

FIL-PRIM AWLA TAL-QORTI CIVILI

Joseph Attard@gmail.com
2021/09/27

Fl-atti tas-Subbasta Nru. 29/2021

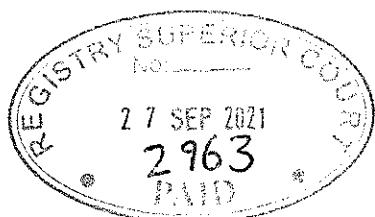
HSBC Bank Malta plc

Vs

Eman Borg

Relazzjoni tal-Perit Tekniku Joseph Attard

Perit Joseph Attard
B.E. & A. (Hons.)Msc.
Arkitett u Inginier Civili



Re: Rapport ta' Valutazzjoni
Tip ta' Propjeta: Dar Residenzjali
Indirizz tal-Post: 30,
‘Mount Tabor’,
Pjazza Kappillan Muscat,
Il-Hamrun.
Klient: Qorti ta' Malta
Subbasta 29/2021
HSBC Bank Malta plc Vs Eman Borg

1. Introduzzjoni

Skond l-istruzzjonijiet tal-Qorti ta' Malta, jiena ghamilt ix-xoghlijiet u l-ispezzjonijiet necessarji nhar il-11 t'Awwissu, 2021, filghodu, u bir-reqqa ikkunsidrajt il-propjeta mseminija hawn fuq, biex inkun nista naghti l-opinjoni teknika tieghi rigward il-valur tagħha fis-suq. Jiena nifhem li l-valutazzjoni tieghi hija mehtiega l-aktar għal skop ta' kunsiderazzjoni ta' bejgh.

2. Bazi tal-Valutazzjoni

Fil-kunsiderazzjoni tal-valur tal-propjeta jiena rreferejt ghall-‘Appraisal and Valuation Manual’ ippubblikat mir-‘Royal Institute of Chartered Surveyors’.

‘Practice Statement PS 4.2’ jiddefenixxi li “Valur fis-Suq Miftuh” ifisser hekk:

Opinjoni ghall-ahjar prezz fil-bejgh ta' xi propjeta li jkun gie komplut mingħajr kundizzjonijiet ghall-kunsiderazzjoni ta' flus fid-data tal-valutazzjoni billi jkun hemm:

- Bejjiegh li jrid ibiegh;
- Li qabel id-data tal-valutazzjoni, kien hemm perjodu ragonevoli (billi tagħti kaz tal-kwalita’ tal-propjeta u l-istat tas-suq) ghall-bejgh xieraq ta’ l-interess, ghall-qbil tal-prezz u termini ohra biex jingħalaq il-bejgh
- Li l-istat tas-suq, livell ta’ valuri u cirkustanzi ohra kienu f’data qabel il-bdil tal-kuntratti, l-istess bhal fid-data tal-valutazzjoni
- Li ma jingħata ebda kaz ta’ xi offerta ohra magħmula minn xi xerrej b’interess specjali jew olterjuri; u
- Li z-zewg partijiet li hadu sehem f’dan in-negozju jafu x’qed jagħmlu, kienu prudenti u għamlu dan minn jeddhom.

In-Noti ta’ Gwida jagħmlu referenza ghall-fatt li certu kwalita’ ta’ propjeta, disinjata jew addattata ghall-uzu partikulari, dejjem jinbieghu fis-suq miftuh bi prezziżżejjet ibbazati fuq il-potenzjal tagħhom fin-negozju ghall-uzu strettament limitat.

3. Pozizzjoni u Deskrizzjoni

Il-propjeta bazikament tikkonsisti f'dar residenzjali mibnija f'zona centrali tal-hamrun, hekk kif muri ahjar fuq il-pjanta tas-sit allegata f'Annessa I. Din id-dar hija imdawwra bi bini ta' terzi, kif ukoll hija sovrastanti in parti ghall-bini ta' terzi. L-access ghall-propjeta huwa mill-pjazza pubblika, bhalissa msemmija Pjazza Kappillan Muscat. Id-dar hija mibnija fuq bicca art li għadha kejl superficjali ta' circa mijja u sebgha' u ghoxrin (127) metru kwadru. Id-dar, fil-pjan terran għandha faccata limitata, li għandha l-wisa' ta' madwar metru u sittin centimetru (1.6m), filwaqt li mill-ewwel sular il-fuq, il-faccata titwessa għal erbha metri u tletin centimetru (4.3m).

Fil-pjan terran, wiehed isib entrata u tarag li jagħti ghall-ewwel sular, wiehed isib karma zghira tas-salott, kif ukoll kcina/karma ta' l-ikel. F'dan is-sular wiehed isib ukoll studju, kmara tal-banju u zewg kmamar tas-sodda. Wiehed irid jigbed l-attenzjoni li l-bitha nterna giet msaqqfa b/materjal temporanaju u bhalissa qed tintuza bhala 'gym'. Fit-tieni sular, wiehed isib karma ta' l-imbarazz u karma tal-hasil tal-hwejjeg, li minna wiehed johrog għal fuq terrazzin mikxuf. Dan it-terrazzin mikxuf, jakkomoda tarag tal-hadid li jaġhti access għal fuq il-bejt, liema bejt mhux mibni u jakkomoda servizzi bhal tank ta' l-ilma u 'solar water heater'. Il-pjanti tal-propjeta qed jigu mehma f'Annessa II.

Din il-propjeta giet mibnija xi erbghin (40) sena ilu, permezz ta' xogħol ta' kwalita tajba skond l-arti u s-sengħa. L-art hija miksija mgħotija l-konkos. Il-madum tal-facilitajjet sanitarji huwa ta' kwalita' tajba. Il-hitan interni u esterni, is-soqfa u l-faccati, gew miksija jew mkahħħla, u mizbugħha skond il-bzonn. L-aperturi interni huma ta' l-injam u l-aperturi esterni huma tahlita t'injam, hadid u aluminju.

Bħala servizzi, dan il-lok għandu l-installazzjonijiet ta' l-elettriku, l-ilma tajjeb ghax-xorb u drenagg. Rigward il-metodu ta' kostruzzjoni, wiehed jista jikklassifka din l-istrutura bhala wahda li tiflħah il-piz bil-metodi u l-elementi kurrenti tal-kostruzzjoni.

4. Stat ta' Tiswija u Kundizzjoni

Meta għamilt l-ezercizzju ta' valutazzjoni, jiena ma għamiltx 'survey' strutturali u lanqas ittestjat is-servizzi. Madankollu, minn dak li stajt nikkonstata vizwalment, l-elementi strutturali ma wrew l-ebda difetti kbar jew tendenza għal dan it-tip ta' difetti. Id-dar tinstab fkundizzjoni tajba, kif muri ahjar fir-ritratti mehma f'Annessa III.

5. Kunsiderazzjonijiet Relatati mal-Permissi tal-Bini

Wieħed irid isemmi wkoll il-fatt li fl-arkivji ta' l-Awtorita ta' l-Ambjent u l-Ippjanar ta' Malta (MEPA) m'hemm xejn x'juri li l-lok fejn dan id-dar hija mibnija huwa suggett għal xi tip ta' avvix ta' infurzar. Il-propjeta hawn fuq msemmija tinsab gewwa z-zona ta' l-zvilupp.

Din id-dar, tinstab f'zona residenzjali li tifforma parti mill-'Central Malta Local Plan', u l-policy applikabbli hija dik b'referenza CG07, kopja mehma f'Annessa IV. Din id-dar tinstab f'zona purament residenzjali li qeda fil-qrib ta' zona hadra apaerta, kif muri ahjar fil-pjanta b'referenza HAM1, kopja mehma f'Annessa V. F'din iz-zona, l-Awrora tal-Ippjanar mhux qed tiproponi l-ebda 'Traffic Calming Measure', kif muri ahjar fil-pjanta b'referenza HAM2, kopja mehma f'Annessa VI. L-arja ta din id-dar, tista tinbeda sa massimu ta' massimu ta' sittax punt tlieta metri mill-akatr punt għoli tat-triq/pjazza, hekk muri ahjar fil-pjanta b'referenza HAM3, kopja mehma f'Annessa VII. Din id-dar ma' tinstabx f'zona arkelogika jew skedata, kif muri ahjar fil-pjanta b'referenza HAM4, kopja mehma f'Annessa VIII.

6. Kunsiderazzjonijiet Generali

- Jiena ma assumejtx li hemm pendent i bilanci ta' self jew spejjes ohra li jista jkun hemm firrigward ta' kapitali jew interassi fuqhom;
- Jiena ma assumejtx fil-valutazzjoni tieghi li hemm xi spejjes relatati max-xiri jew il-bejgh ta' din il-propjeta;
- Irrid specifikament nigbed l-attenzjoni ghall-fatt li l-valutazzjoni maghmula f'dan ir-rapport hija minghajr it-taxxa tal-'VAT', jekk din hija applikabbli fl-izvilupp jew il-bejgh ta' din il-propjeta;
- Jekk ma jinghadx mod iehor jiena assumejt li l-propjeta hija libera u franka u mhux mikrija u li tista' tigi trasferita lix-xerrej/ja bla restrizzjonijiet;
- Il-valutazzjoni tieghi tirrifleti biss dak in-negozju li hu trasferibbli u ghalhekk thalli barra negozju li għandu x'jaqsam ma reputazzjoni personali u kwalitajiet. Jekk fil-futur isir xi tibdil fil-potenzjal tan-negozju, il-valor tas-suq miftuh ta' dan l-uzu jista jvarja.

7. Konkluzjoni tal-Valutazzjoni

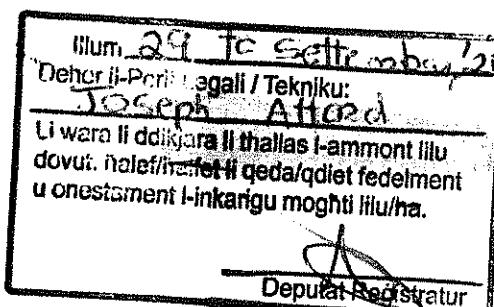
Wara li kkunsidrajt is-suppozizzjonijiet kollha hawn fuq imsemmija, ikkunsidrajt id-dar aktar il-quddiem deskritta, bhala libera u franka, jiena nikkunsidra li l-valor fis-suq miftuh ta' din il-propjeta, bil-pusses vakanti u bl-uzu residenzjalia sal-gurnata tal-25 ta Settembru, 2021, li huwa ta' mitejn u hamsa u disghin elf Euro (€ 295,000.00).

Perit Joseph Attard
B.E. & A. (Hons.) Msc.
Arkitett u Inginier Civili
Nru tal-Warrant: 517

PERIT Joseph Attard
B.E. & A. (Hons.); A. & C.E.
Architect and Civil Engineer

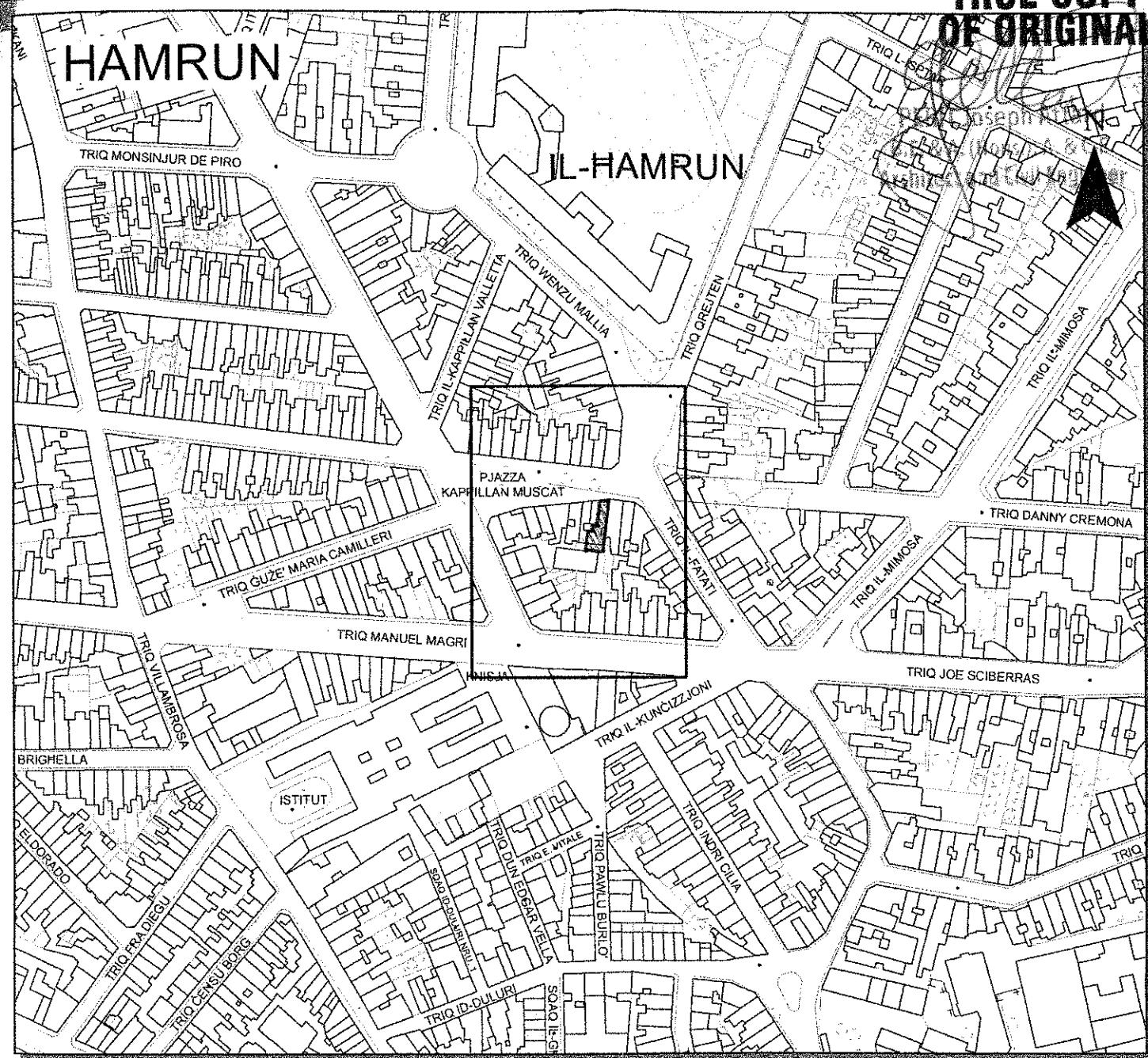
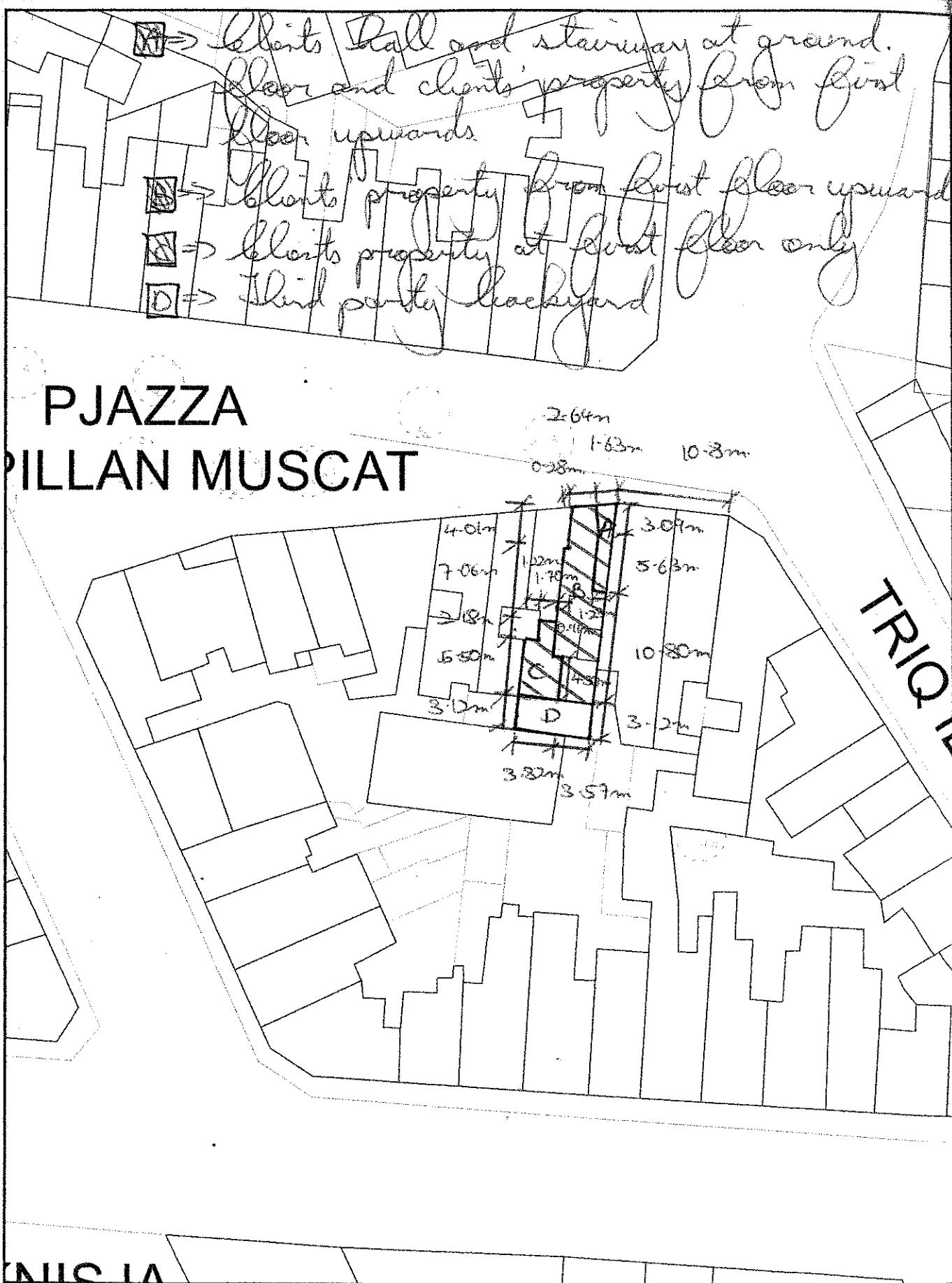
27 SEP 2021

Illum.....
Ippreżentata mill-Perit J. Attard
B/bla dok... doc... dokumenti



Annessa I

**TRUE COPY
OF ORIGINAL**



Agenzia għar-Registrazzjoni tal-Artijiet

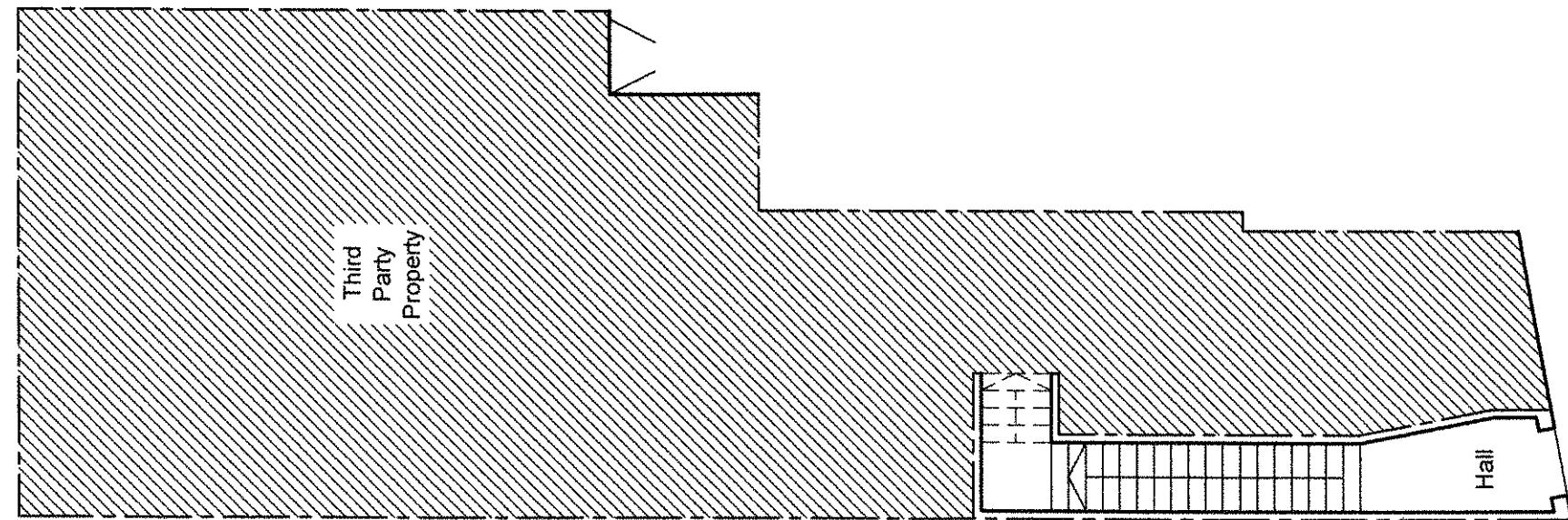


Land Registration Agency

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

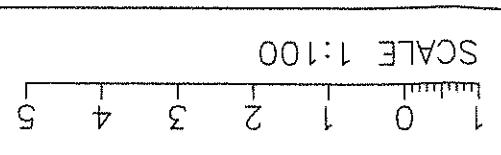
Nru tal-Mappa: <i>Map Number:</i>	225838 E	Požizzjoni Centrali: x = 53918 <i>Centre Coordinates:</i> y = 71965	Parti min S.S.: <i>Extracted from S.S.:</i>	5271	Data: 12/08/2021 <i>Date:</i>
Perit: <i>Architect:</i>	JOSEPH ATTARD		Qies (metri kwadri):	11.3m ² 69.3m ² 23.6m ²	
Timbru tal-Perit: <i>Architect's Stamp:</i>	 PER/Joseph Attard PER & A (Hons.) A. & C.E. Architect and Civil Engineer		Firma ta' l-Applicant: <i>Applicant's Signature:</i>	Total Surface 104.2m ²	
			I.B.	222537	Dritt imballas

Annessa II



P1
D1
EXISTING GROUND FLOOR PLAN
Scale 1:100

SCALE 1:100



NOT TO BE SCALED FROM DRAWING

Job: HSBC Bank Malta plc vs Eman Borg
30, MOUNT TABOR,
PIAZZA KAPPILLAN MUSCAT, HAMRUN.

drawing:

EXISTING

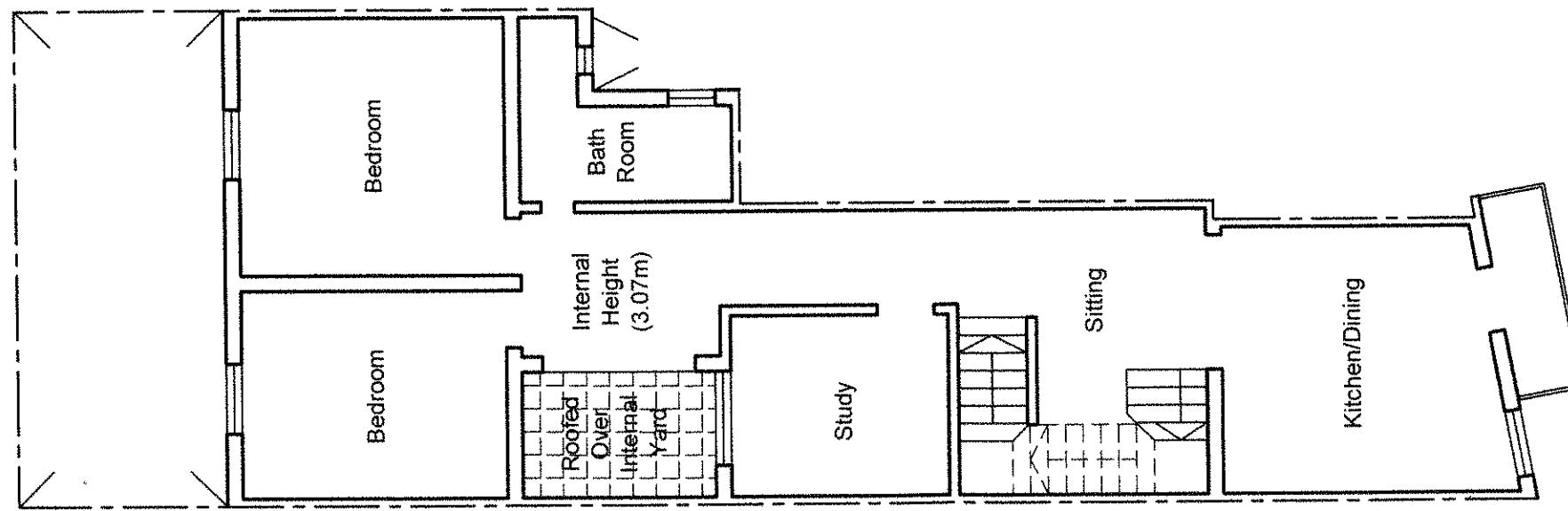
FLOOR PLAN

MAIZE OFFICE	
163, TRIQ IL-FORTIZZA,	
MELLIEHA, MLH 1513, MALTA	
TEL: 21521920 - MOB: 9986 2460	

architect:

Joseph Attard B.E & A. (Hons.) A. & C.E.
Prints: drawn by: date:
F.S. SEP 2021 File no.:
Misc.2LL-21

1:100
SCALE 1:100



EXISTING FIRST FLOOR PLAN
Scale 1:100

P2
D2

SCALE 1:100

NOT TO BE SCALED FROM DRAWING

Job: HSBC Bank Malta plc vs Eman Berg
30, MOUNT TABOR,
PIAZZA KAPPILLAN MUSCAT, HAMRUN.
drawing:

EXISTING
FLOOR PLAN

MAIZE OFFICE
163, TRIQ IL-FORTIZZA,
MELLIEHA, MLH 1513, MALTA
TEL: 21521920 - MOB:
99886 2460

architect:	Joseph Attard B.E & A. (Hons.) A. & C.E.
prints:	drawn by: date: file no:
	F.S. SEP 2021 Misc.2LL-21
	apprvd: scale: org no:
	J.A. 1:100 D2

1 0 1 2 3 4 5
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SCALE 1:100

EXISTING THIRD FLOOR PLAN

Scale 1:100

LOOR PLAN

SCALE 1:100

1 0 1 2 3 4 5

-G1

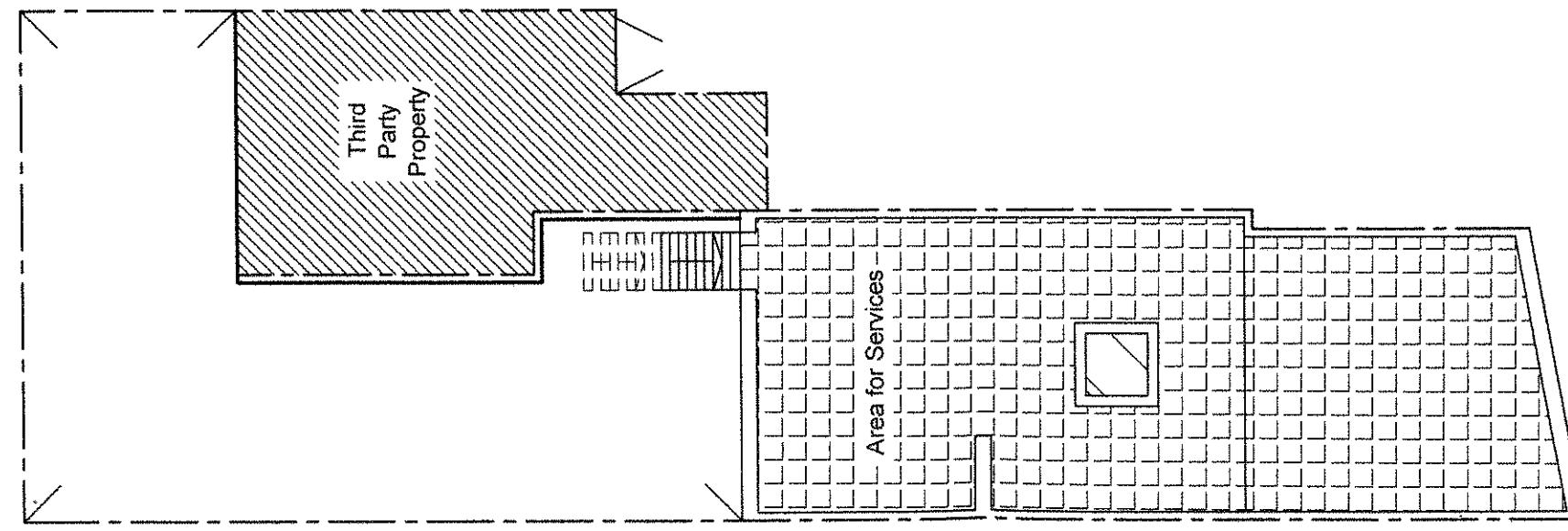
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Job: HSBC Bank Malta plc vs Eman Borg
3D, MOUNT TABOR,
FJAZZA KAPPILLAN MUSCAT, HAMRUN.
drawing: EXISTING

MAIZE OFFICE		163, TRIO IL-FORTIZZA, MELIEJA, MH 1513, MATA TEL: 21521920 - MOB: 9936 2460	architect: Joseph Attard B.E. & A. (Hon.) A. & C.E.	prints: drawn by: date: file no.: F.S. SEP 2021 Mine 211-21 approu: scdce: drg no.:
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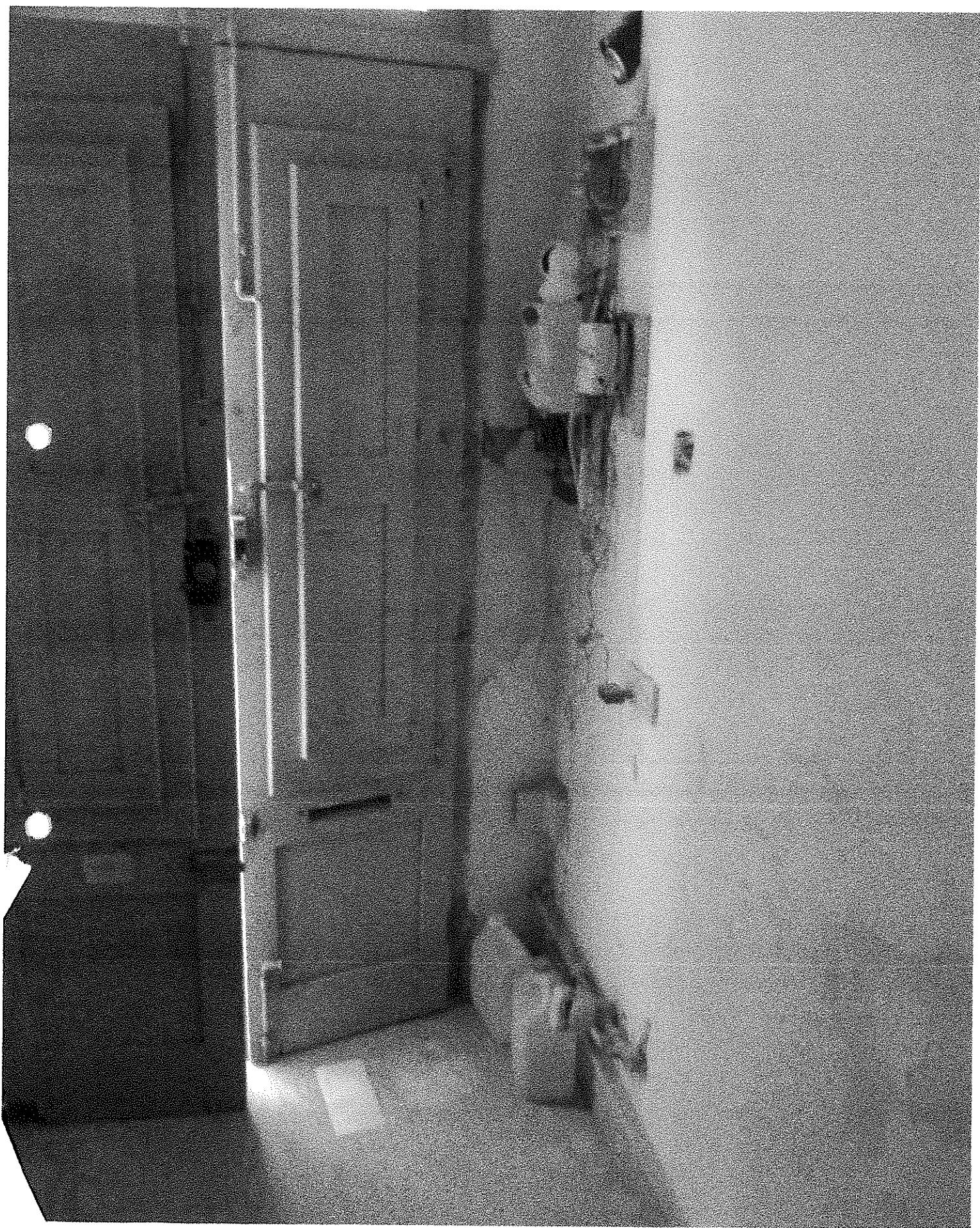


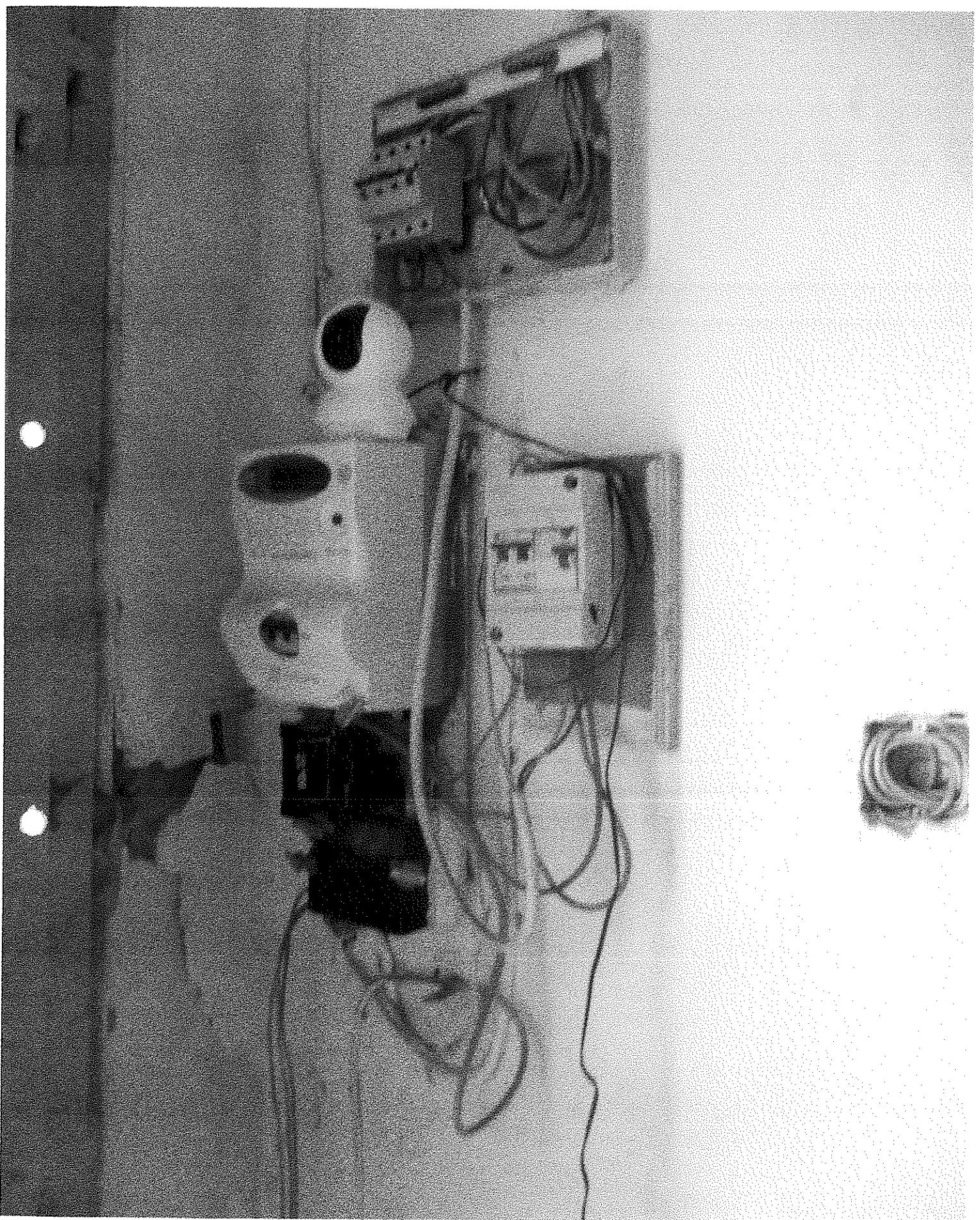
Annessa III

















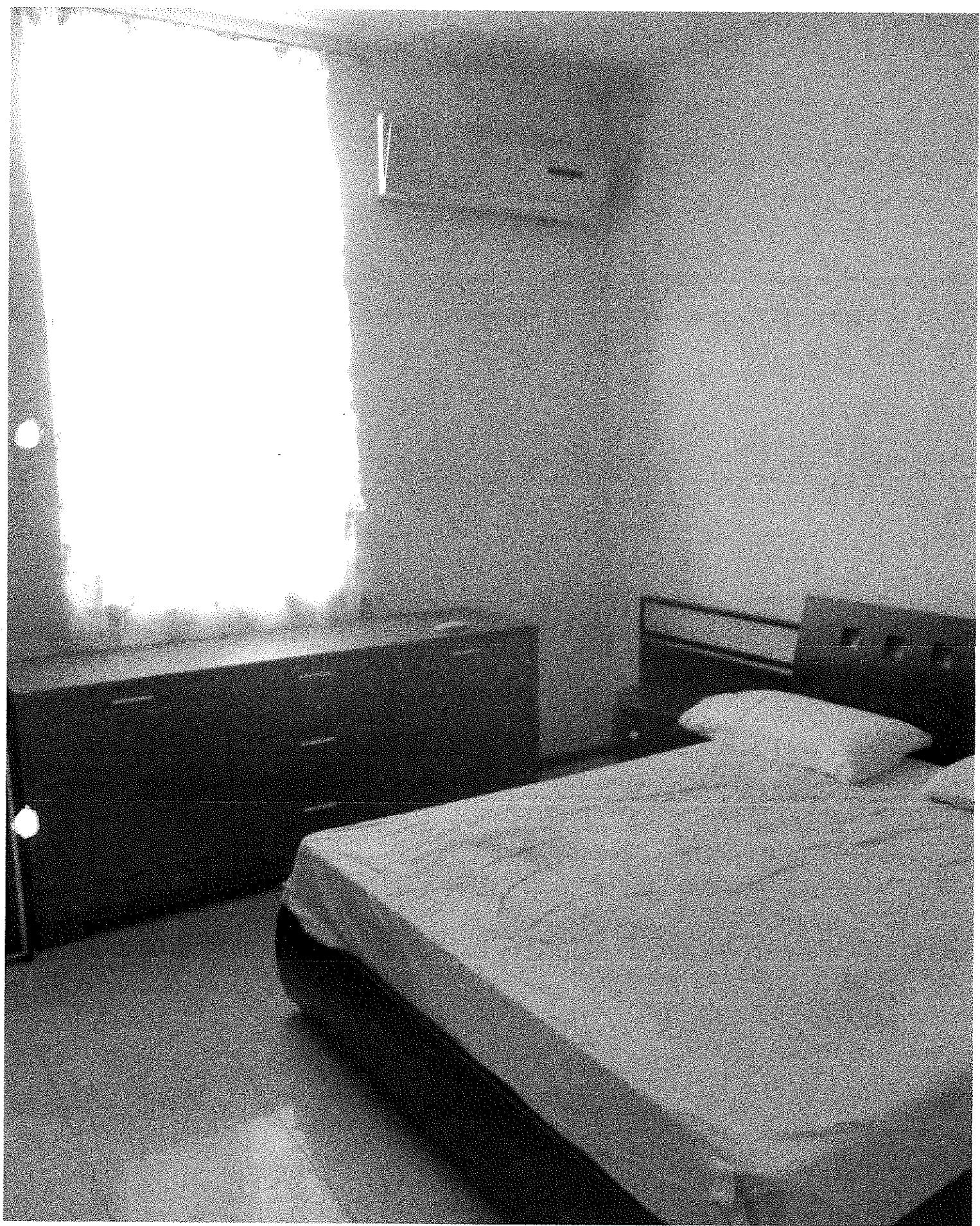


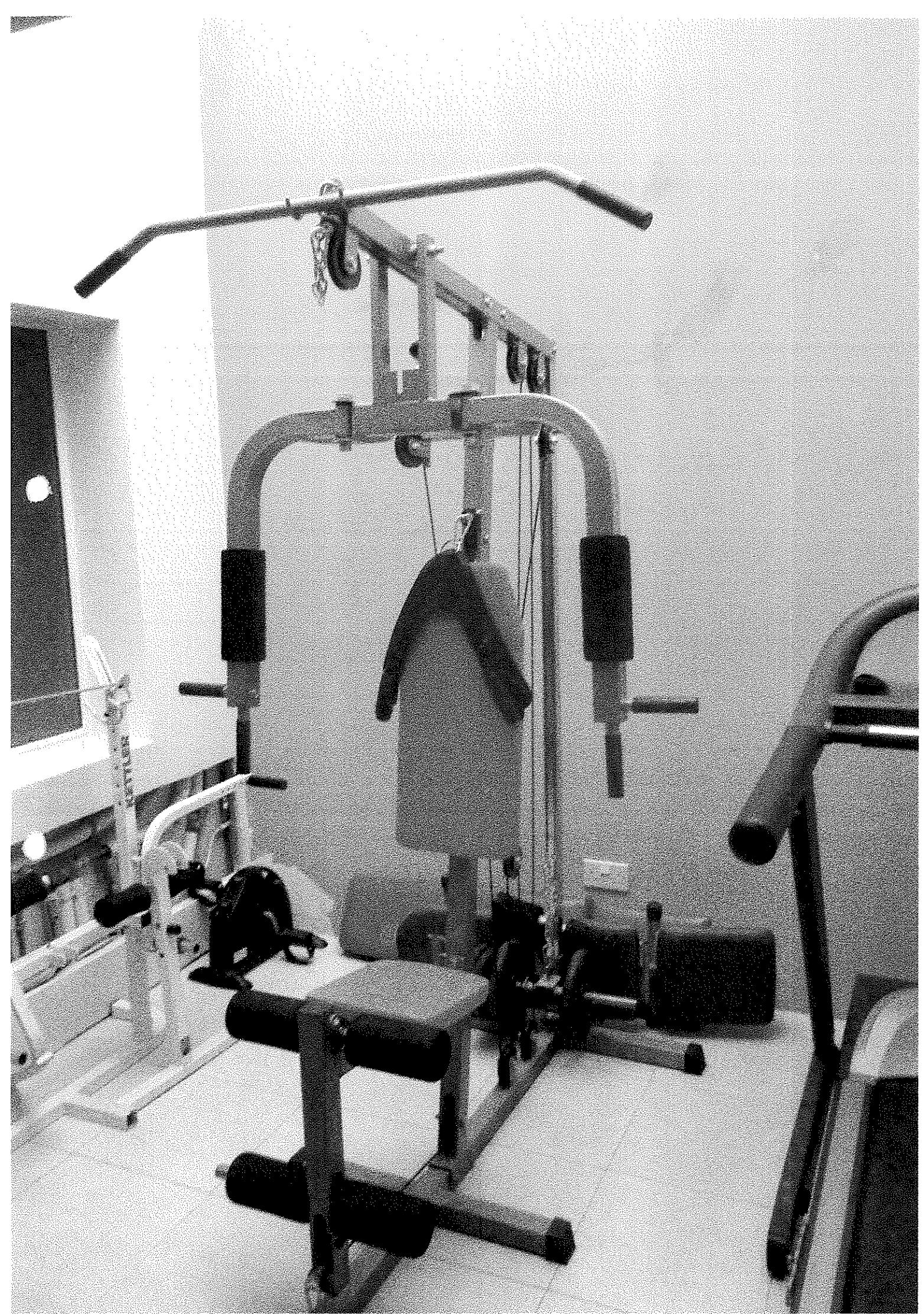


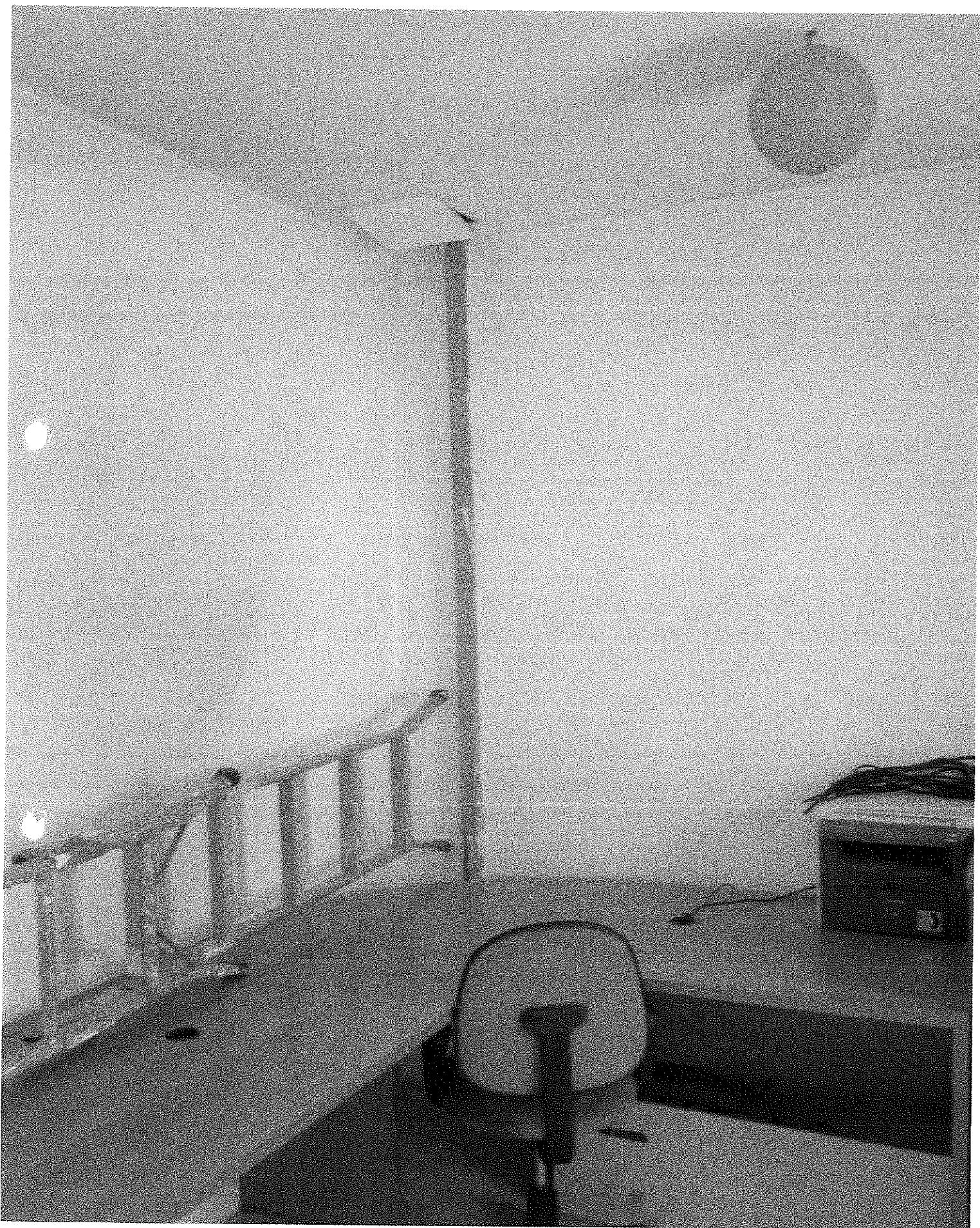


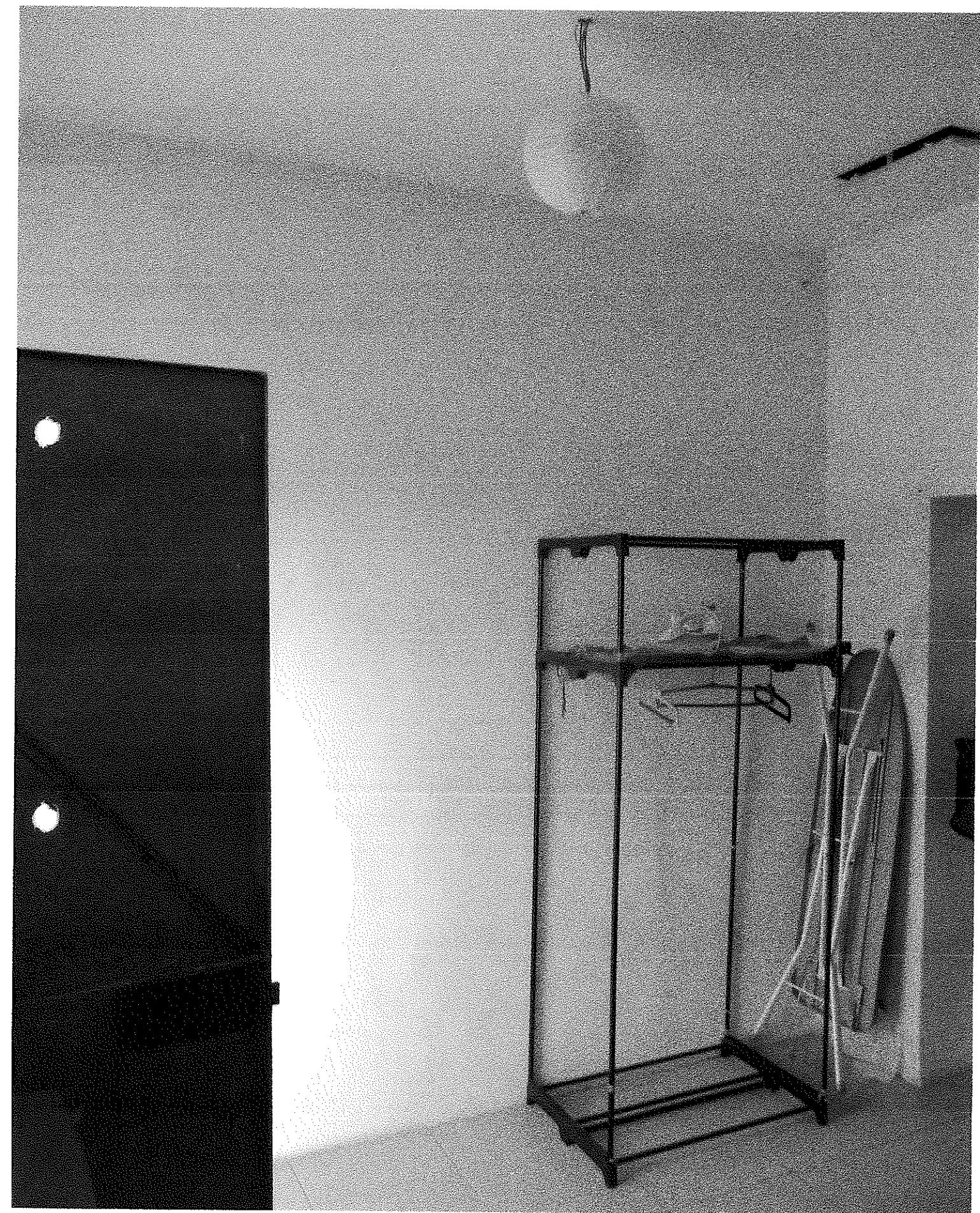






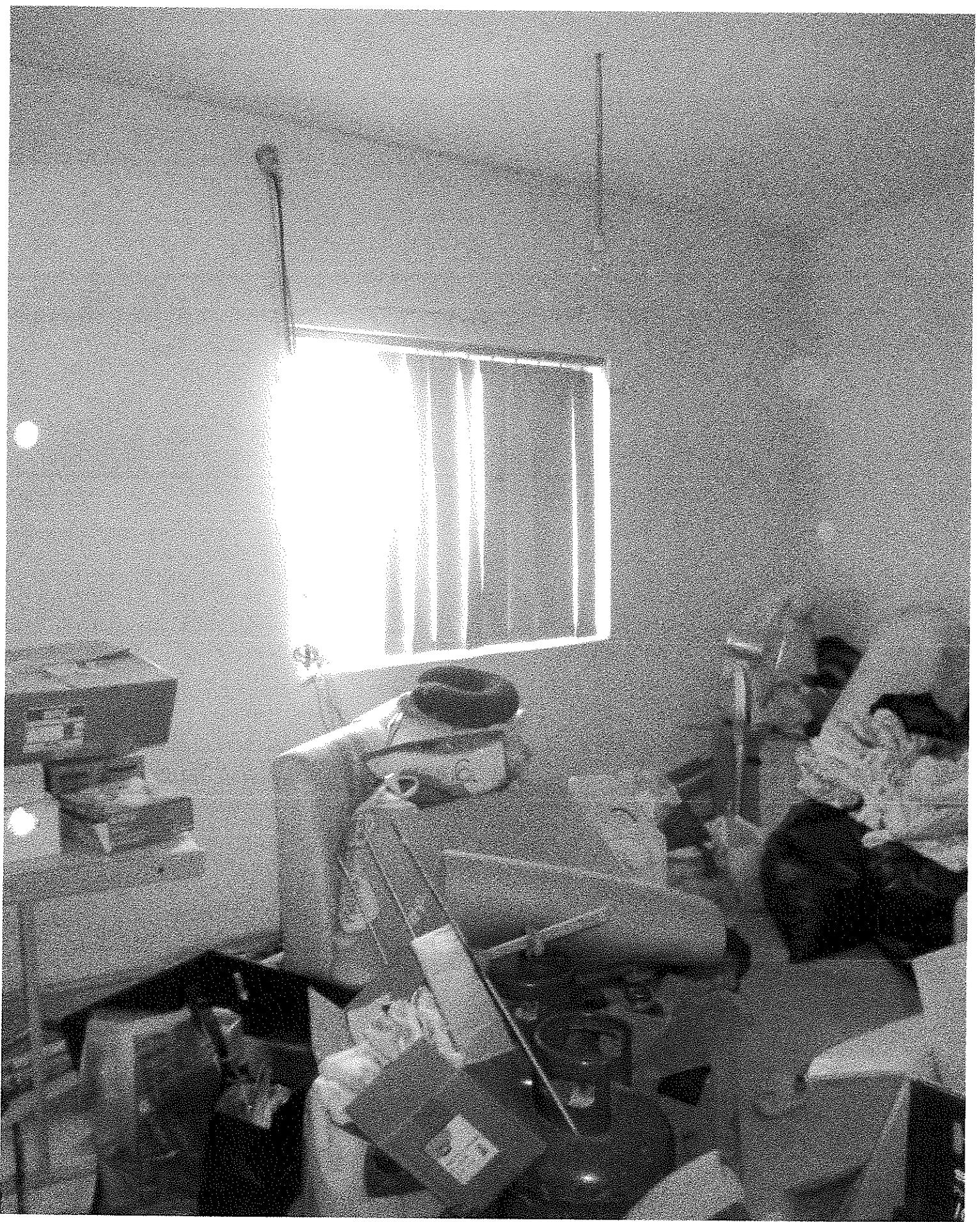








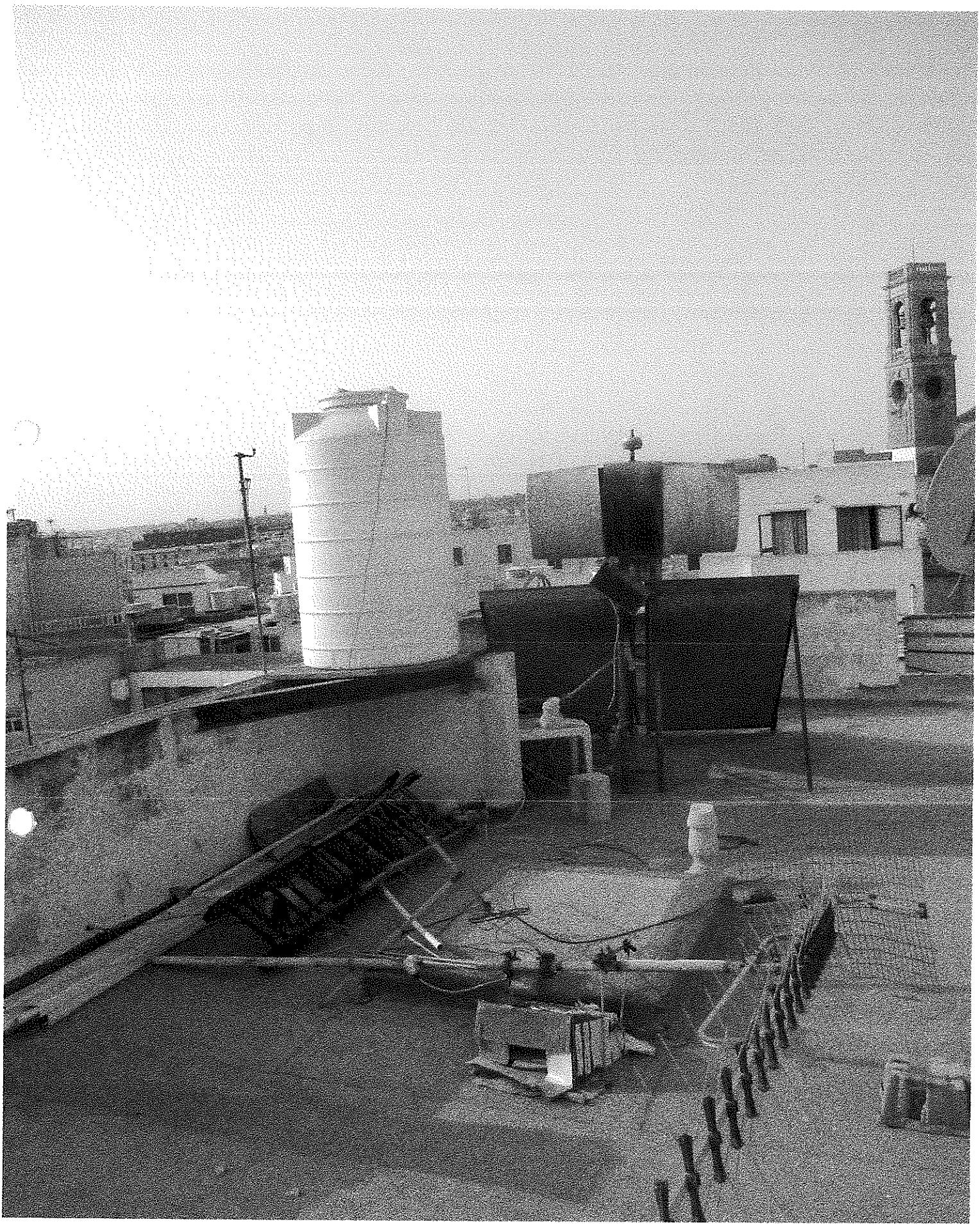






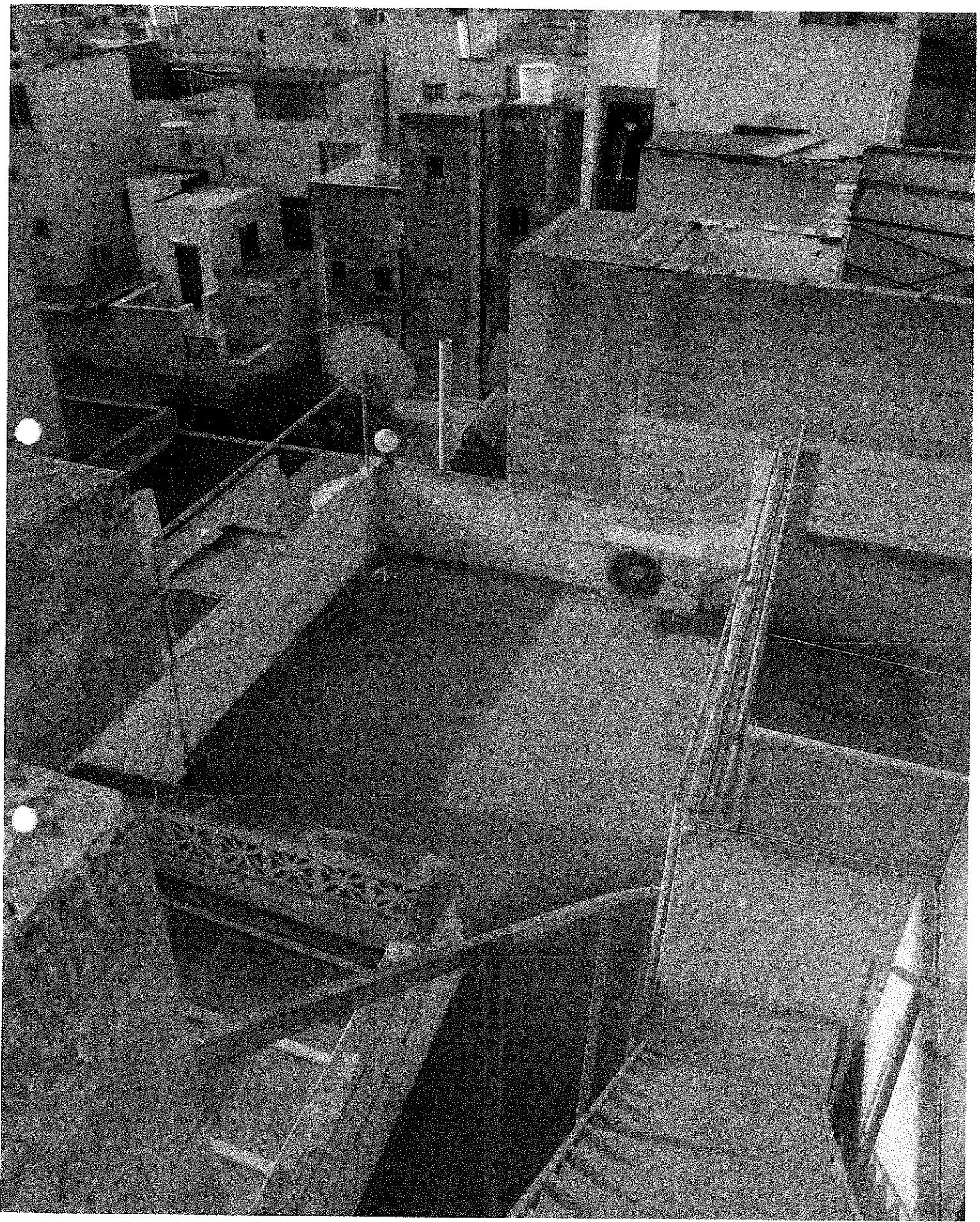




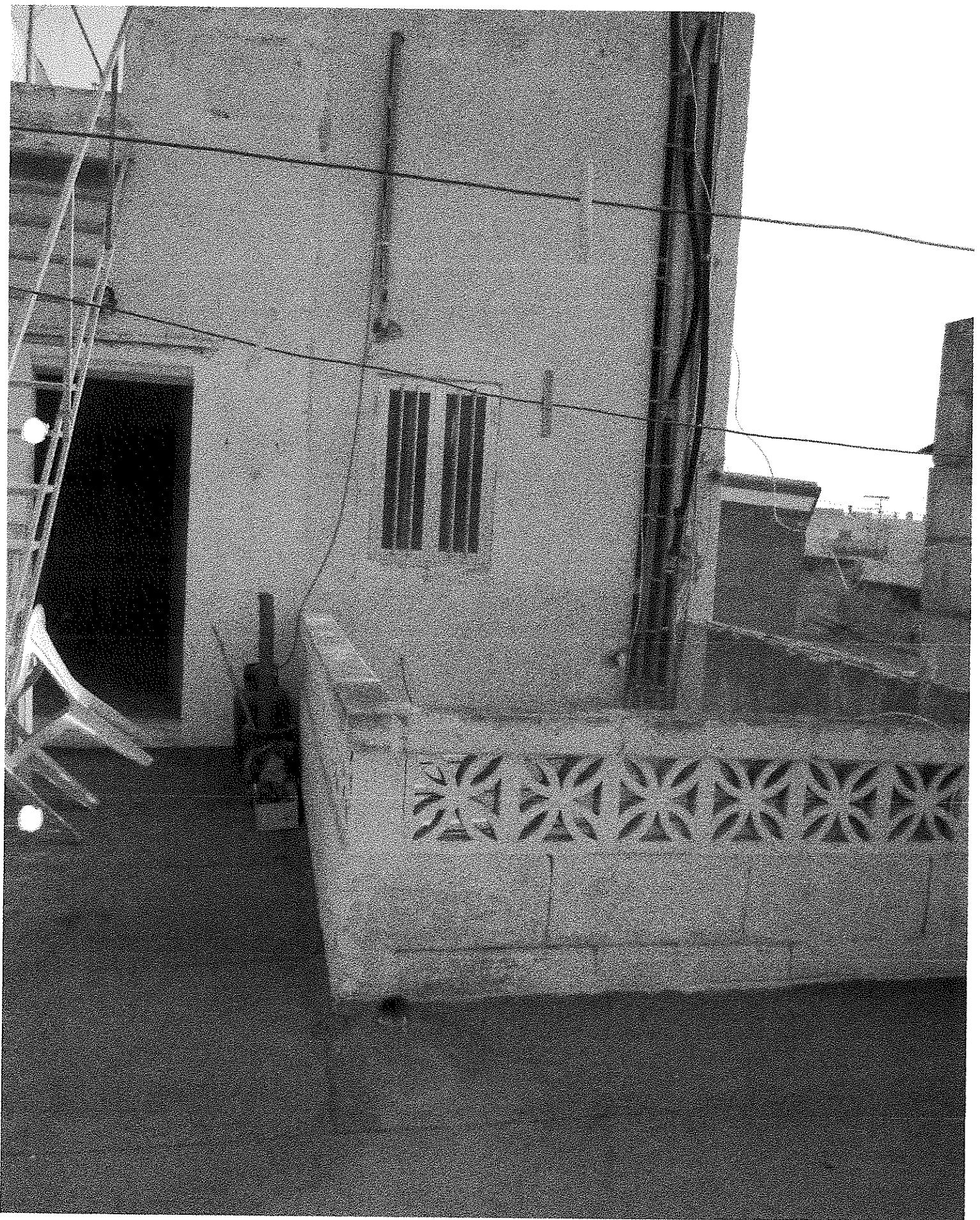














Annessa IV

Central Malta Local Plan

Covers the Local Council Areas of:

**Attard
Balzan
Birkirkara
Għargħur
Hamrun
L-Iklin
Lija
Mosta
Naxxar
Qormi
Sta. Venera**

Approved Document

July 2006

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, Gharghur, Hamrun, Iklil, 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.
- x. 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 handcrafts 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, Ghargħur, 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 BKM1, 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.

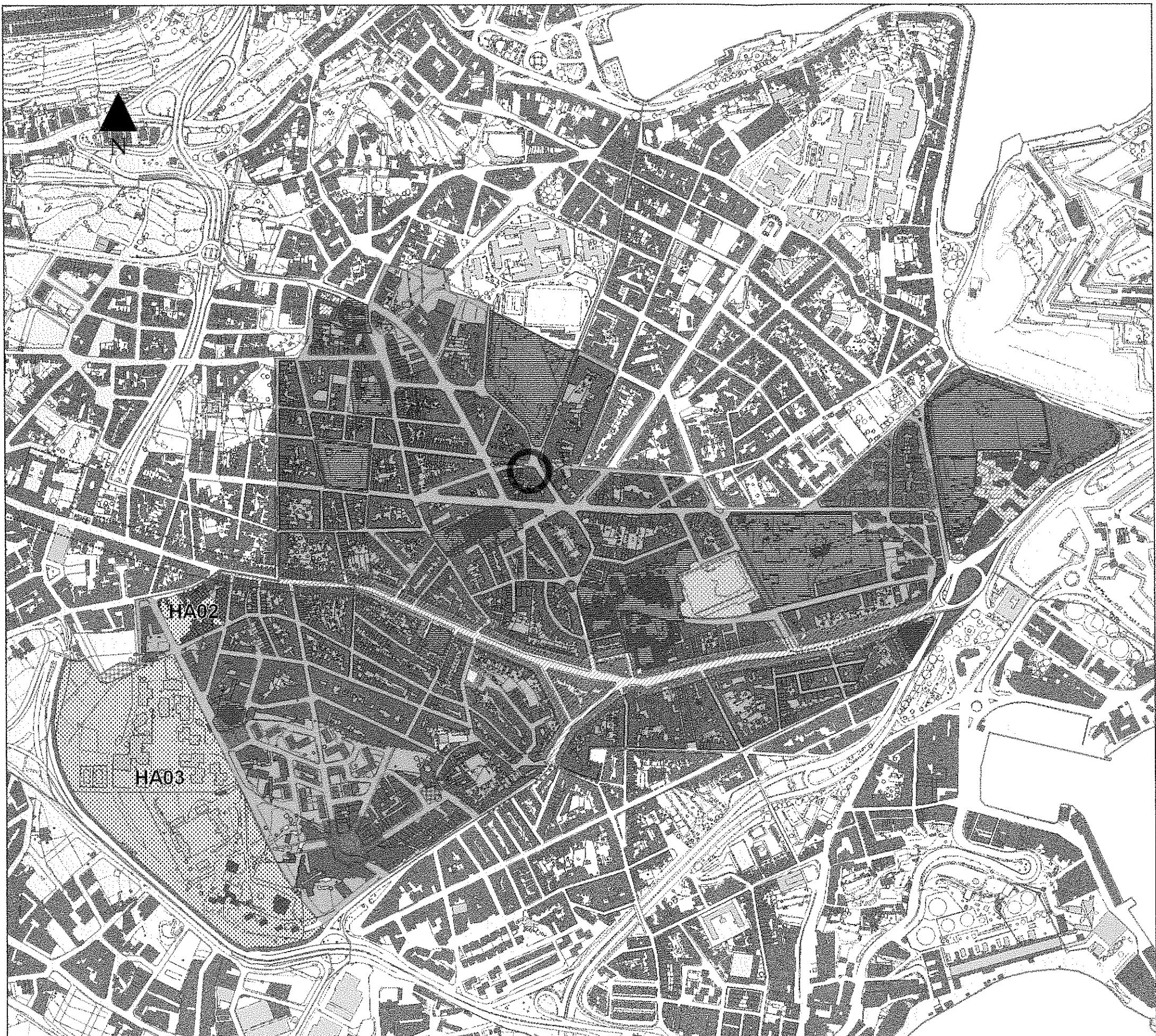
In the absence of an approved master plan, development of individual plots should follow the conditions set out in the DC 2005 for the relevant Villa Areas.

- 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-l-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.

Annessa V

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11



CENTRAL MALTA LOCAL PLAN



L-Awtorita' ta' Malta Dwar l-Ambjent u l-Ippjanar

Malta Environment & Planning Authority

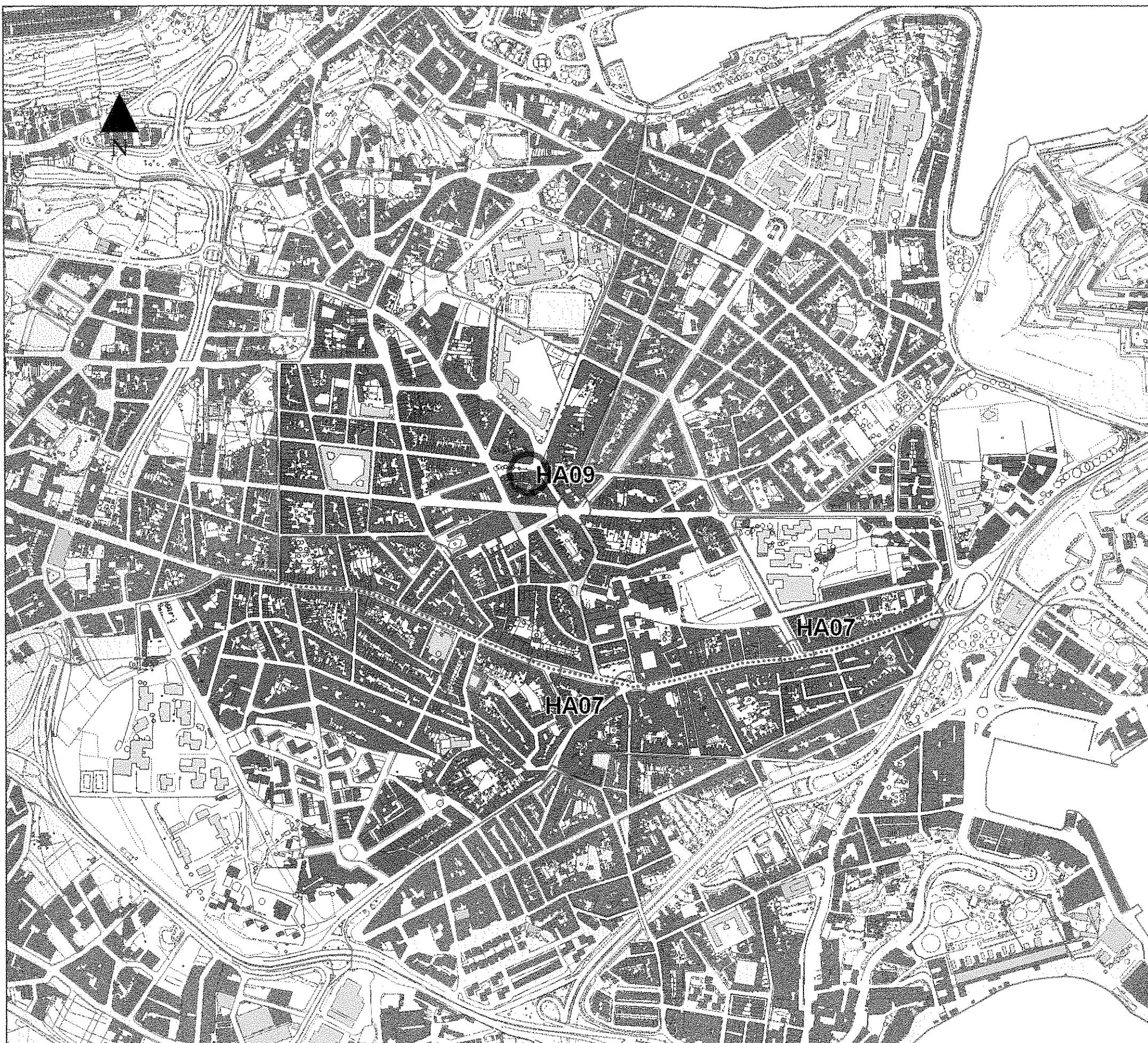
Key

- Local Council Boundary
- - - Limit to Development (TPS)
- - - Urban Conservation Area CG09
- Retain Existing Use
- with Extensions to Institutions
- Residential Areas CG07
- Residential Priority Area CG08
- Green Areas CG18
- Sports CG18
- Primary Town Centre CG12
- Local Centre CG13
- Redevelopment HA02, HA03
- Commercial Areas HA04, CG14
- Commercial Area uses at ground floor only and residential units above
- CPPS Car Park HA06, HA08
- Mixed Use Area SV01
- Design Priority Areas HA05
- Villa Area identified for possible rezoning to Residential Area subject to Policy CG08
- Rezoning HA01

Hamrun Area Policy Map

Scale :	Date :	Map :
1:6500	July 2006	HAMI
INDICATIVE ONLY		
Not to be used for direct interpretation or for the interpretation of street alignments		
Base Maps - 1988 Survey Sheets Copyright Mapping Unit, Malta Environment & Planning Authority		

Annessa VI



CENTRAL MALTA LOCAL PLAN



L-Awtorita' ta' Malta Dwar l-Ambjent u l-Ippjaar

Malta Environment & Planning Authority

Key

- Local Council Boundary
- - - Limit to Development (TPS)
- CPPS Car Parks HA06, HA08
- Road Upgrading HA07
- Junction Improvement HA07, HA09
- Controlled Parking Zone HA08
- Traffic Calming HA09

Hamrun Transport Policy Map

Scale :	Date :	Map :
1:6500	July 2006	HAM2
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CENTRAL MALTA LOCAL PLAN



L-Awtorita' ta' Malta Dwar l-Ambjent u l-Ippjanar

Malta Environment & Planning Authority

Key

- Local Council Boundary
- - - Limit to Development (TPS)
- Urban Conservation Area CG09

Within UCA

(Without semi-basement)

- 2 Floors
- 3 Floors
- 3 Floors Plus 1 Receded Floor CG06

Outside UCA

- 1 Floor without semi-basement
- 2 Floors plus semi-basement
- 3 Floors plus semi-basement
- No semi-basement within area enclosed by black line
- 4 Floors without semi-basement
- 5 Floors without semi-basement

Hamrun Building Height Limitations Map

Scale :

1:5000

Date :

July 2006

Map :

HAM3

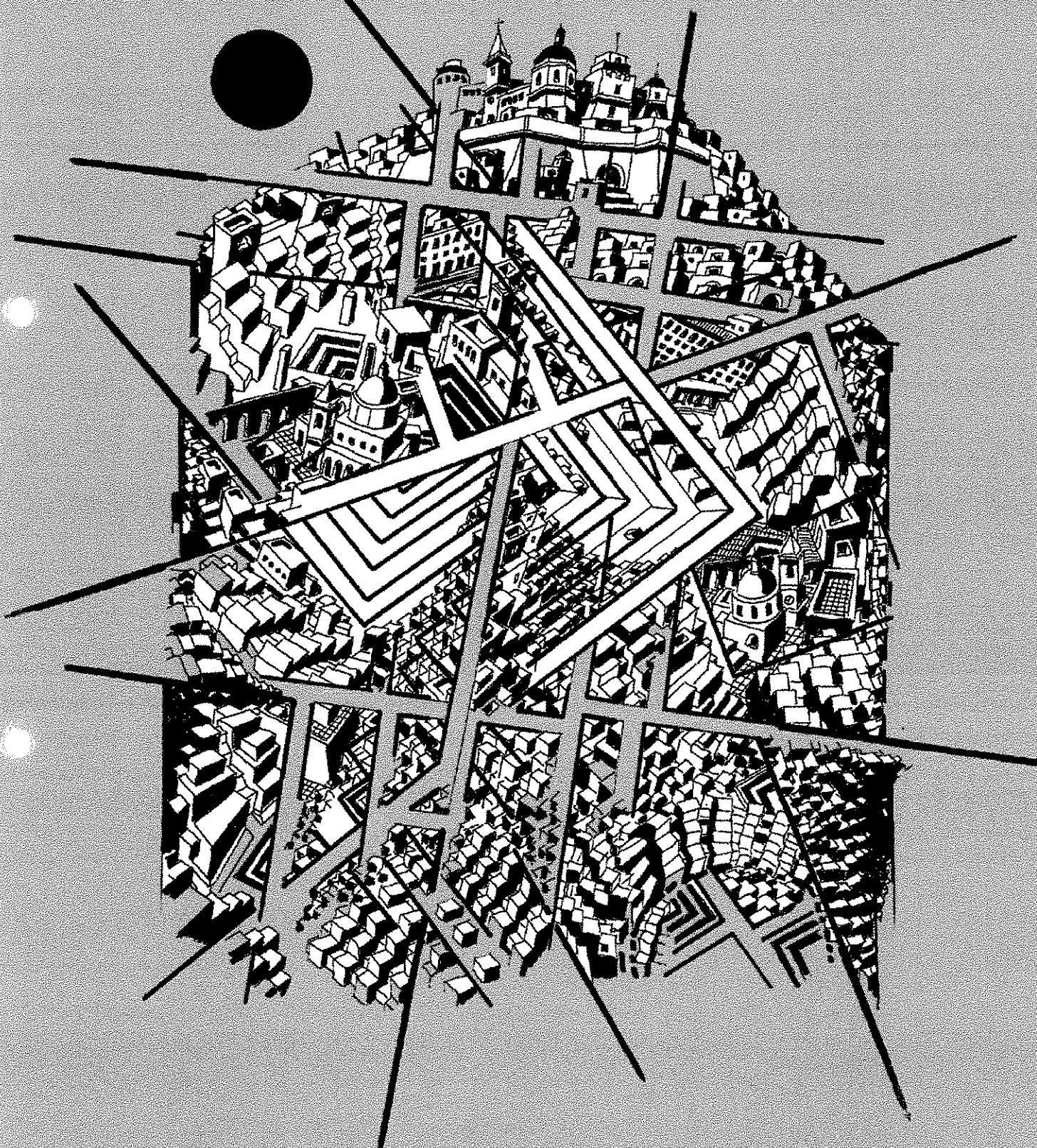
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Annessa VII

DEVELOPMENT CONTROL DESIGN POLICY, GUIDANCE AND STANDARDS 2015



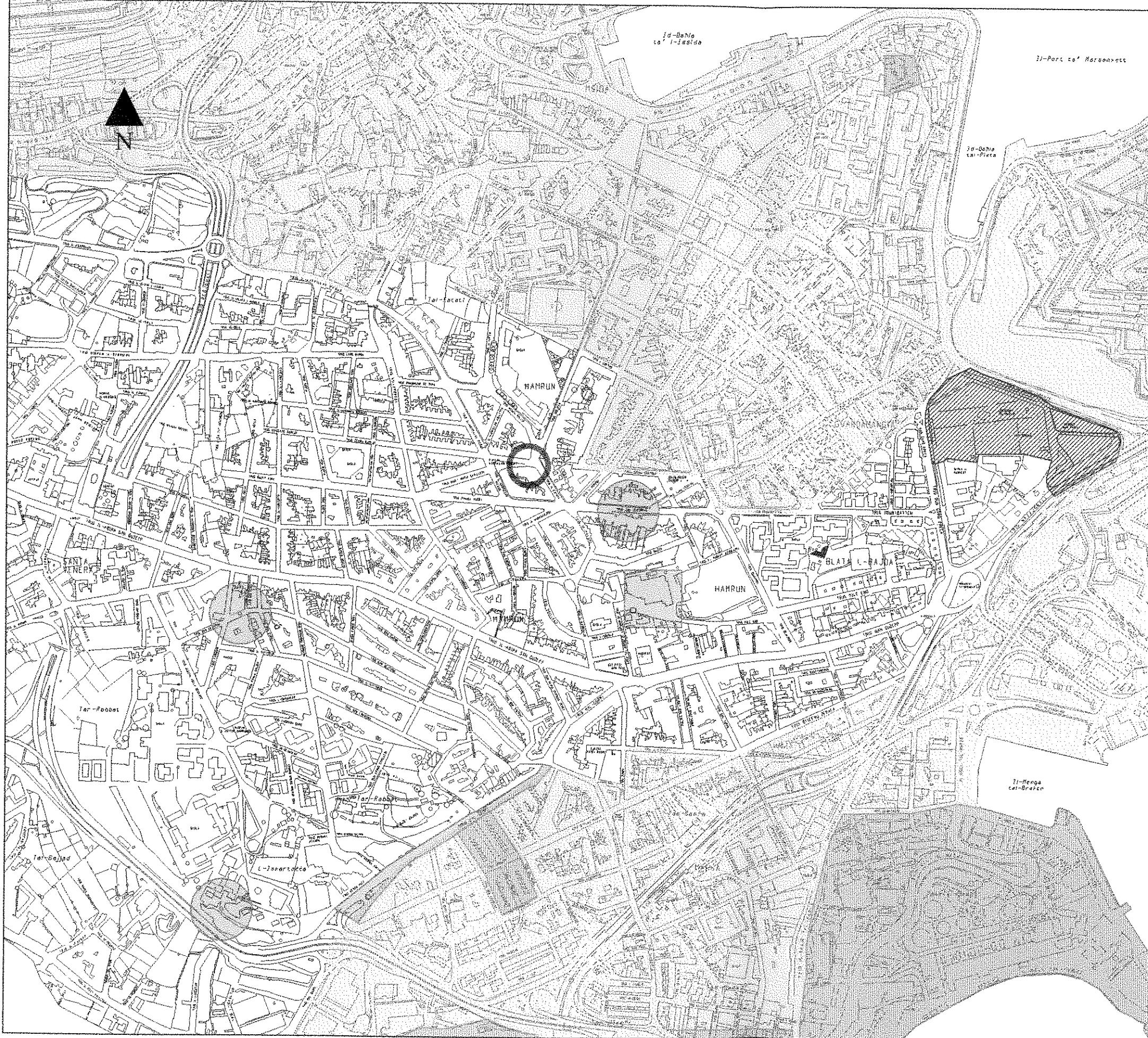
MALTA ENVIRONMENT AND PLANNING AUTHORITY

Annex 2: Interpretation of Height Limitation

Height limitation shall be interpreted as follows:

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

Annessa VIII



CENTRAL MALTA LOCAL PLAN



L-Awtorita' ta' Malta Dwar l-Ambjent u l-Ippjanar

Malta Environment & Planning Authority

Key

Listed Archaeological Areas/Sites
with buffer areas CG23

Proposed Tree Preservation Order CG28

Scheduled Areas/Sites

Areas/Sites of environmental, scientific and cultural importance may be added if scheduled or removed if descheduled by MEPA.

Hamrun Environmental Constraints Map

Scale :

1:6500

Date :

July 2006

Map :

HAM4

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PART III
EIGHTH SCHEDULE

Physical Attributes of Immovable Property

Locality	HAMRUN	Address	30 MOUNT TAROR PIAZZA KAPPILLAN MUSCAT TL-HAMRUN
Total Footprint of Area Transferred *	104.2 sq.mt		

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 checked="" type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WW2	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-finished **	<input checked="" type="checkbox"/> Finished ***	
Level of Finishes	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities <i>Tick as many as appropriate</i>	<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

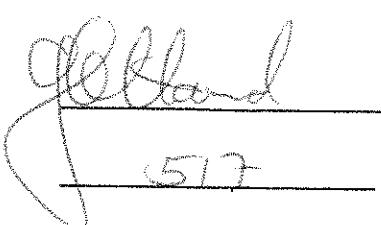
** Includes plastering, electricity, plumbing and floor tiles

*** Includes ** plus bathrooms and apertures

Date:

25/09/2021

Perit's Signature:

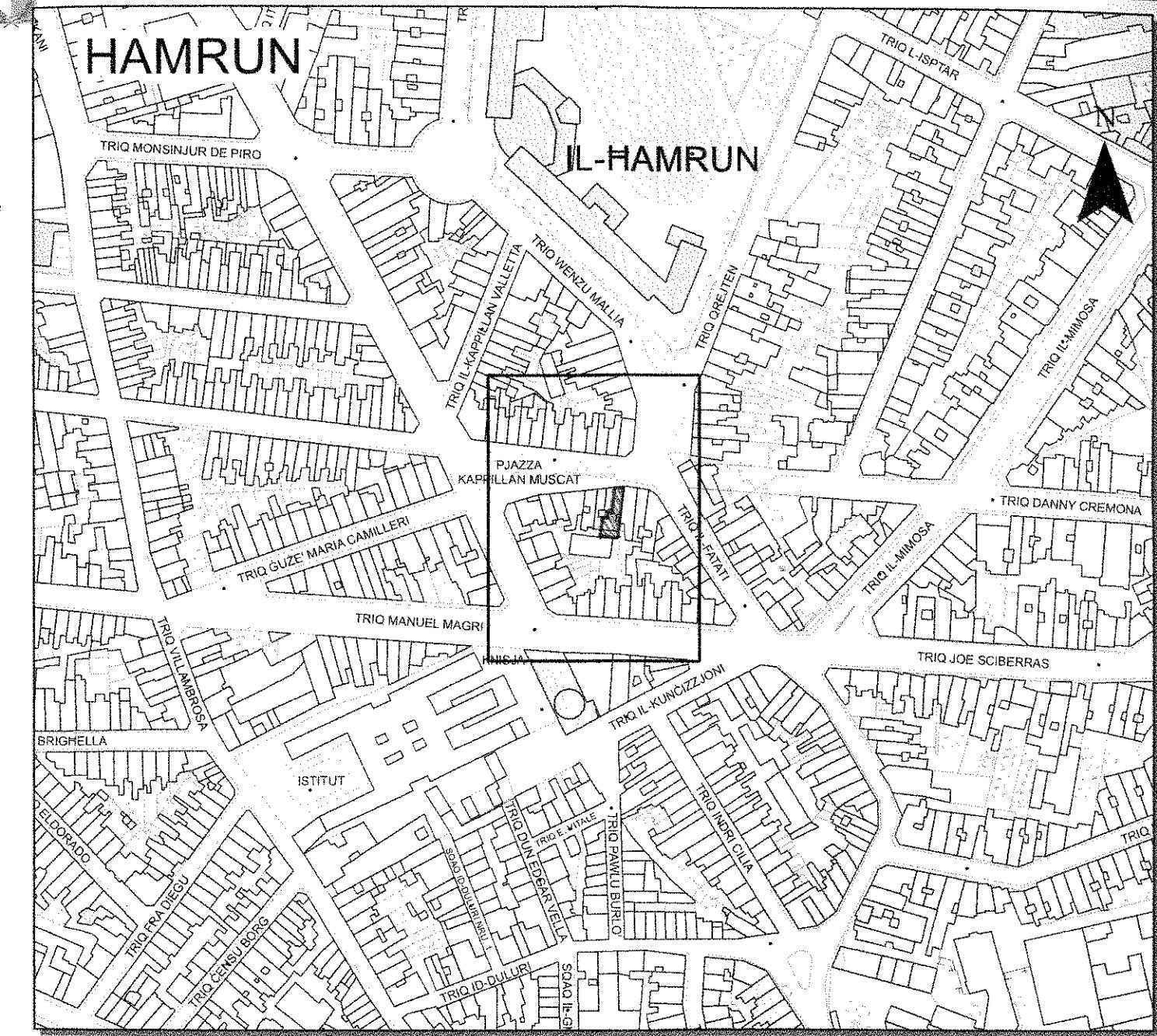
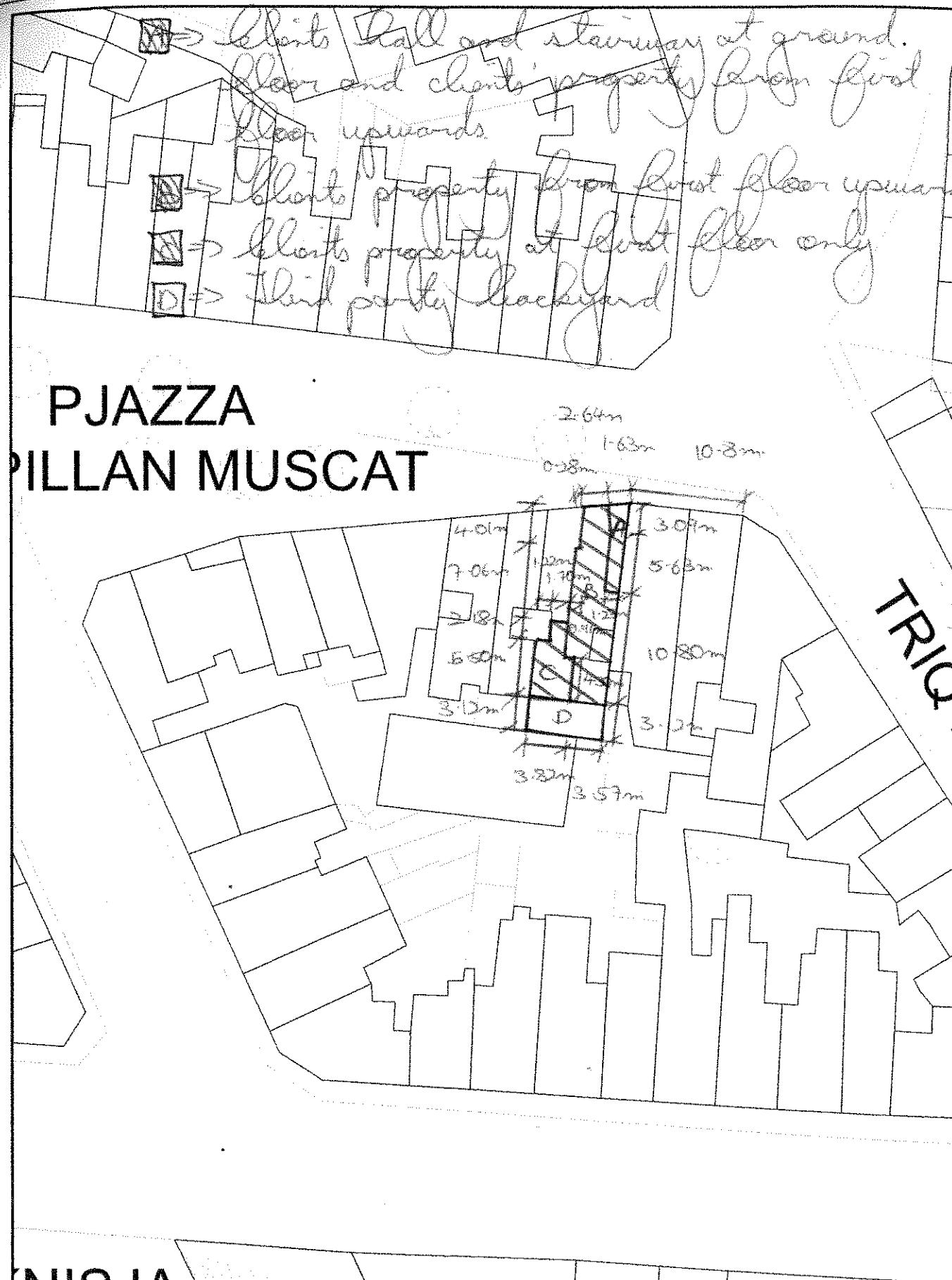


Joseph Attard
517

Warrant Number:

Rubber Stamp:

PERIT Joseph Attard
B.E. & A. (Honors); A. & C.E.
Architect and Civil Engineer



Agenzija għar-Registrazzjoni tal-Artijiet

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



Land Registration Agency

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

Nru tal-Mappa:
Map Number:

225838 E

Centre Coordinates:

x = 53918

y = 71965

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:

Joseph Attard
PERIT Joseph Attard
D.E. & A. (Hons.) A.B.C.E.
Architect and Civil Engineer

Pożizzjoni Ċentrali: Parti min S.S.: Data:

x = 53918

5271
Extracted from S.S.

12/08/2021
Date:

Qies (metri kwadri):

Area (square metres):

11.3m²
69.3m²
23.6m²

Firma ta' l-Applicant:

Applicant's Signature:

Total Surface 104.2m²

LR 223537

Dritt imħallas
Fee Paid