmarkat bil-blu u madwar 150 metru fi trejqiet bla isem immarkati bil-vjola)



Stampa 2



Stampa 3: Treqjiet li jwasslu ghas-sit



Stampa 4: Ditto



Stampa 5: Il-faccata / dhul privat ghas-sit



Stampa 6



Stampa 7



Stampa 8



Stampa 9



Stampa 10



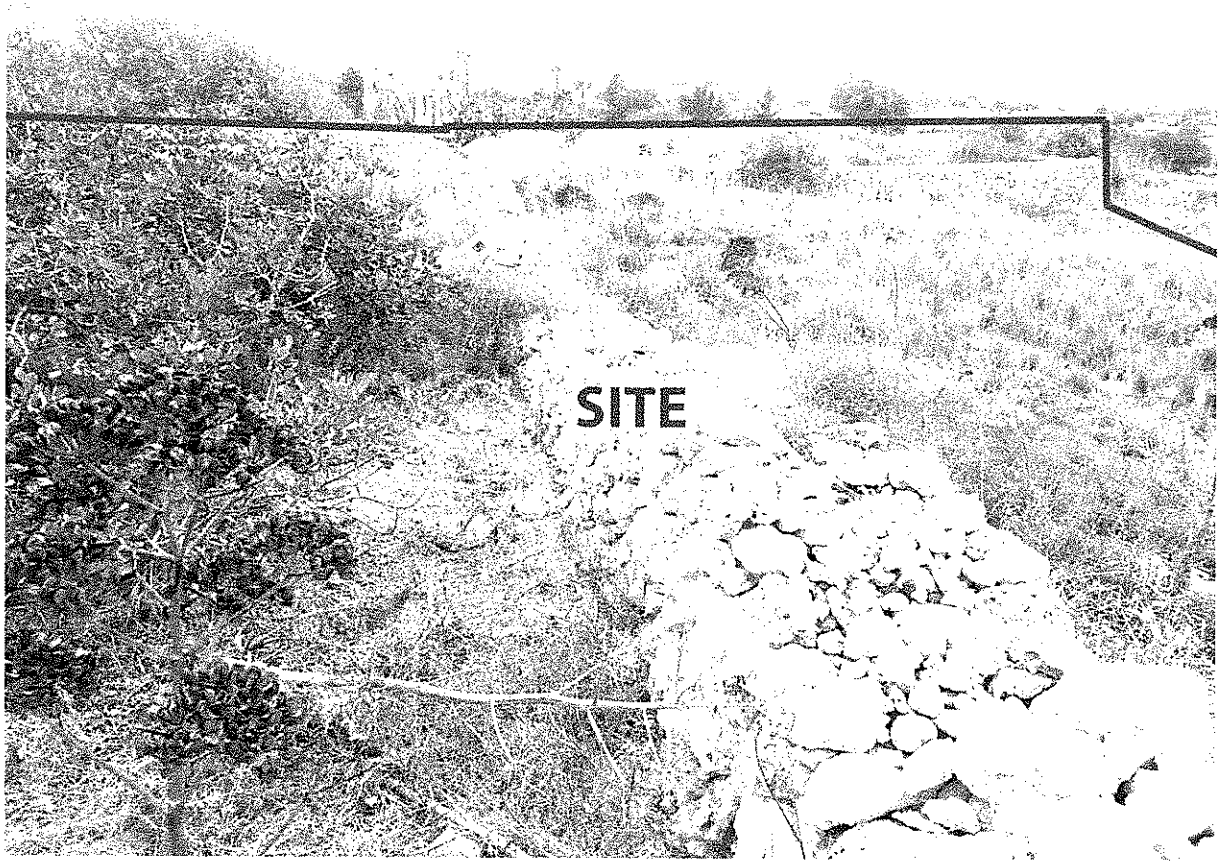
Stampa 11



Stampa 12



Stampa 13



Stampa 14



Stampa 15



Stampa 16



Stampa 17



Stampa 18



Stampa 19



Stampa 20



Stampa 21

2.) Porzjon Art ta' raba' maghrufa bhala 'Ta' Wied Busbies', in kontrada ta' Wied il-Busbies, limiti tar-Rabat, Malta, accessibli minn trejqa tar-raba' bla isem li tisbokka fi Triq l-Imtahleb

Il-propjeta' tikkonsisti f'porzjon ta' ghalqa agrikola fiz-Zona maghrufa Taz-Zebbuga, limiti tar-Rabat, Malta. Is-sit huwa access minn trejqa tar-raba' (Stampi 24 u 25) fejn eventwalment hemm servitu' li jikkonsisti fi dritt ta' passagg minn fuq terzi. Kif ukoll, l-imsemmija art isservi ta' servitu' ghall-terzi fejn tintuza bhala moghdija mill-bdiewa li ghandhom l-ghelieqi iktar l-isfel lejn Wied il-Busbies (Stampi 26, 27, 28, 36 u 37).

Il-valutazzjoni tirrigwarda nofs indiviz tal-art imsemmija, libera u franka minn pizijiet u cnus, liema porzjoni ta' art diviza hija konfinanti mix-xlokk ma' gid ta' Gio Maria Cutajar, min-nofsinnhar ma' beni tal-familja Debono Preziosi u mit-tramuntana ma' beni ta' Paola Zahra jew irjeh ohra verjuri.

Deskrizzjoni

L-art agrikola rispettiva tinsab f'zona pjuttost imwarrba u generalment hija accessibli minn trejqiet dojq hafna ta' karregjata wahda li jizbokkaw fi Triq l-Imtahleb. Il-lok tal-propjeta' huwa fi skema maghrufa "Outside Development Zone (ODZ)" f'termini tal-Awtorita' tal-Ippjanar, f'ambjent tipikament rurali karatterizzat minn ghelieqi agrikoli u hitan tas-sejjieh. F'dan l-ambitu, u meta wiehed jikkunsidra fatturi ohra bhalma hu l-qies totali tas-sit, kull tip ta' zvilupp huwa kunsidrat bhala ristrett immens. Prezentament l-ghalqa hija mizmuma f'kundizzjoni relattivament tajba b'arbuxelli u sigar fi stat tajjeb ta' manteniment. Ufficjalment l-arja superficjali tal-art hija mnizzla bhala 843 metru kwadru izda l-esponent jirrizultalu li l-qies huwa attwalment madwar 643 metru kwadru. Ritratti tal-art u l-madwar jinsabu f'Anness C.

Wara li gew kkunsidrati il-fatturi msemmija hawn fuq, li jinkludu il-lokalita', posizzjoni u accessibilta, it-tip tal-art, il-qies superficjali, l-uzu, l-iskemi ta' bini ezistenti applikabbli fuq is-sit u skont l-informazzjoni provduta li l-propjeta' hi libera u franka, l-esponent jistma nofs indiviz tal-porzjon art rispettiva fl-ammont ta' **Hamsu u Erbghin Elf Ewro (€45,000).**

PERIT JOSEF ZAHRA
B. E. & A. (Hons), A. & C. E.
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Perit Josef Zahra
B. E. & A. [Hons] A. & C. E.

ILLUM 23 ta' Lulju, 2021
DEHER IL-PERIT LEGALI/TEKNIKU. Josef Zahra
95.685.11 LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU
Gaetano Aquilina
Deputi Registratur
DEPUTI REGISTRATUR
Graf tal-
Law Couns (Malta)

Anness C:



Stampa 22: Is-sit fuq ritratt mehud mill-ajru (immarkat bil-kulur ahmar) fejn hija murija t-trejqa fir-raba



Stampa 23



Stampa 24



Stampa 25



Stampa 26



Stampa 27



Stampa 28



Stampa 29



Stampa 30



Stampa 31



Stampa 32



Stampa 33



Stampa 34



Stampa 35



Stampa 36



Stampa 37



To: Mr Stephen Borg
50 Edera
Dawret il-Wied
Mosta

Date: 13 June, 2008
Our Ref: PA 06088/03

Application Number: PA 06088/03
Application Type: Full Development Permission / 01
Date Received: 27 October, 2003
Approved
Documents : PA 6088/03 / 1D / 21A / 37B / 37D / 37E / 37F / 37G / 37H / 37J / 37K / 37M / 37N / 51B

Restoration Method Statement PA 6088/03/37A

Location: St Michael's Farmhouse, Bidnija L/O, Mosta
Proposal: Additions and alterations and sanctioning of rooms.

Development Planning Act 1992 Section 33 Full Development Permission

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

- 1 This permission only covers alterations and restoration works to the existing rural structure, including sanctioning, as shown on the approved drawings and imposed conditions. Other interventions outside the footprint of the building are not allowed.
- 2 The architect shall inform the Integrated Heritage Management Team within MEPA (Attn: Team Manager) in writing at least two weeks before any works are taken in hand and shall make the site available for MEPA officials to monitor works at any time during the construction phase of the development covered by this permission.
- 3 The development shall follow the approved Restoration Method Statement PA6088/03/37A and the conditions listed hereunder:
 - (a) for the replacement of deteriorated stonework, the width of the replaced stone may be greater than the proposed 12-15cm, if required to provide better structural solidity to the wall, rather than limiting it to superficial intervention.
 - (b) pointing which is in a good condition shall be retained as existent without any

intervention. There should be no intervention on the stone blocks, but only the removal of existing cement pointing, which should preferably be removed by manual hand tools only. Plastic repair, using lime/hydraulic lime based mortars can be used to salvage existing stonework which need not be replaced. In no instance shall mechanical tools be used on the stone blocks. Joints which are irregular shall be retained as existent and in no way shall the edges of the blocks be modified in order to create a more regular arrangement of the joints. New pointing shall be made to thoroughly fill the ir/regular crevices. The colour of the new pointing shall correspond, as much as possible, to the existing pointing.

(c) at ground floor level, existing stone slabs which are in a good state of preservation are to be salvaged before the laying of the *torba* layer and reutilised at a later stage. Otherwise similar *franka* slabs are to be brought on site. If already existing, the traditional *deffun* layer is to be reinstated once the *xorok* have been laid. The construction of the proposed staircase will be in local stone, and new paving of the courtyard will be in local soft/hardstone. New apertures shall be in timber, glass and wrought iron and those which still can be salvaged will be retained. The arched roofing will be retained. The use of Portland cement is not permitted and no hacking, sand/grit blasting will be used for the cleaning of the fabric.

- 4 The site surrounding the dwelling, as marked in blue on PA6088/03/1D, shall not be used as vehicular access, and shall be left clear of any machinery and/or construction materials.
- 5 Air conditioning units shall not be located on the facades of the building which are visible from a public space. Any such units located at roof level shall be set back from the facade by at least 1 metre.
- 6 There shall be no service pipes, cables or wires visible on any of the elevations of the building.
- 7 The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Malta Environment & Planning Authority.
- 8
 - a) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.
 - b) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
 - c) No building material, waste material, machinery or plant shall obstruct the pavement or the smooth flow of traffic on the road in the vicinity of the site. The deposit of materials or the placing of equipment in the street must be authorised.

d) Copies of all approved plans and elevations must be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.

e) All building works shall be erected in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Malta Environment & Planning Authority's Land Surveyor. The Setting Out Request Notice must be returned to the Land Survey Unit of the Malta Environment & Planning Authority when the setting out of the alignment and levels is required.

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

g) The enclosed Commencement Notice shall be returned to the Malta Environment & Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.

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

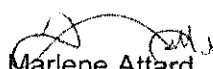
i) The permit is issued on condition that, where applicable, any excavation shall be subject to the requirements of the Civil Code regarding neighbouring tenements.

j) Where applicable, the development, hereby permitted, shall be carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, LN 295 of 2007.

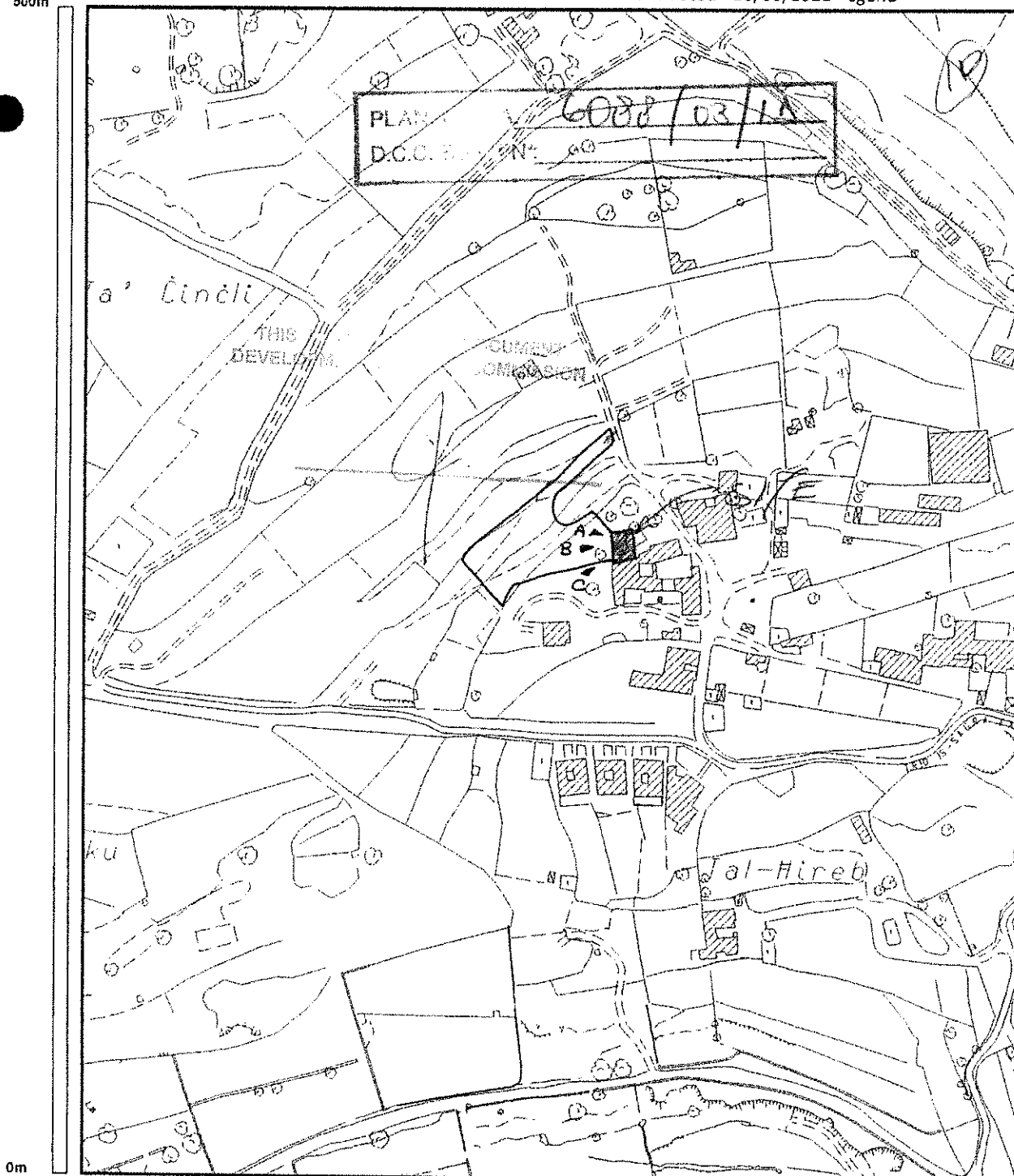
9 No additions to the existing fabric shall be allowed.

Should the site fall within areas designated as HOS and property originating from the Housing Authority, this permit does not exonerate the applicant from obtaining the necessary clearances from the same Authority.

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 Cable Network Operators.


Marlene Attard
Head DCC Secretariat
Development Control Commission

500m



0m

Min Easting = 45212.67, Min Northing = 75934.9, Max Easting = 45612.67, Max Northing = 76435.39

0m

400m

MEPA


St. Francis Ravelin
Floriana
PO Box 200, Valletta, Malta
Tel: +356 240976 Fax: +356 224846

www.mepa.org.mt

Site Plan, Scale 1:2500 Printed on: 23 October 2003

Not to be used for interpretation or scaling of scheme alignments

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Edgar Caruana Montaldo
B.E. & A. (Hons) A. & C.E.
Architect & Civil Engineer

Copy verified to be extracted
from the Planning Authority's electronic system
Connie Genijs

Mr. Stephen Borg
50
Edera
Dawret II-Mosta
Mosta MST 2325

Date: 26 March 2015
Our Ref: PA/00255/15

Application Number: PA/00255/15
Application Type: Renewal of development permission
Date Received: 29 November 2014
Approved Documents: PA255/15/1H (site plan);

PA6088/03/21A/37B/37D/37E/37F/37G/37H/37J/37K/37M/37N/51B
(already sent);

and PA6088/03/37A (Restoration Method Statement).

Location: St. Michael Farmhouse, Ta' Cincli, Bidnija, Mosta, Malta
Proposal: Renewal to PA 6088/03 - additions and alterations and sanctioning of rooms.

Environment and Development Planning Act, 2010 Full Development Permission

The Malta Environment & Planning Authority hereby renews permission to carry out the development described above, and in development permit application number PA 6088/03, in accordance with the approved documents. This permission is subject to the following conditions:

- 1 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.
- b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.
- c) Copies of all approved drawings and documents shall be available for inspection on site by MEPA staff at all reasonable times. All works shall be carried out strictly in accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and shall modify the drawings and documents accordingly.

- d) Where applicable, all building works shall be erected in accordance with the official alignment and official/existing finished road levels as set out on site by MEPA's Land Surveyor. The Setting Out Request Notice must be submitted to the Land Survey Unit of MEPA when the setting out of the alignment and levels is required.
- e) Where an officially schemed street, within the development zone, bordering the site is unopened or unformed, it shall be opened up and brought up to its proper, approved and official formation levels prior to the commencement of any development hereby being permitted.
- f) Before any part of the development hereby permitted commences, the enclosed green copy of this development permission shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permission must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
- g) The enclosed Commencement Notice shall be returned to MEPA so that it is received at least five days prior to the commencement of any works hereby permitted.
- h) Where applicable, the development hereby permitted shall be carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, Legal Notice 295 of 2007 (or subsequent amendments). Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.
- i) All new developments shall be provided with a water cistern to store rainwater run-off as required by the Energy Performance of Buildings Regulations (2012) [published through Legal Notice 376 of 2012 and any amendments thereto] and to Technical Guidance Document F [published through Government Notice 1002 of 2006 and any amendments thereto] which are prevailing at the time of construction of the development.
- j) Where applicable, an area of a depth of 4 metres from the pavement, with a gradient not steeper than 1:10, shall be provided within the site for vehicles to wait at pavement level before entering the street.
- k) The height of the development shall not exceed the permitted number of floors and the height in metres as indicated on the approved drawings.
- l) No steps, ramps or street furniture are to be constructed on or encroached onto the public pavement or road.
- m) Any doors and windows, the lower edge of which is less than 2m above road level, and any gates shall not open outwards onto a public pavement or road.
- n) Where present, window grilles (including 'pregnant' windows), sills, planters and other similar elements which are part of or fixed to the facade of buildings, the lower edge of which is less than 2 metres above road level, shall not project more than 0.15 metres from the facade over a public pavement or street.
- o) Air conditioning units shall not be located on the facades of the building which are visible from a public space/street.
- p) There shall be no service pipes, cables or wires visible on the front elevation or on any other elevations of the building which are visible from the street or public space.

- 2
- a) The whole exterior of buildings, including all roof structures and all elevations, shall be constructed/retained in local stone, except where other materials, finishes or colours are specified on the approved drawings or documents. Where in local stone, the stone shall remain unrendered and unpainted, and it shall be allowed to weather naturally.
 - b) Except where otherwise specified on the approved drawings, all external apertures, closed balconies and gates shall be constructed in timber. Open balcony railings and all other metalwork shall be in wrought iron. No apertures or railings shall be constructed of gold, silver or bronze aluminium.
 - c) Where applicable, any balconies shall be located so that their side outer face is at least 0.75 metres away from the outer face of the party wall nearest to the balconies. The balconies shall not project more than 0.75 metres from the facade of the building. Any closed balconies shall not project more than 0.6 metres from the façade of the building.
 - d) No services are to be located on the roof of the building, unless such services are specifically indicated on the approved drawings. Where approved, all services are to be clustered together and surrounded by a 1.5 metres high solid unrendered masonry wall. The services shall not exceed the height of this screen which shall be setback at least 2 metres from all the edges of the level on which the services are located.
 - e) Concrete flooring, paving and other hard surfacing shall be limited to the areas where such flooring, paving or surfacing is clearly shown on the approved drawings. All other unbuilt areas are to be left unsurfaced and covered in soil (unless otherwise specified in the approved drawings or in any other condition of the permission).
 - f) The development must not involve or require any new access routes (and/or modification of existing access routes) beyond the land area approved for development.
 - g) The development is not to be a source of light pollution, especially at night. To this effect:
 - (i) lighting should be strictly limited to within the developed part of the site;
 - (ii) the development hereby being permitted should not be considered as a justification for the lighting of the access roads, tracks and paths leading to the site or other lighting beyond the site boundary;
 - (iii) the lighting has to be from any peripheral landscaping inward, so as to be screened as much as possible by the landscaping itself; and
 - (iv) all exterior lighting installed on site is to be of the downward-pointing, full cut-off type. No luminaire globes or uplighters are accepted.

- 3
- This permission only covers alterations and restoration works to the existing rural structure, including sanctioning, as shown on the approved drawings and imposed conditions. Other interventions outside the footprint of the building are not allowed.

- 4
- The development shall follow the approved Restoration Method PA6088/03/37A and the conditions listed hereunder:

- (a) for the replacement of deteriorated stonework, the width of the replaced stone may be greater than the proposed 12-15cm, if required to provide better structural solidity to the

For the Planning Authority's electronic system
verified to be electronic
Connie Genuis

wall, rather than limiting it to superficial intervention.

(b) pointing which is in a good condition shall be retained as existent without any intervention. There should be no intervention on the stone blocks, but only the removal of existing cement pointing, which should preferably be removed by manual hand tools only. Plastic repair, using lime/hydraulic lime based mortars can be used to salvage existing stonework which need not be replaced. In no instance shall mechanical tools be used on the stone blocks. Joints which are irregular shall be retained as existent and in no way shall the edges of the blocks be modified in order to create a more regular arrangement of the joints. New pointing shall be made to thoroughly fill the irregular crevices. The colour of the new pointing shall correspond, as much as possible, to the existing pointing.

(c) at ground floor level, existing stone slabs which are in a good state of preservation are to be salvaged before the laying of the *torba* layer and reutilised at a later stage. Otherwise similar *franka* slabs are to be brought on site. If already existing, the traditional *deffun* layer is to be reinstated once the *xorok* have been laid. The construction of the proposed staircase will be in local stone, and new paving of the courtyard will be in local soft/hardstone. New apertures shall be in timber, glass and wrought iron and those which still can be salvaged will be retained. The arched *porro* will be retained. The use of Portland cement is not permitted and no hacking, sand/grit blasting will be used for the cleaning of the fabric.

- 5 The site surrounding the dwelling, as marked in blue on PA6088/03, shall not be used as vehicular access, and shall be left clear of any machinery and/or construction materials.

The execution and validity of this permission is **suspended** and no works as approved by the said development permission may commence before the lapse of the time period established in Article 41(2) of the Act. It shall remain so suspended until the Environment and Planning Review Tribunal appoints its first hearing in terms of Article 41(4) if, together with an appeal lodged against such permit, a request for a suspension of permit is also requested in terms of Article 41(3).

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

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

If the declaration of ownership, as contained in the application form, is determined as incorrect by a Court of Law, then the said Court of Law can declare this development permission as null and void. This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.

This development permission is granted saving third party rights. This permission does not exonerate the applicant from obtaining any other necessary permission, license, clearance or approval required
PA/00255/15

Print Date: 26/03/2015

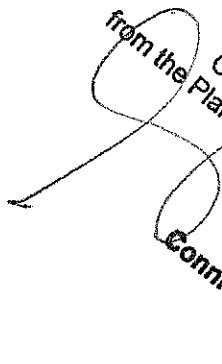
from any Government department, local council, agency or authority (including MEPA), as required by any law or regulation.

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

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

This decision is being published on 8 April 2015.

Claudine Faure
Head EPC Secretariat
Environment and Planning Commission

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Connie Genuls

Notes to Applicant and Perit

Right for reconsideration

Where applicable, you have a right to submit a request for reconsideration to the Authority in terms of regulation 10 of Legal Notice 514 of 2010.

Right for appeal

You have a right to submit an appeal, against the decision, to the Environment and Planning Review Tribunal in terms of article 41 and the Second Schedule of the Environment and Development Planning Act, 2010.

Time limits

Requests for reconsideration or appeals must be made within 30 days from the publication of the decision notification in the local press as required by regulation 6(6) of Legal Notice 514 of 2010.

Fees to submit a request for reconsideration or appeal

In either case, there is a fee to be paid which should accompany the request for reconsideration or the appeal. The fees are as follows:

For reconsideration - 3% of the Development Permit Fee paid in respect of the original application, subject to a minimum of €69.88.

For appeal - 5% of the Development Permit Fee paid in respect of the original application, subject to a minimum of €186.35.

Submission of request for reconsideration or appeal

With regards to requests for reconsideration, Form MEPA 6/10 must be used for submission. All fields of the Form must be filled in as appropriate. Requests for reconsideration can only be submitted electronically.

With regards to appeals, as required by the Second Schedule of the Act, the submission must include the detailed grounds for appeal and the requests being made by the appellant. Appeals must be submitted physically at the offices of the Environment and Planning Review Tribunal, St. Francis Ditch, Floriana.

Submission of an appeal — General Services Board

If this application has been refused on sanitary issues, an appeal to the General Services Board may be submitted within one month from publication of Decision Notification on the press.

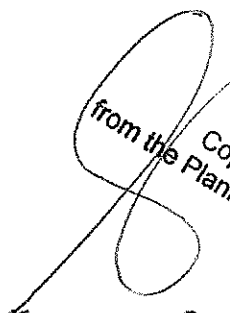
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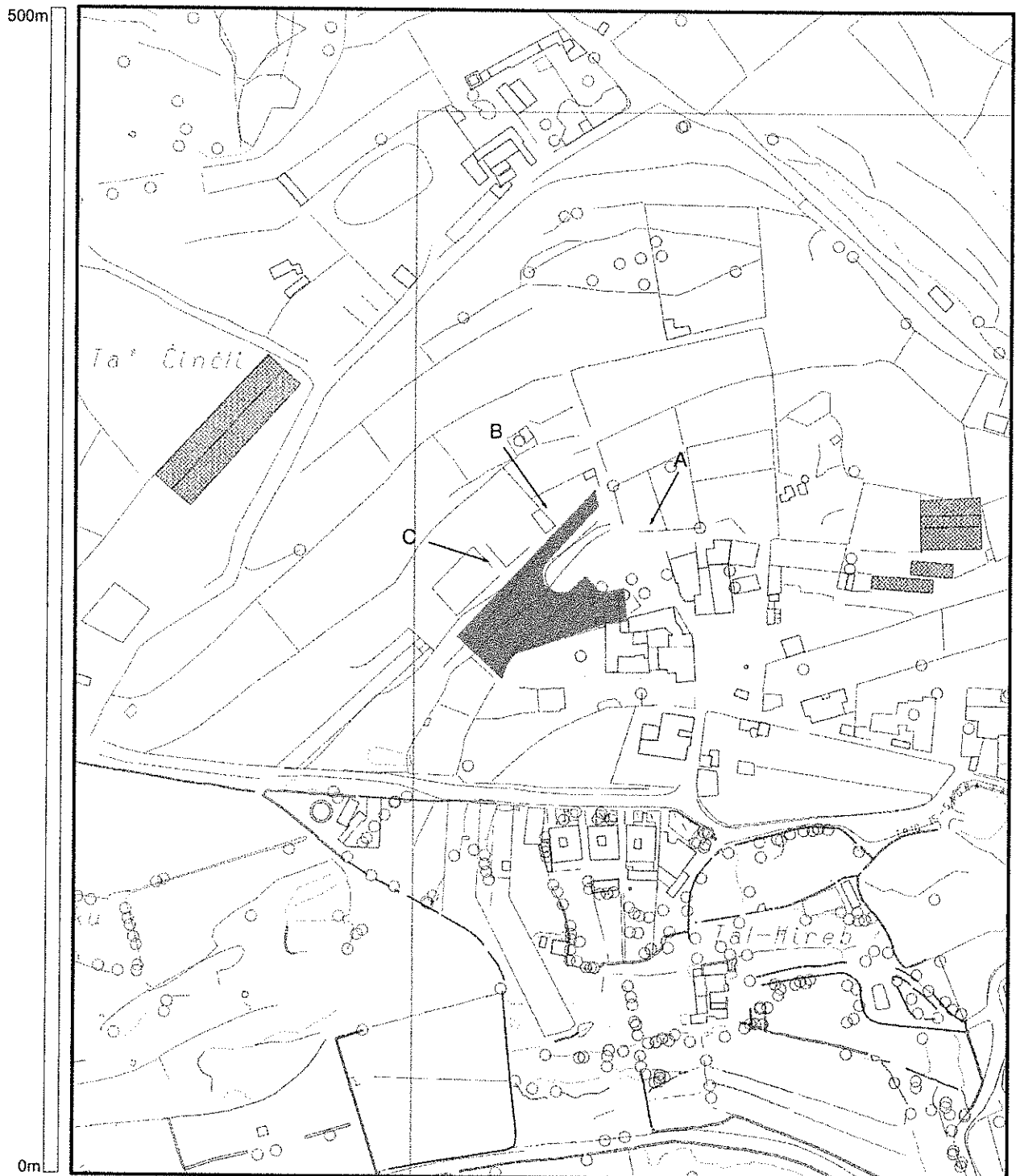
Print Date: 26/03/2015

Copy verified to be extracted
from the Planning Authority's electronic system
Connie Genuis

Perit Edgar Caruana Montaldo
41A
Triq Tal-Herba
Birkirkara BKR 2322

-PADCN-


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from the Planning Authority's electronic system
Connie Genuis



Min Easting 45210.6, Min Northing 75962.84, Max Easting 45610.6, Max Northing 76462.84

0m

400m

MEPA - www.mepa.org.mt

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

Site Plan, Scale 1:2500

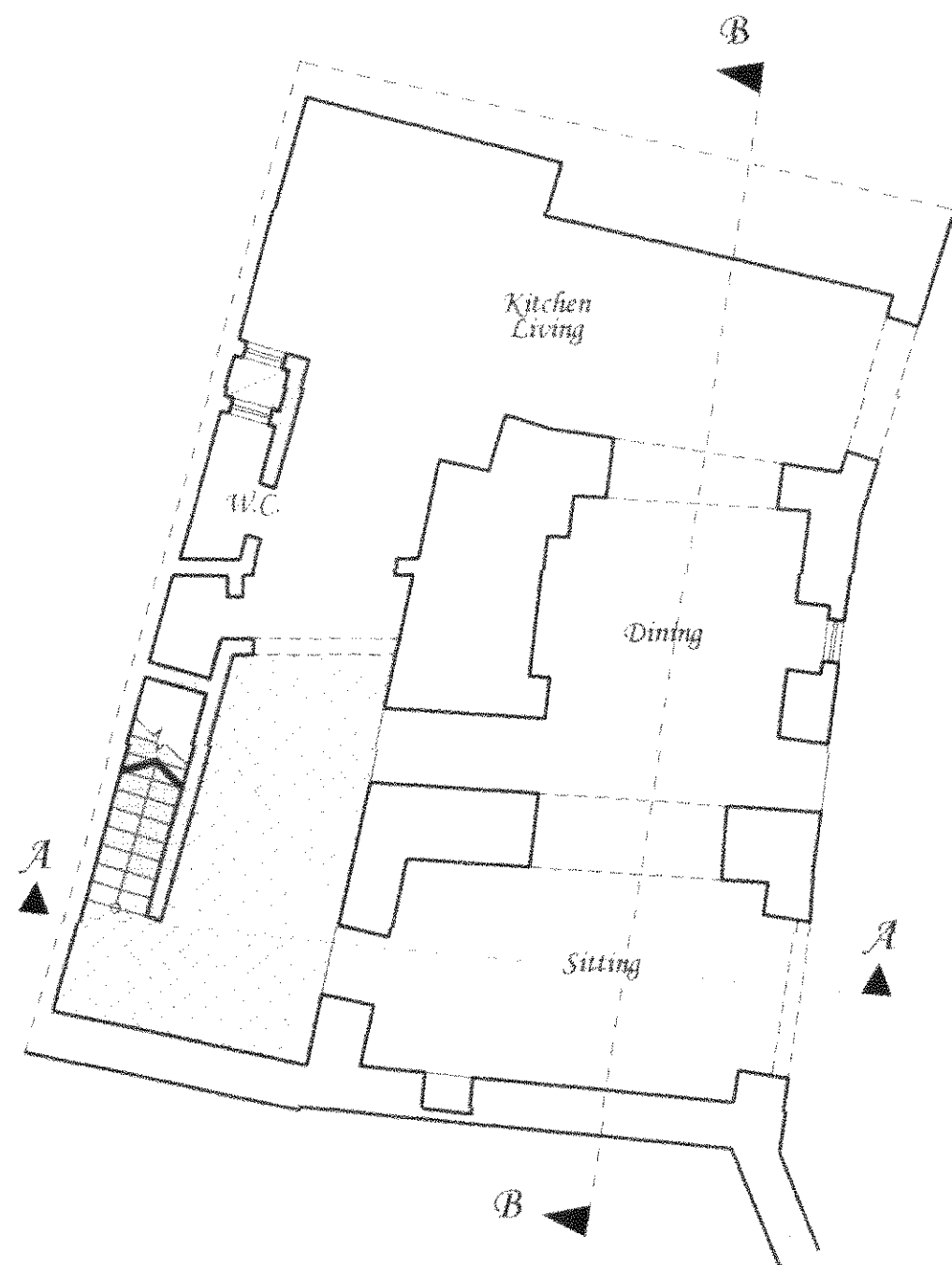
Printed on: Monday, November 17, 2014

Not to be used for interpretation or scaling of scheme alignments
Copyright © MEPA - Malta Environment & Planning Authority. Not for resale.

Copy verified to be extracted
from the Planning Authority's electronic system

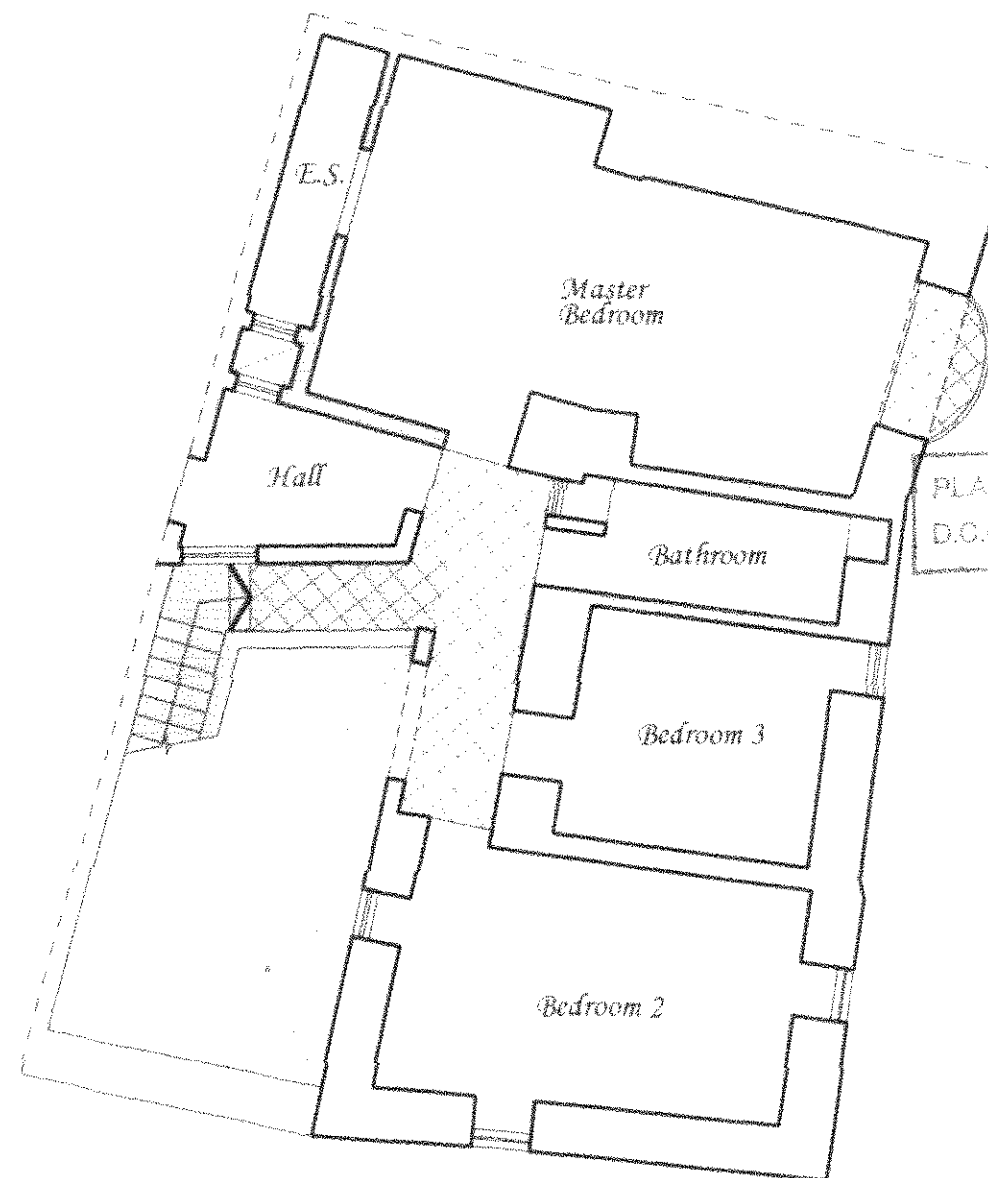
Connie Genuls





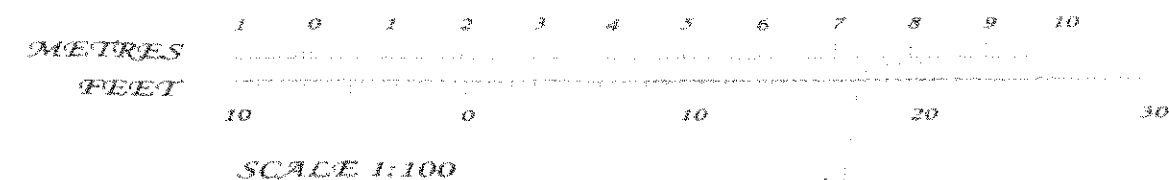
Proposed Basement Plan

Scale 1:100



Proposed Ground Floor Plan

Scale 1:100



37H

SANITA
APPROVED

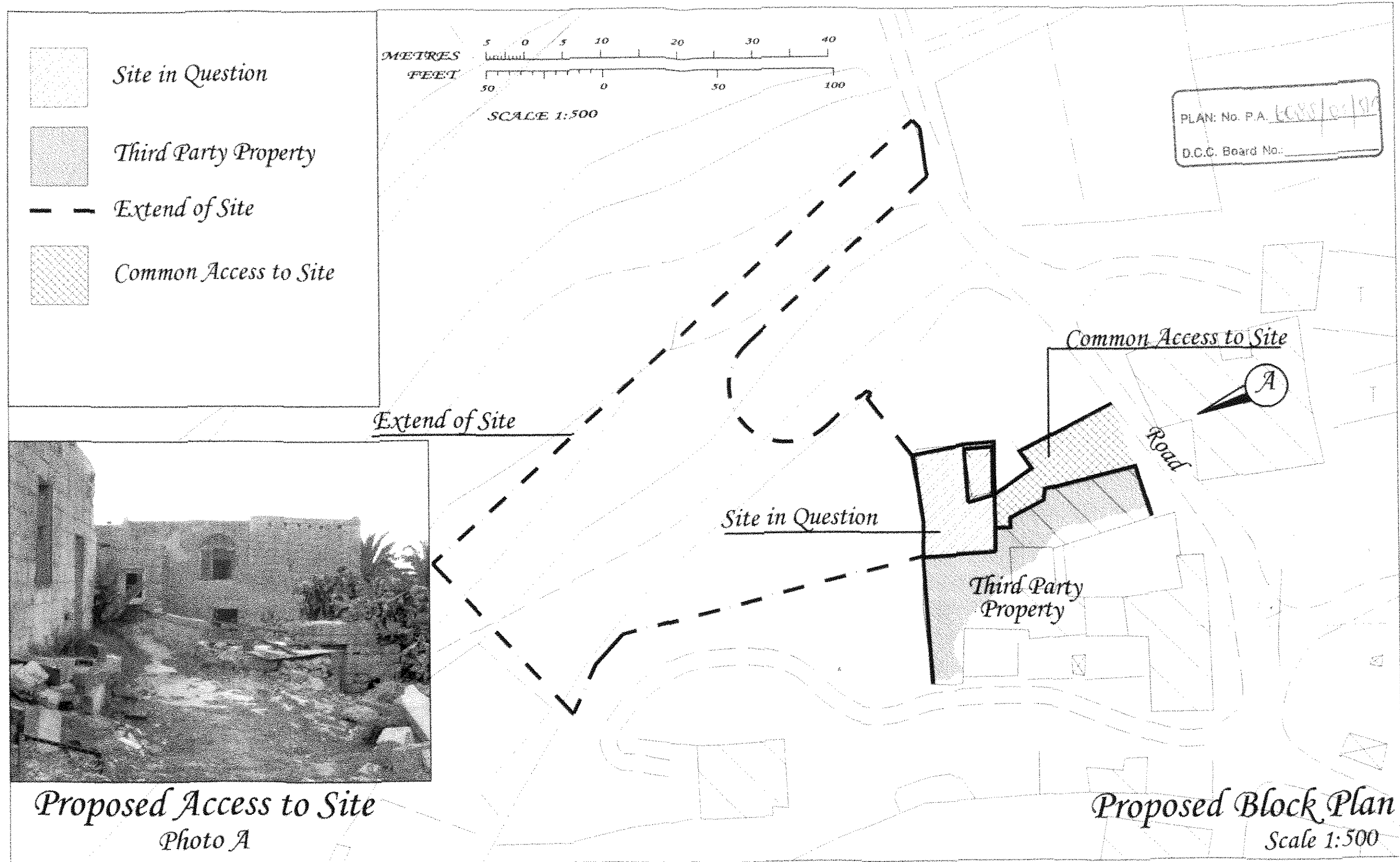
14 JUL 2006

Jean de Comil Manduca

PLAN: N. P. A. 6002/C3/37H

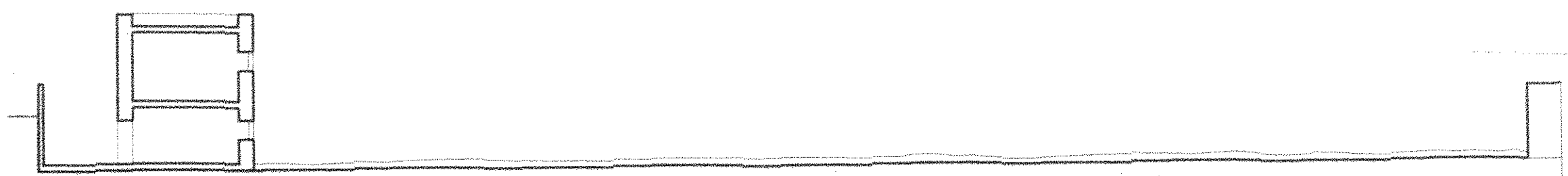
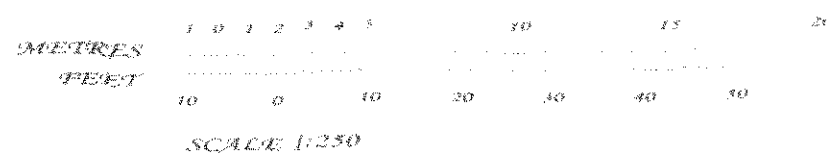
D.C.C. Board No:

No.	Date	Revision
Architect		
Engineer		
Structural Engineer		
Electrical Engineer		
Mechanical Engineer		
Plumbing Engineer		
Fire Engineer		
Other		
Drawn by		
Checked by		
Approved by		
Date		
Drawn		
Job No.		
Project No.		



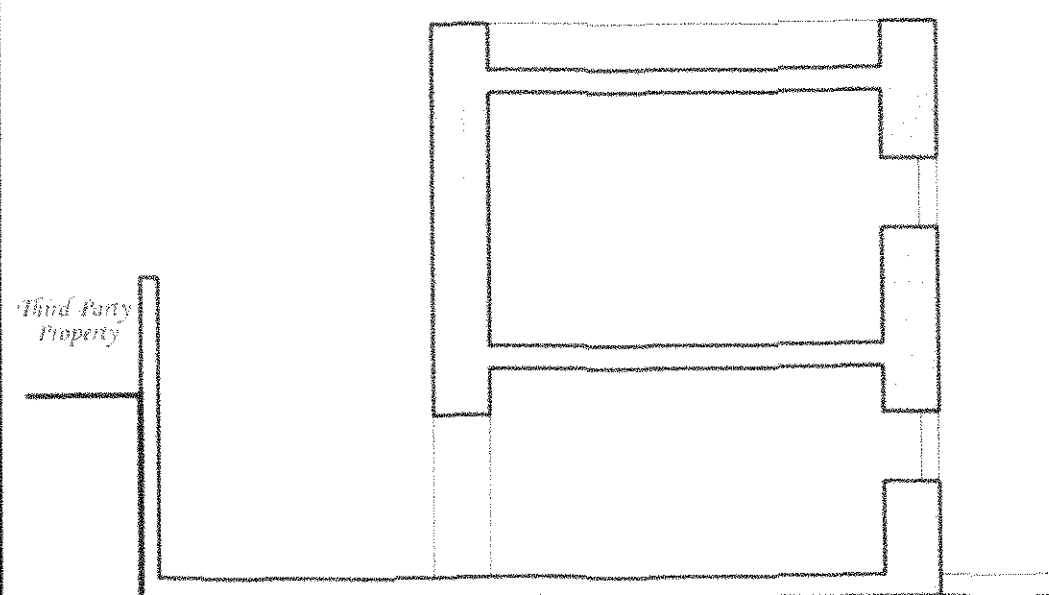
Architect		Commission		Client		Drawing Title		Fresh Plans - September 05	
Edgar Caruana Montalido		Additions and Alterations and		Mr. Anthony Falson		Proposed Block Plan		Date:	Scale:
B.E. & A. (Hons.), A.A.C.E.		Construction of Swimming Pool						October 04	1:25/500
14A, Flat 6, Ghar 3-Lerbi Street,		at St. Michael's Farmhouse, Bidnija						Drawn:	Checked:
Ghema, SLM 16. Tel: 311560								A.T./D.A.	E.C.M.
								Job No:	Drawing No:
								84_03	01/04

Obz

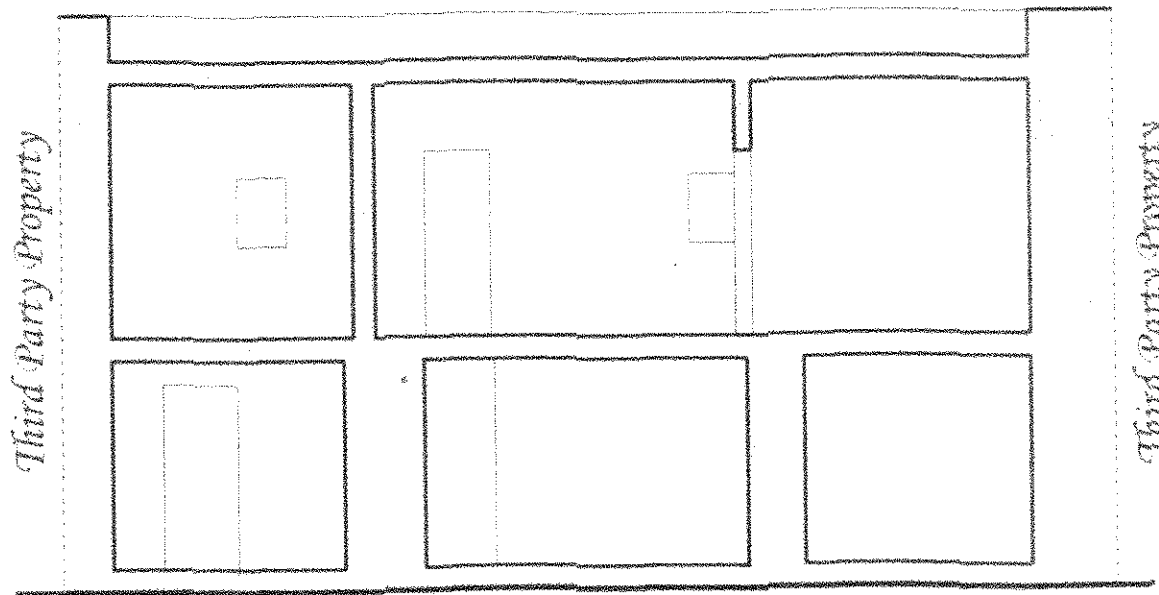


Existing Section Through AA
Scale 1:250

PLAN: N.P.A.	6088/03/37F
D.O.C. Board No.	



Existing Part Section Through AA
Scale 1:100



Existing Section Through BB
Scale 1:100

No.	247	247
Architect		
Client		
Drawing Title		
Date	23/11/04	Scale
Drawn	Checked	
Rev. No.	Revised By	

Ocd

METRES
FEET

1	0	1	2	3	4	5	10	15	20
10	0	10	20	30	40	50			

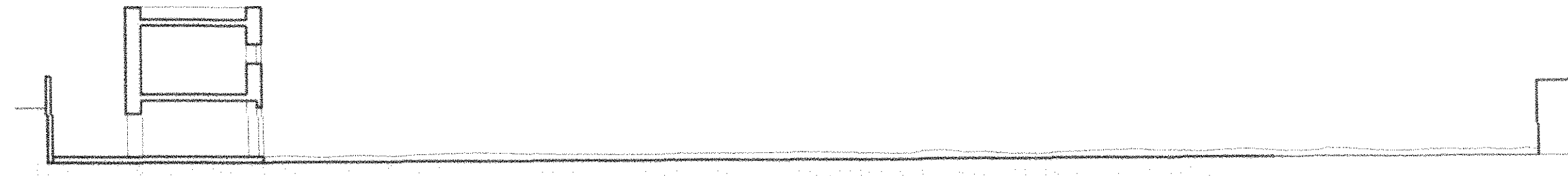
SCALE 1:250

METRES
FEET

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SCALE 1:100

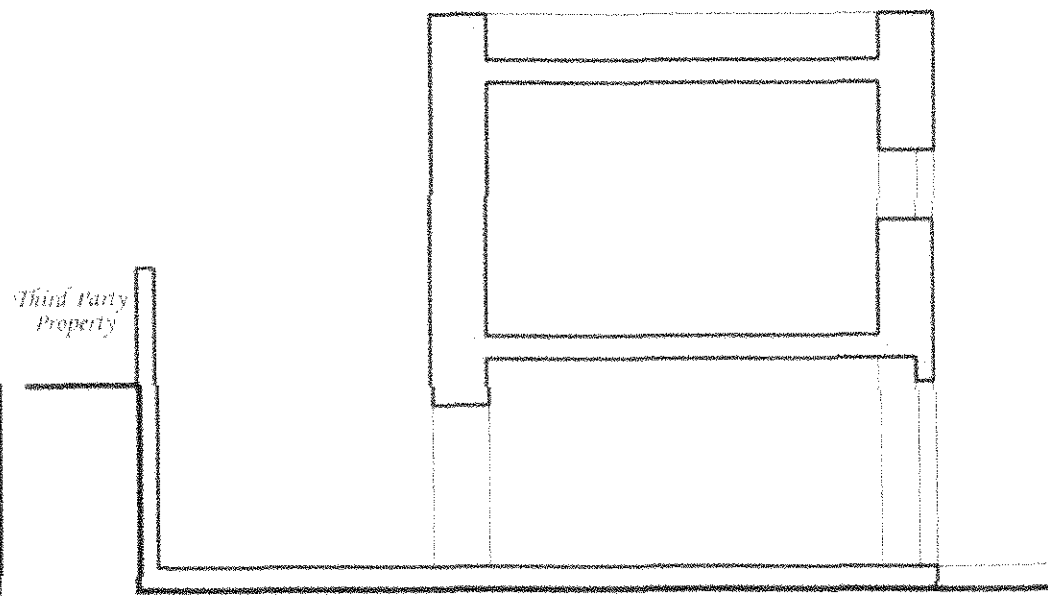
37K



Proposed Section Through AA

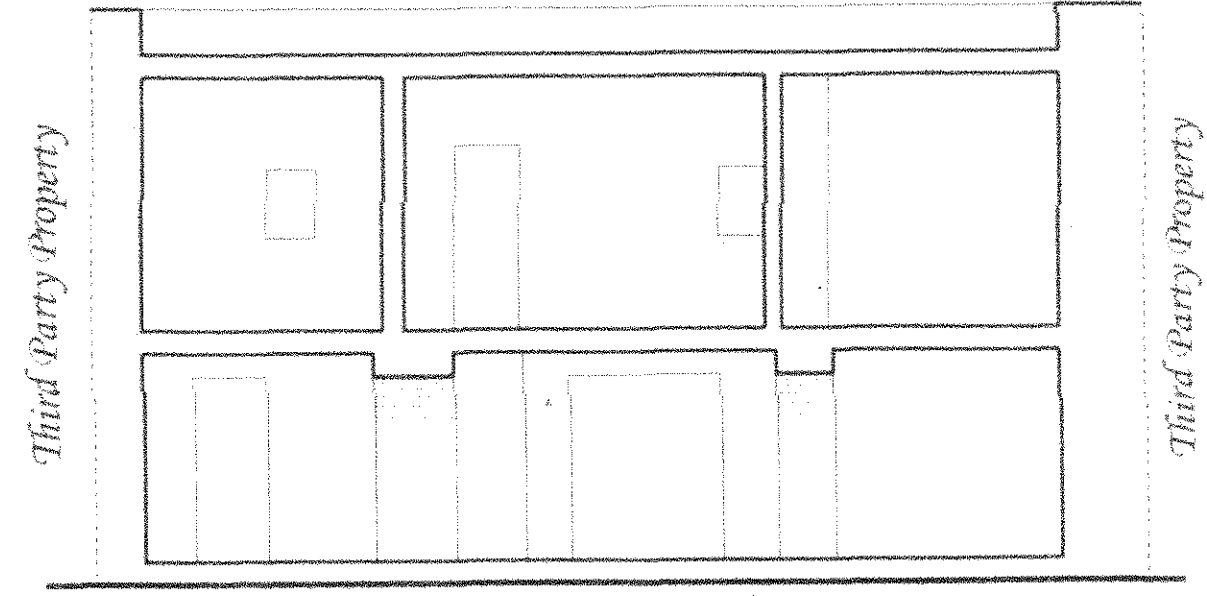
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PLAN: N. P.A.	6082/03/37K
D.C.O. Board No.	



Proposed Part Section Through AA

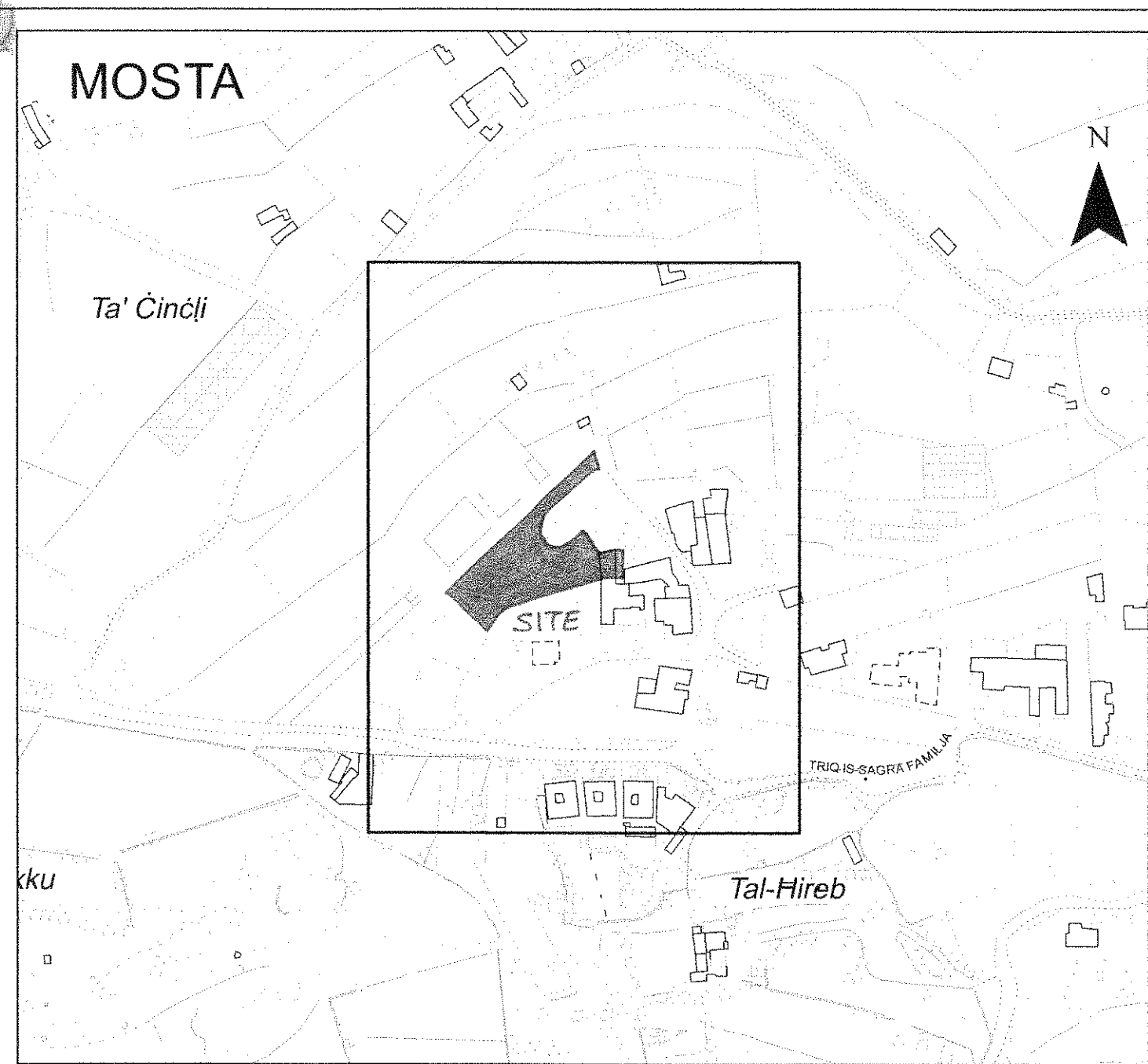
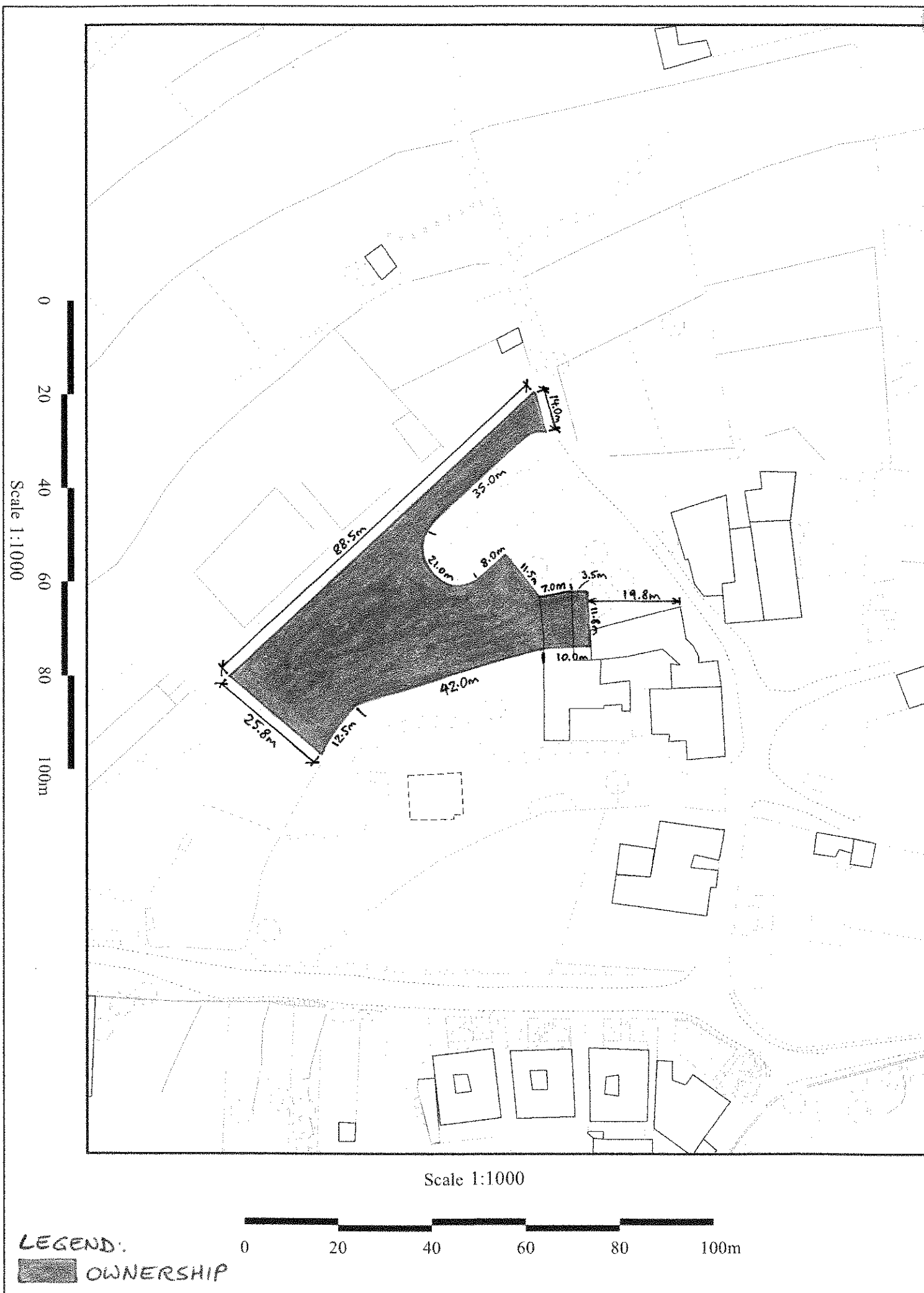
Scale 1:100



Proposed Section Through BB

Scale 1:100

Author	
Checked	
Drawing Title	
Date	Scale
Drawn	Checked
Job No.	Drawing No.



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-Reġistrazzjoni tal-Artijiet

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



Land Registration Agency

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

Nru tal-Mappa: 219626 E
Map Number:

Pożizzjoni Ċentrali: x = 45429
Centre Coordinates: y = 76211

Parti min S.S.: 4476
Extracted from S.S.:

Data: 22/06/2021
Date:

Perit: JOSEF ZAHRA
Architect:

Timbru tal-Perit: PERIT JOSEF ZAHRA
Architect's Stamp: B.E. & A. (Hons), A. & C.E.
ARCHITECT & CIVIL ENGINEER
31, DORLOV, FONZU GAUCI STR., ZURRIEQ
mob: 35679024680 email: josefarch@gmail.com

Qies (metri kwadri): ~1,923m²
Area (square metres):

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

LR 216413

Dritt imhallas
Fee Paid



OFFICE OF
THE COMMISSIONER
FOR REVENUE

EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

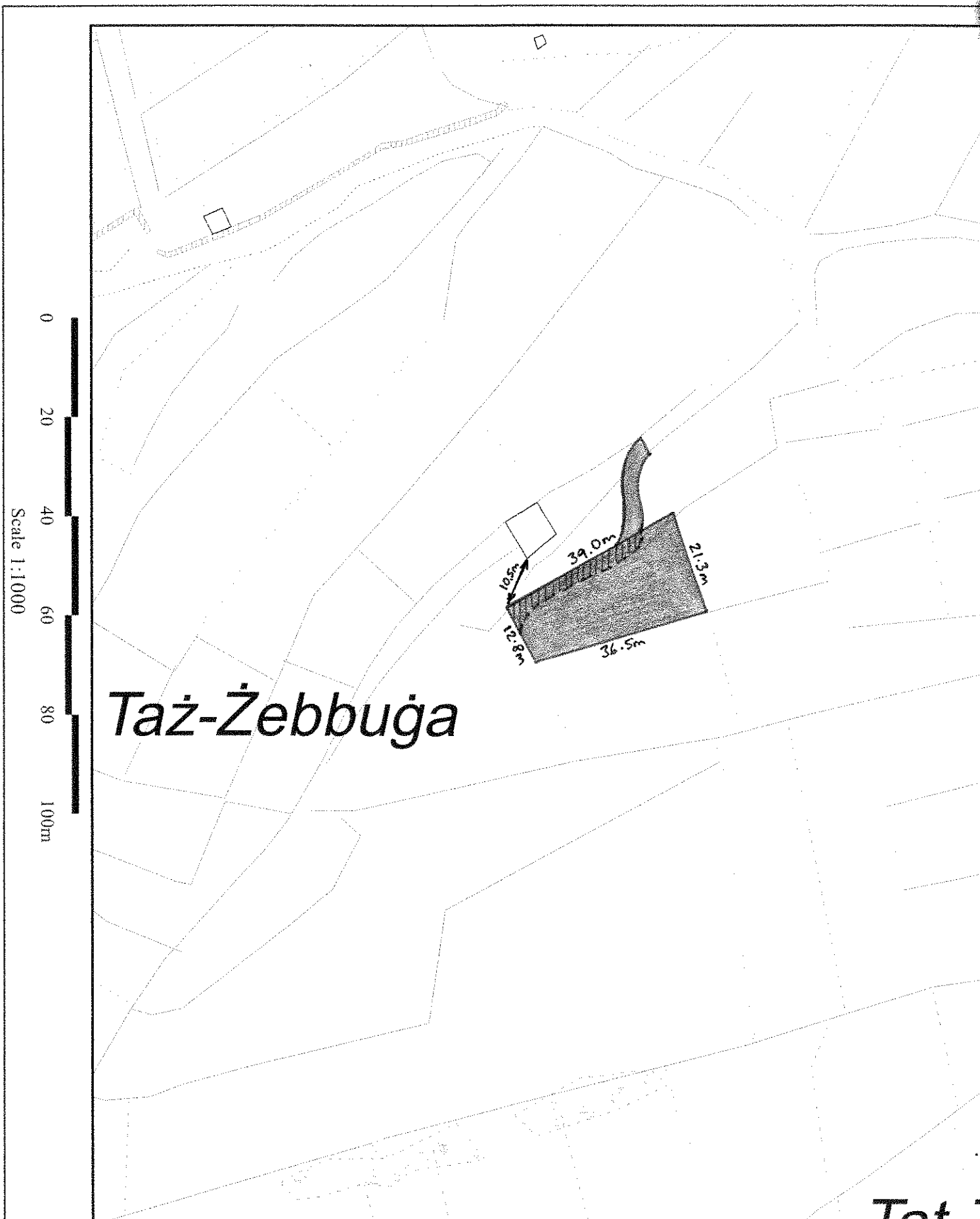
Locality	MOSTA
Address	PARTI MINN RAZZETT BL-ISEM "ST MICHAEL", FI TRIQ BLA ISEM, BIDNIJA 1/6 MOSTA (FLIMKIEN MA' BICCA RABA MIEGHU)
Total Footprint of Area Transferred *	1,923m ²

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 type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input checked="" type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		+ FIELD
Age of Premises	<input type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input checked="" type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input checked="" type="checkbox"/> Country View	<input type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input checked="" type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input type="checkbox"/> Finished***	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input checked="" type="checkbox"/> Poor	
Amenities <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



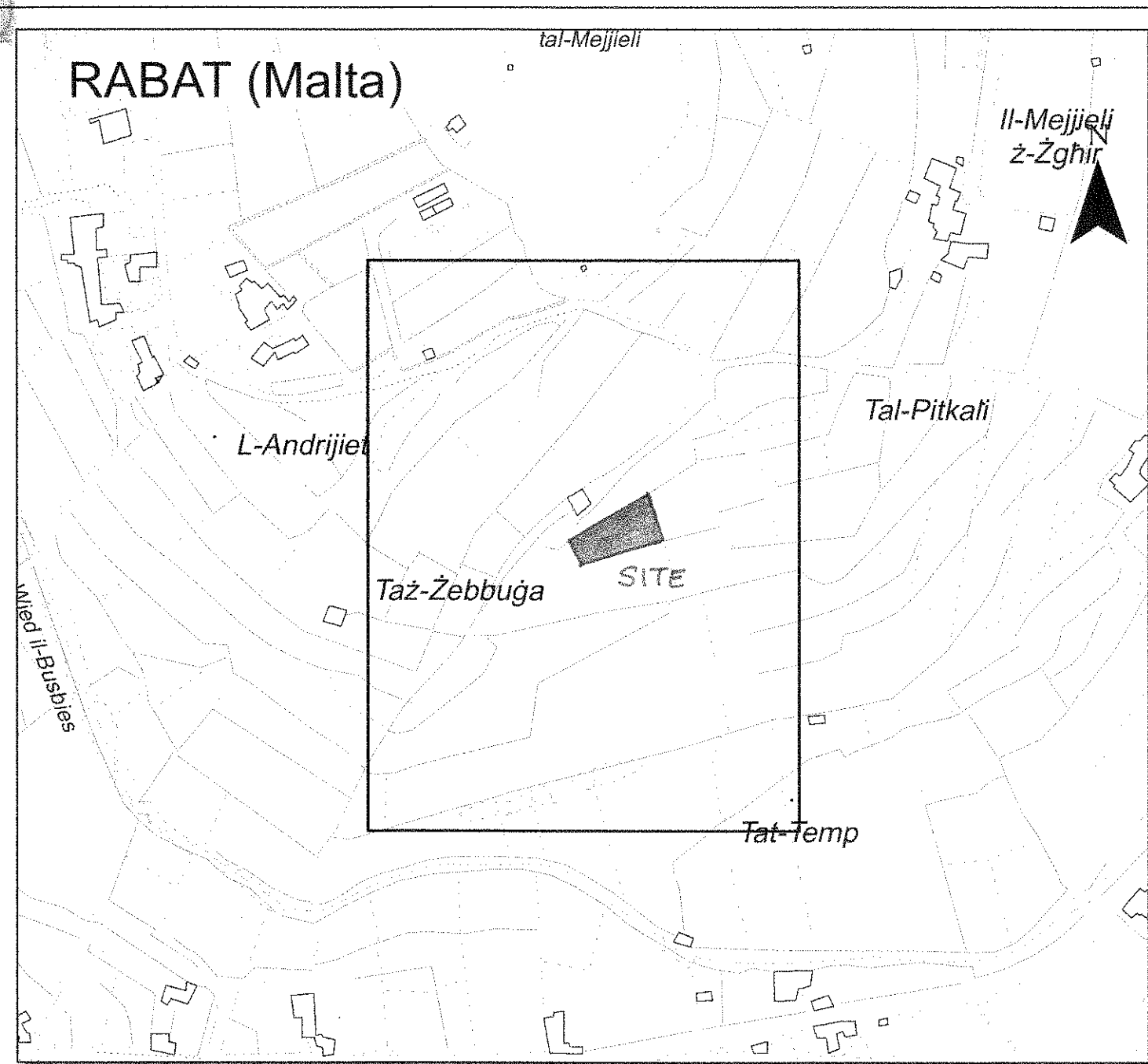
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LEGEND:

OWNERSHIP

RIGHT OF WAY

RIGHT OF WAY



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-Reġistrazzjoni tal-Artijiet

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



Land Registration Agency

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

Nru tal-Mappa: **219629 E**
Map Number:

Pozizzjoni Ċentrali: **x = 42882**
Centre Coordinates: **y = 71294**

Parti min S.S.: **4271**
Extracted from S.S.:

Data: **22/06/2021**
Date:

Perit: **JOSEF ZAHRA**
Architect:

Timbru tal-Perit:
Architect's Stamp:

PERIT JOSEF ZAHRA
B.E. & A. (Engs), A. & C.E.
ARCHITECT & CIVIL ENGINEER
31, DORLOV FONZU GAUCI STR., ZURRIEQ
mob. 7355 79024680 email: josefarch@gmail.com

Qies (metri kwadri): **~843m²**
Area (square metres):

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

LR 216417

Dritt imħallas
Fee Paid



OFFICE OF
THE COMMISSIONER
FOR REVENUE

EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	RABAT (MALTA)
Address	PORZJON ART TA' RABA' MAGHRUFA BHALA "TA' WIED BUSBIES" IN KONTRADA TA' WIED BUSBIES, LIMITI TAR-RABAT, MALTA, ACCESSIBILI MINN TREJQA BLA ISEM LI TISBOKKA FI TRIQ L-IMTAHLEB
Total Footprint of Area Transferred *	843m 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 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	FIELD.	
Age of Premises	<input type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	n/a
Surroundings	<input type="checkbox"/> Sea View	<input checked="" type="checkbox"/> Country View	<input type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input type="checkbox"/> Finished***	n/a
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	n/a
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 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 type="checkbox"/> Shared Ownership	n/a

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

*** Includes ** plus bathrooms and apertures



PLANNING AUTHORITY
ST FRANCIS RAVELIN
FLORIANA

NRCH NO 0006009997 TERM ID 40004820

CashLinkMA *****7032 EXP: 07/22

SALE

Date 05/07/21 Time 09:16 RC 00

Batch 00733 Invoice 00639

q77035

AMOUNT EUR

67.57

IG AUTHORITY

APPROVED

Customer Copy

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

Name: Perit Josef Zahra

Cash Sale Number: 374402-5210-6

Address:

Date: 05 July 2021

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit PA 255/15 & PA 6088/03	2	€4.66	€9.32	€0.00	0
Copy of plans PA 255/15	5	€11.65	€58.25	€0.00	0

Payment Details:

BOV

Debit / Credit Card

Cash Sale Status:

Settled

Total NET: €67.57

Total VAT: €0.00

Total: €67.57

Joset Zahra

23

Triq is-Sajjieda

Zurrieq

ZRQ 1710

Malta

Cash Sale

22/06/2021

219629E

No of Copies	1
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Fee Per Site Plan	€6.00
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Total	€6.00
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Josef Zanna

23

Triq is-Sajjieda

Zurrieq

ZRQ 1710

Malta

Cash Sale

22/06/2021

219626E

No of Copies	1
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Fee Per Site Plan	€6.00
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Total	€6.00

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