

36/21

FIL- PRIM' AWLA TAL-QORTI CIVILI



Demar Properties Limited (C34534)

Vs

Francesco Rugeri (K.I. 197316A)



grace.camilleri@gnari.com

Subbasta Nru. 36/2021

9 ta' Marzu 2022

Atti tas-Subbasta:	Atti tal-bejgħ bl-irkant numru 36/2021
Partijiet:	Demar Properties Limited (C34534) Vs Francesco Rugeri (K.I. 197316A)
Lokalita:	Blokk ta sitt apartamenti bl-arja relattiva, b'zewg entrati numerati 104 u 107, inkluz zewg garaxijiet bi numri 105 u 106, magħruf bħala Highway Buildings, f'Telghet ix-Xemxija, Ix-Xemxija, eskluzi l-arjiet għal-apartamenti bi numri 9 u 10 u l-garaxx immarkat bi numru 7 fl'istess block li għadhom jridu jigu zviluppati.
Rigward:	Deskrizzjoni u Valutazzjoni ta' propjeta immobli għal fini tas-Subbasta.

1. Introduzzjoni

Fuq haatra u struzzjonijiet mogħtija lili mil-Qorti jien hawn that sottofirmat ikkonkludejt ix-xogħol necessarju sabiex nagħmel deskrizzjoni w valutazzjoni tal-fond indikat lili fir-rikors promutur kif ukull nispjega kwalunkwe pizijiet, kirjiet u jeddijiet ohra jekk ikun hemm.

Nirraporta li:

Sar appuntament fi 18 ta' Ottubru 2021, permezz ta ittra irregistrata mibgħuta lid-debituri sabiex tiġi spezzjonata il-propjeta msemmija fl-istess atti. Meta mort fuq il-post id-debitur ma kienx preżenti. Il-blokk kienet imdawra bi blokki tal-konkrete b'hekk ma setax issir aċċess. Id-Debitur ma ġabarx l-ittra li kienet intbatitlu. Għalhekk wara reġat intbgħatitlu ittra registrata oħra biex issir appuntament għal nhar Tlieta 2 ta' Novembru

2021 pero l-ittra baqgħet ma ngabritx. Wara għamilt rikors minħabba li l-access ma sarx u kif ukull infurmajt lil din l-awla illi meta mort fuq il-post sibt li din il-propjeta hija f'kundizzjoni ħazina ħafna u ta' periklu biex wieħed jidhol f'din il-propjeta biex jisa jsir l-access. Il-Qorti wara li rat ir-risposta ta l-avvukat tal-Kreditur, gejt mitluba biex nagħmel valwazzjoni tal-propjeta min fuq il-pjanti tal-permess li gie approvat mil-Awtorita ta' L-Ipjanar, biex din il-blokk titwaqqa u tigi zviluppata f'zewg sulari garraxijiet u għaxar apartamenti.

2. Bazi tal-Valutazzjoni

Il-Valutazzjoni tal-propjeta' giet ibbazata fuq spezzjoni min barra tal-propjeta, pjanti ezistenti u proposti hekk kif gew ipresentati lil l-Awtorita ta l-Ipjanar mid-debitur u fuq definizzjoni mogħtija mir-Royal Institute of Chartered Surveyors (RICS) fl-Appraisal and Valuation Manual (Practice Statement 4.2) kif ukoll minn The European Group of Valuers of Fixed Assets (TEGOVOFA).

1. A willing seller,
2. That prior to date of valuation there has been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms for the completion of the sale;
3. That the state of the market, level of values and other circumstances were on an earlier assumed
4. That no account is taking of any additional bid by purchaser with a special interest;
5. That both parties to the transaction had acted knowledgeably, prudently and without compulsion.

Filwaqt li d-definizzjoni tal-prezz tas-suq hu bbazat fuq l-Appraisal and Valuation Manual (PS4.1)

“The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

3. Propjeta' Ikkunsidrata

Il-Propjeta ikkunsidrata tikonsisti fi Blokk ta sitt apartamenti bl-arja relattiva, b'zewg entrati numerati 104 u 107, inkluzi zewg garaxijiet bi Numru 105 u 106, maghrufa bhala Highway Buildings, f'Telghet ix-Xemxija, Xemxija, eskluzi min din l-istima huma zewg apartamenti proposti numerti bhala 9 u 10, kif ukoll garaxx immarkat bi numru 7 fl'istess block li għadhom jridu jiġu zvuilluppati skond l-pjanti annessi.

Din il-propjeta konfinanta mit-Tramuntana ma' Propjeta Nru. 108, il-Lvant ma Telghet ix-Xemxija, min-Nofsinhar ma Wembley House filwaqt mill-Punent ikonfinata ma irjieh mgħux magħrufa.

Il-fond ezistenti jikkonsisti min zewg garaxxijiet fil-pjan terran u sovrappost għal zewg apartamenti kull sular. L-apartamenti huma aċċessati min taraġ komuni. Kull apartament jikkonsisti min zewġt ikmamar ta' sodda, entrata, kċina u kamra ta' l-ikel kombajn u kamra tal-banju.

Il-fond huwa kunsidrat bħala zona residenzjali skond North West Malta Local Plan, Map 44 – Dokument anness (ara 4.1).

It-Triq hi iffurmata u asfaltata bis-servizzi mgħoddija.

Il-ħitan ta' din il-propjeta huma mibnija mil-ġebel tal-franka, u soqfa u elementi strutturali oħra magħmula minn konkrit rinfurzat. Min spezzjoni li saret min barra il-propjeta tinsab f'kundizzjoni degradanti u hija perikoluza biex wieħed jidhol f'dan is-sit. L-apparmorta kif ukoll l-ilqugħ tal-gallarija ta' tieni sular huma imneħħija. Bħala rinforz għal blokk mal-ġenb tagħha hemm struttura tal-ħadid kif ukoll scaffolding mal-faċċata.

Skond il-kuntratt ta' bejgħ li sar bejn il-Kreditur u Debitur ta' din il-propjeta, datat 9 ta Lulju' 2020, il-fond huwa liberu u frank min kull onus, servitu, ipoteki u drittijiet oħra ta terzi.

Il-fond għandu art cirka 350 sq.m.

Din il-Blokk għanda permess mahrug mill-Awtorita tal-Ipjanar, PA/11105/17, biex titwaqqa din il-binja ezistenti, issir skavar ta' l-art għoli ta' sular kif ukoll għal ġibja, permess għal bini ta' ġibja, erbgħa garaxxijiet fil-livel sotterran kif ukoll erbgħa garrixxijiet fil-pjan terran, bini ta għaxar appartamenti, tnejn f'kull sular kif ukoll permess għal bini ta' żewġ penthouses. Kopja tal-Permess għal l-izvilupp qiegħed ikun anness (ara 4.4)

Wara li kkunsidrajt dawn il-punti kollha kif ukoll kwalankwe fattur ieħor li jista' jaffetwa il-valur ta' din il-propjeta' hekk kif deskritta hawn fuq għas-somma ta' €1,800,000 (One million, eight hundred thousand euro). *Miljun u tmien mitt e f' Euro*

RM

4. Dokumenti annessi

- 4.1 Mappa Map 44
- 4.2 Ritratti min barra tal-binja,
- 4.3 Pjanti ezistenti
- 4.4 Permess Mill-Awtorita ta L-Ipjanar

RM

Perit M'Grace Camilleri Bartolo
Warrant No. 747

04 APR 2022
Rose Marie Vella
Deputat/Registratur
Deputy Registrar
Qrta' tal-Gustizzja (Malta)
Law Courts (Malta)

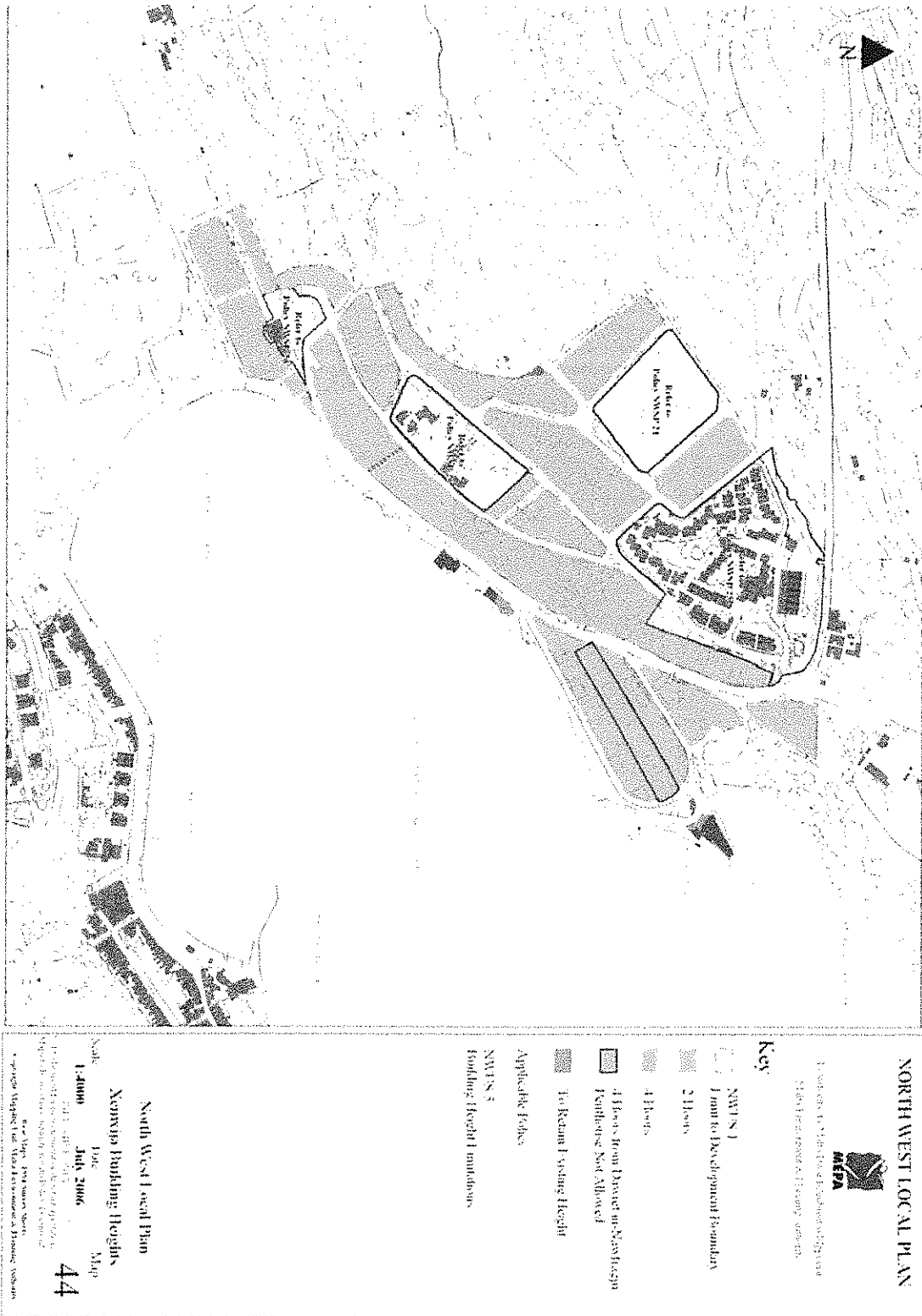
Ilum.....
Ipprezentata mill.....
B'... dokumenti

Perit M'Grace Camilleri Bartolo

KI 411084(M)

Ilum: <i>23 ta' Jannar 2023</i>
Deher il-Perit Legall / Tekniku: <i>Perit M'Grace Camilleri Bartolo</i>
Li wara li ddikjara li thallas l-arrament lile dovut, halef/halfer li quda/qdlet fedekment u onestament l-infergo mogħti lilu/ha.
<i>[Signature]</i> Deputat Registratur

4.1 Map 44










NORTH WEST LOCAL PLAN



For more information on this plan, visit our website at www.nwlpa.gov.uk

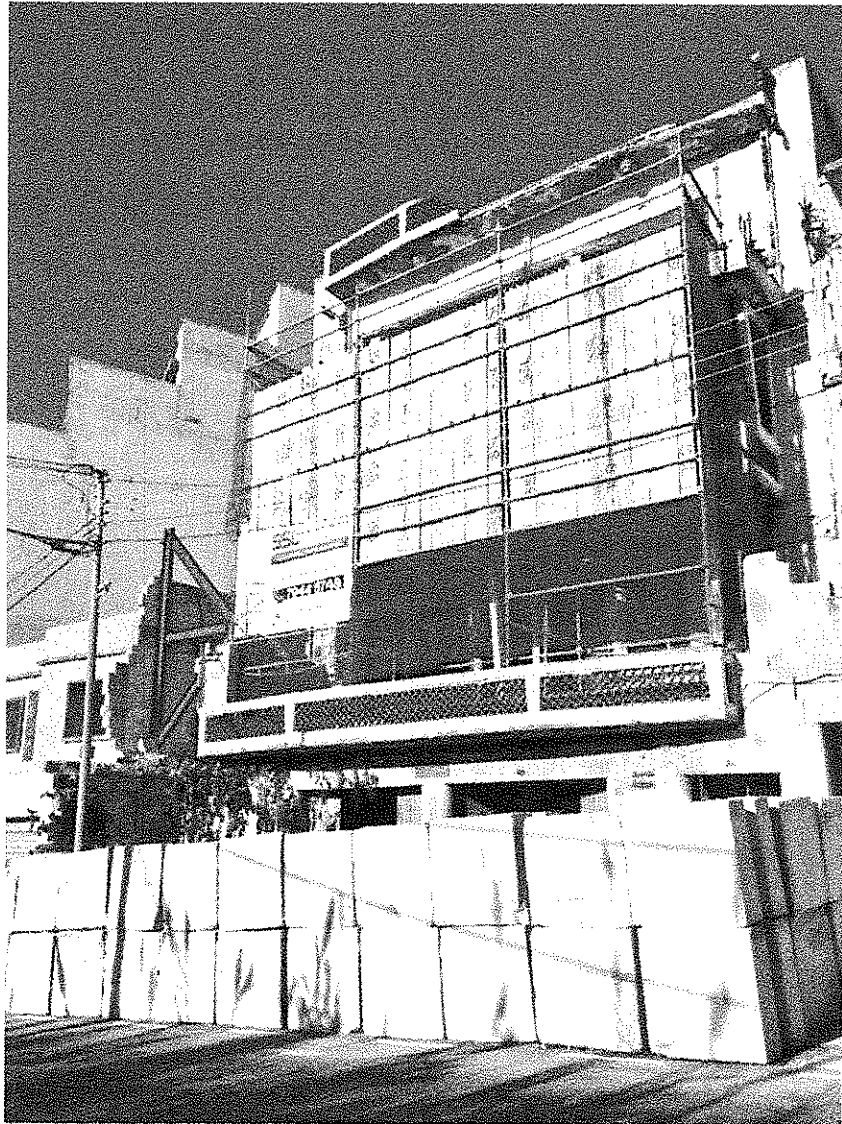
Key

-  NWLPA Plan to Development Boundary
-  2 Floors
-  4 Floors
-  4 Floors from District to Development Boundary (Permitted Not Allowed)
-  To Remain Existing Height
-  Applicable Probes
-  NWLPA Building Height Limitations

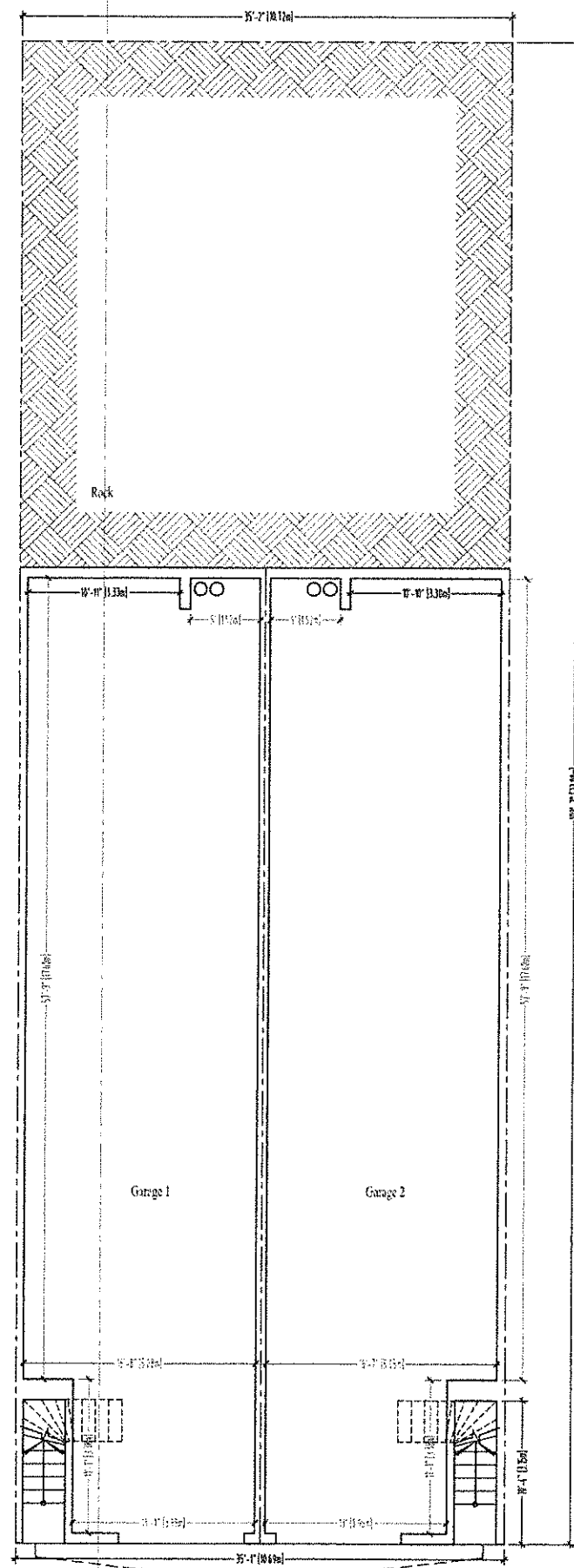
North West Local Plan
Xenon Building Heights
 Date: **July 2006**
 Scale: **1:4000**
 Map **44**

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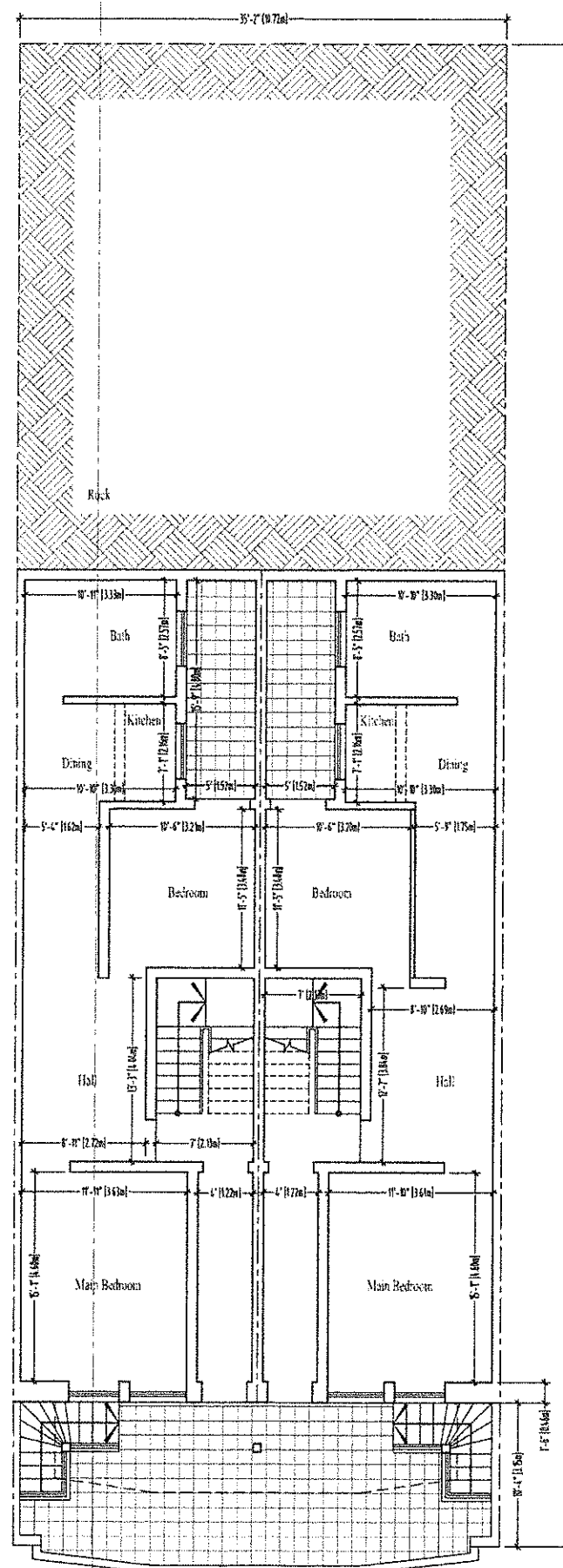
4.2



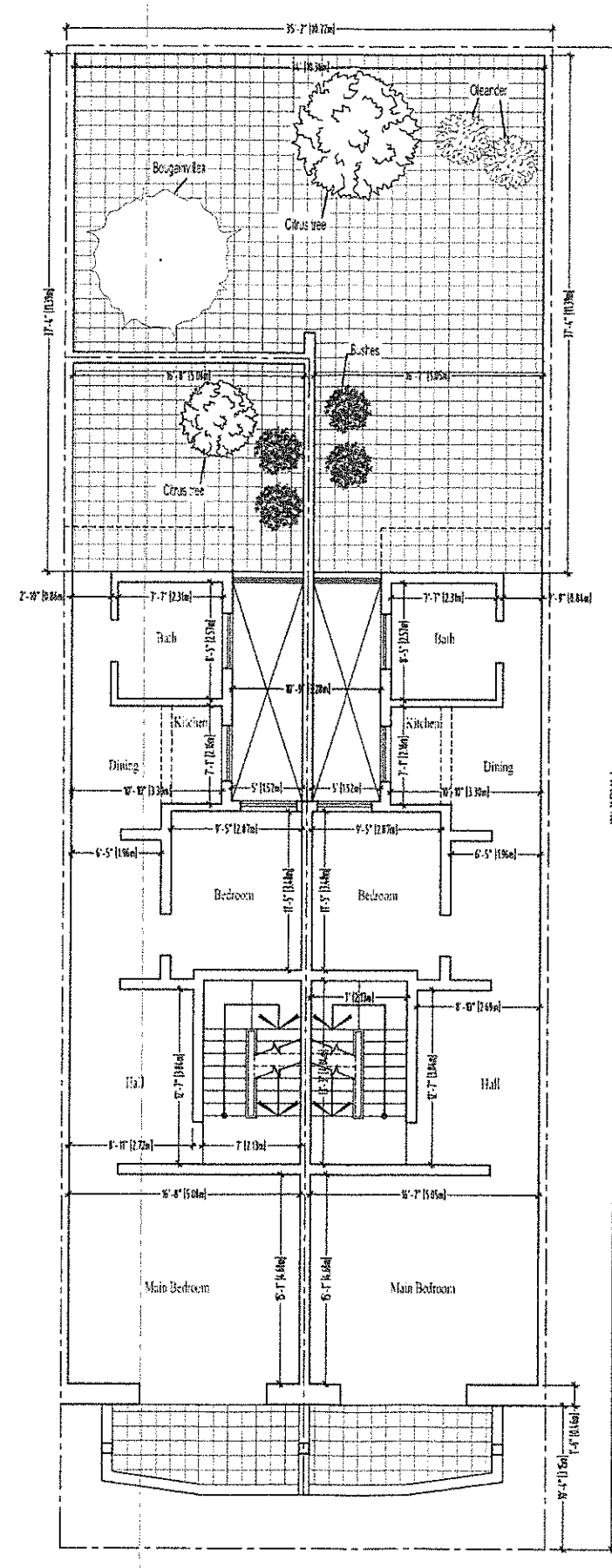
Ritratt tal-faccata tal-propjeta



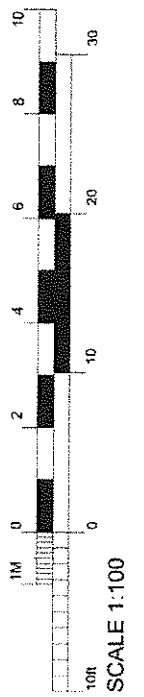
Ground floor level
EXISTING Scale: 1:100



First floor level
EXISTING Scale: 1:100



Second floor level
EXISTING Scale: 1:100



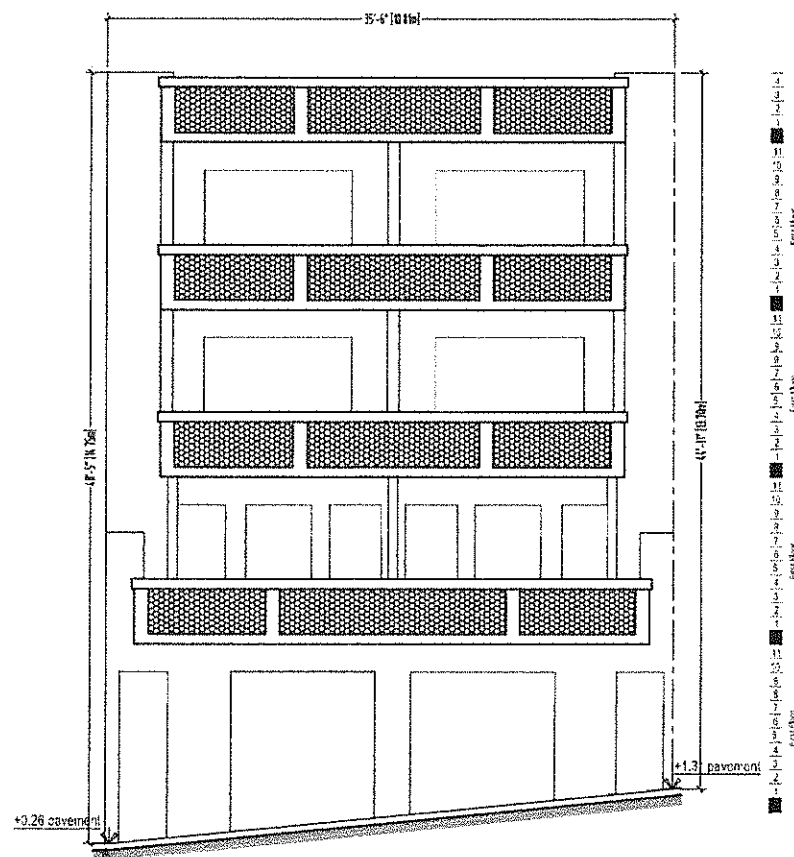
DAVID PSAILA BE&A, A&CE
ARCHITECT & CIVIL ENGINEER
D. PEAK, Bulzan Valley, Bulzan,
Tel: 21412008 - Fax: 21470670 - Mobile: 9949 6847

Client: MR DAVID PSAILA

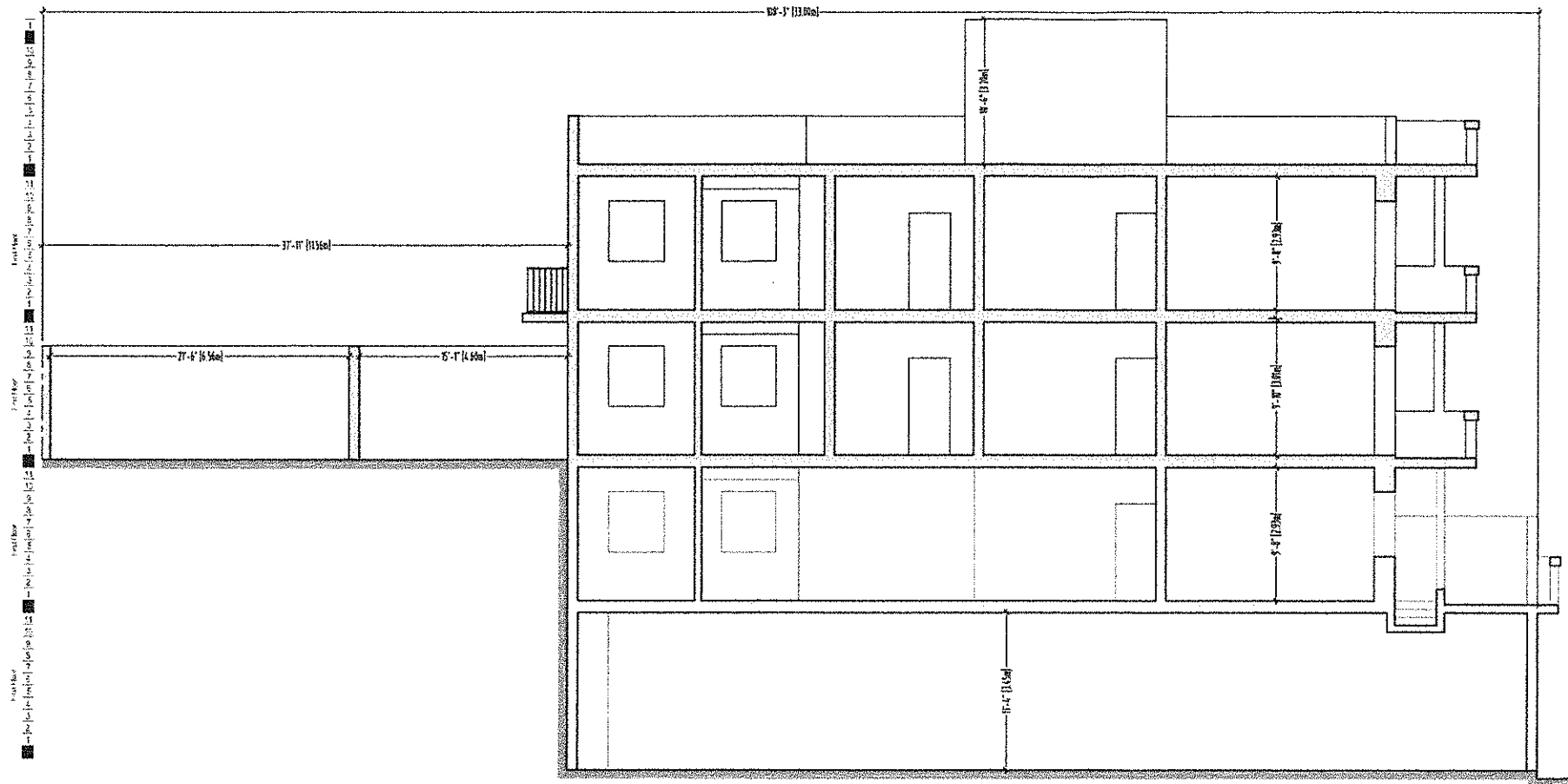
Job: Construction of
apartments in Xemxija

Dwg Title: Ground, First & Second floor
levels - As Existing

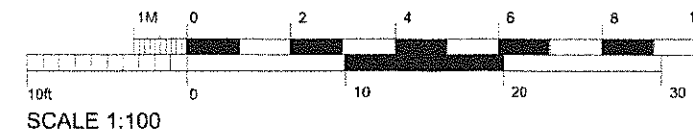
Scale: 1:100 Date: 2017-12-09 File No: 1113-17 Dwg. No: Rev: 06 02



Front elevation
EXISTING Scale: 1:100



Section S3
EXISTING Scale: 1:100



DAVID PSAILA BE&A, A&CE
ARCHITECT & CIVIL ENGINEER
 D. PEAK, Bulzan Valley, Bulzan.
 Tel: 21412906 - Fax: 21470070 - Mobile: 9940 5047

Client: MR DAVID PSAILA

Job: Construction of apartments in Xemxija

Dwg Title: Existing Elevation & Section

Scale: 1:100	Date: 2017-12-19	File No: 113-17	Dwg. No/Rev: 00/02
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Perit David Psaila

Date: 12 July 2018
Our Ref: PA/11105/17

Application Number: PA/11105/17
Application Type: Full development permission
Date Received: 26 May 2017
Approved Documents: PA 11105/17/46A/86B/92B/96D/98A/98B/98C/98D/114B; and supporting documents:
PA 11105/17/71A (WSC)
PA 11105/17/35A/35C/52B/81A (Engineer reports)

Location: Valyrian Hill, It-Telgha Tax-Xemxija, Xemxija, San Pawl il-Bahar, Malta

Proposal: To demolish existing apartment block, site excavation to accommodate the construction of eight garages at basement and ground floor levels, ten apartments at first, second, third, fourth and fifth floor levels & two penthouses.

Development Planning Act, 2016
Full Development Permission

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

- 1 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.
- b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.
- c) Copies of all approved drawings and documents shall be available for inspection on site by Planning Authority officers at all reasonable times.
- d) The development shall be carried out in complete accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Design Policy, Guidance and Standards 2015 shall apply.
- e) 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

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than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permission must be maintained in a good condition and it shall remain displayed on the site until the works are completed.

f) A Commencement Notice is to be submitted to the Planning Authority, by the perit on behalf of the applicant, at least FIVE DAYS prior to the date of commencement of works or utilisation of the permission. Failure to submit the Commencement Notice (with all fields correctly completed) or failure to submit it within the required timeframe shall invalidate the Notice and shall result in the imposition of fines according to Schedule D of Legal Notice 277 of 2012, or its amendments, or its replacements. In addition, **if the applicant fails to submit the Commencement Notice or the Commencement Notice submitted is invalid, the relative permission shall be considered as never having been utilised** - Article 72(4) of the Development Planning Act (2016).

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

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

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

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

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

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

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

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

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

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

q) Any approved stores shall be used for domestic storage only and shall not be

segregated from the rest of the building.

- 2
 - a) The façade(s) of the building shall be constructed in local un-rendered and unpainted stone, except where other materials/finishes are indicated on the approved drawings.
 - b) All the apertures and balconies located on the façade(s) of the building shall not be in gold, silver or bronze aluminium.
 - c) The height of the services on the roof of the building shall not extend beyond the approved height of the uppermost parapet wall.
- 3

To make up for the shortfall in parking provision of 4 parking spaces, this development permission is subject to a contribution amounting to the sum of € 4658.75 in favour of the Planning Authority's Urban Improvements Fund for the locality. The funds raised shall be used to fund traffic management, green transport, urban improvements or similar projects. The contribution shall not be refundable and the funds shall be utilised as required and directed by the Planning Authority.
- 4

This permission is subject to a Bank Guarantee to the value of € 1,431.24 to ensure that the street is properly restored in accordance with the Environmental Management Construction Site Regulations, 2007 (Legal Notice 295 of 2007). The bank guarantee shall only be released after the perit submits a post-construction condition report together with photographs evidencing compliance with this condition, accompanied by clearance from the Local Council. The clearance from the Local Council is to be endorsed by the Mayor and the Executive Secretary of the Local Council. This guarantee shall be forfeited if, after 3 months from the date of notification by the Authority of a notice to effect the remedial works, these are not carried out. Its forfeiture shall not, however, preclude the applicant from adhering to all the conditions contained in this development permission.
- 5

The development hereby permitted shall be subject to Final Compliance (Completion) Certification, verifying that the development has been carried out in full accordance with the approved drawings, documents and conditions imposed in this development permission.

Prior to the issue of any compliance certificate on any part of this development, the applicant shall submit to the Planning Authority, in relation to that part of the building certification from a qualified engineer confirming that the development fully satisfies the requirements specified in supporting document PA 11105/17/35A/35C/52B/81A.

6 Conditions imposed and enforced by other entities

A. Where construction activity is involved:

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

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

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

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

B. Where the development concerns a place of work:

The applicant shall:

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

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

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

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

E. In the event of an accidental discovery in the course of approved works, any cultural heritage feature discovered should not be damaged or disturbed and the Superintendence is to be immediately informed of such discovery. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2002 (CAP 445). The discovery of cultural heritage features may require the amendment of approved plans.

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

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

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

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

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

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

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

This decision is being published on 25 July 2018.

Marthese Debono
Secretary Planning Commission (Development Permissions)

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 14 of Legal Notice 162 of 2016.

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 13 of the Environment and Planning Review Tribunal Act, 2016.

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 14(1) of Legal Notice 162 of 2016.

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:

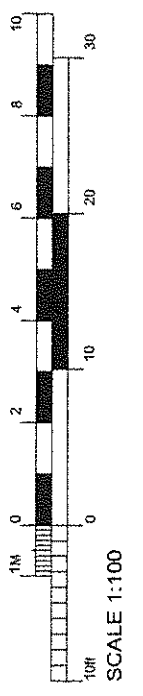
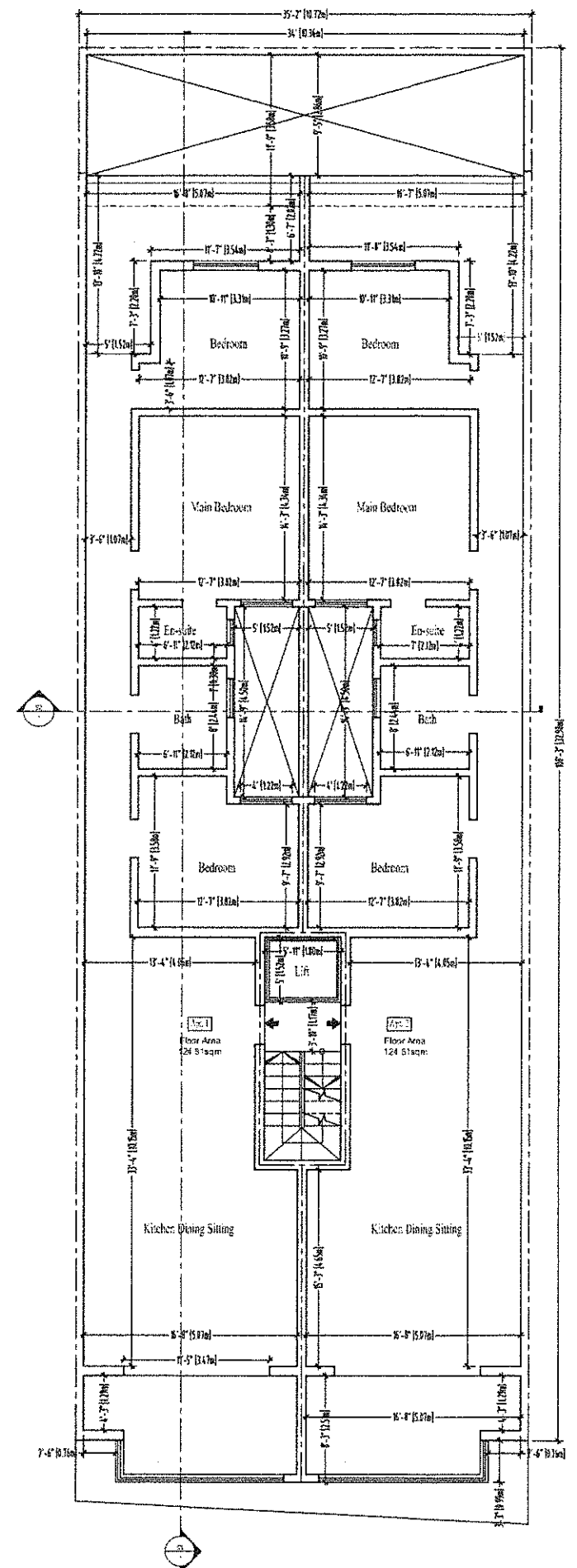
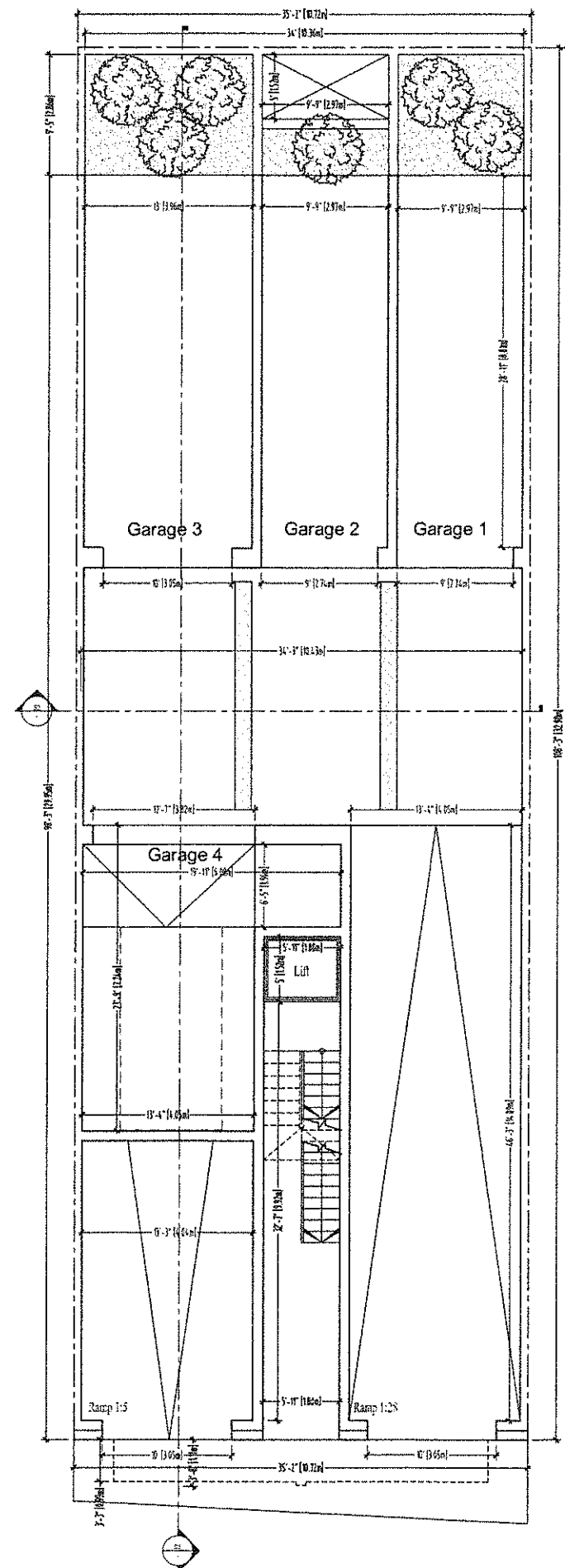
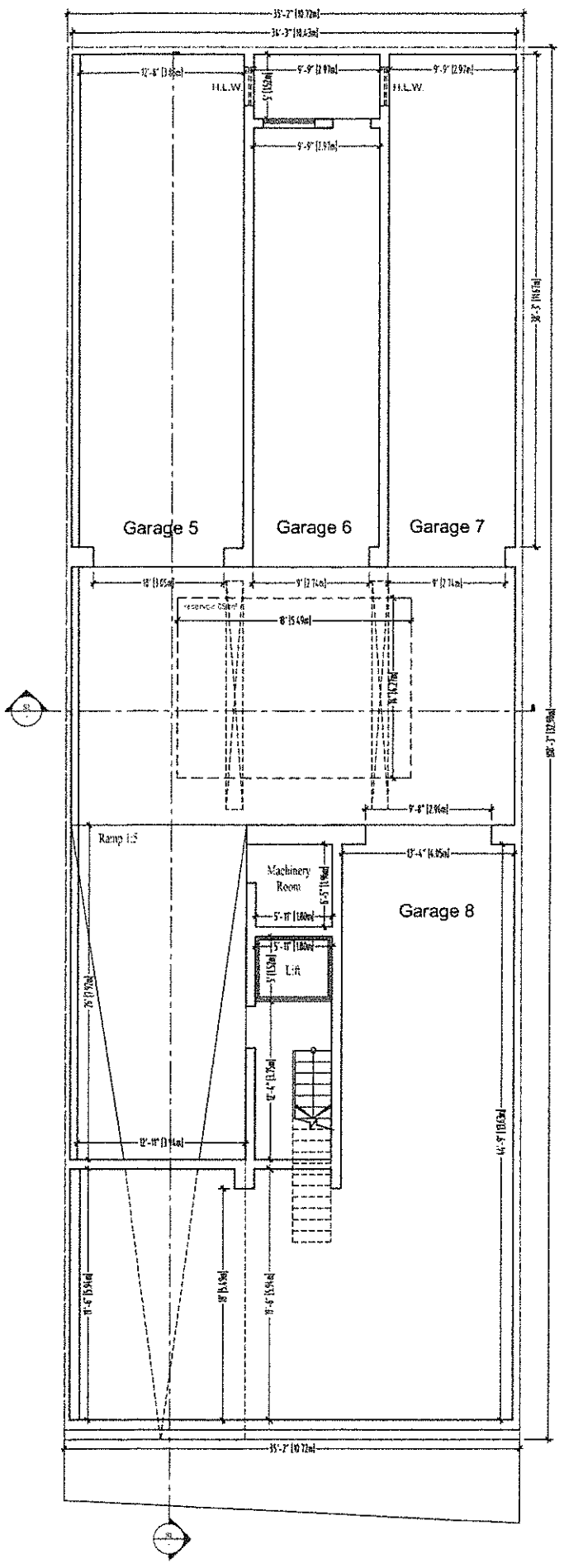
For reconsideration - 3% of the Development Permit Fee paid in respect of the original application, subject to a minimum of €69.88.

For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150 + €50 administrative fee (LN 112 of 2016).

Submission of request for reconsideration or appeal

With regards to requests for reconsideration, Form PA 4/16 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 Article 13 of the Environment and Planning Review Tribunal Act, 2016, 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.



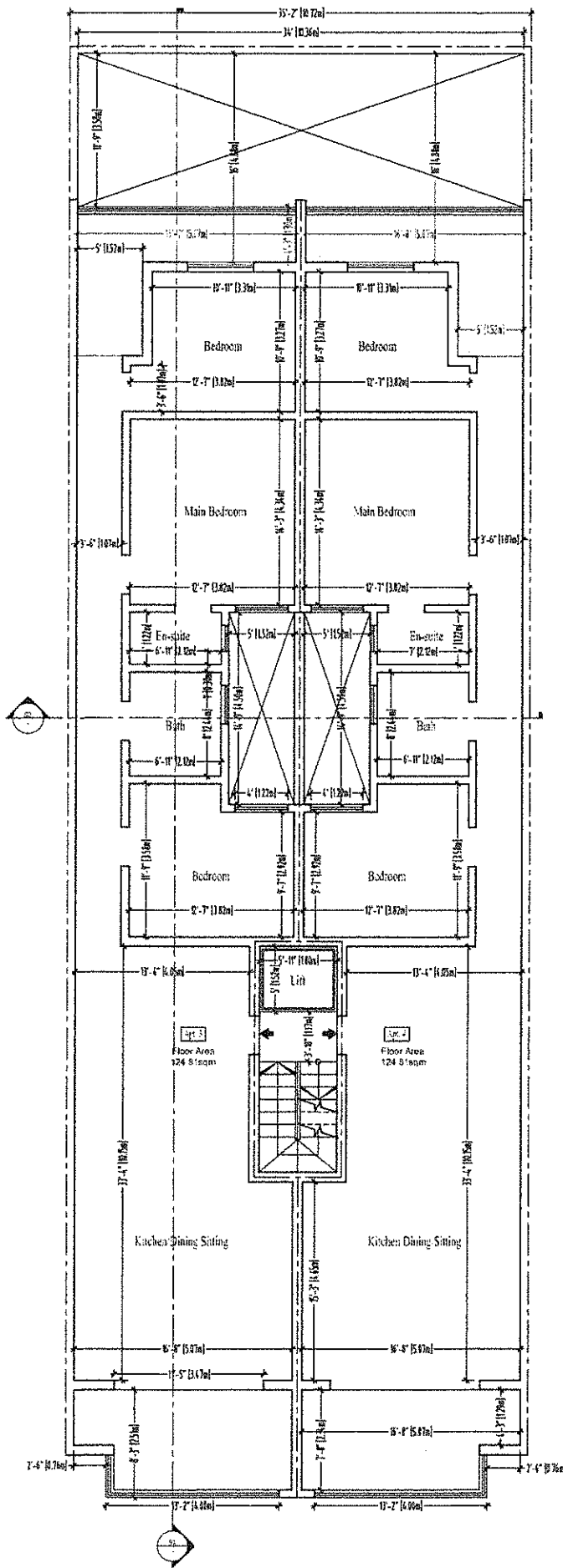
DAVID PSAILA BE&A, A&CE
 ARCHITECT & CIVIL ENGINEER
 D, PEAK, Balzan Valley, Balzan,
 Tel: 21412908 - Fax: 21470870 - Mobile: 0949 5847

Client: MR DAVID PSAILA

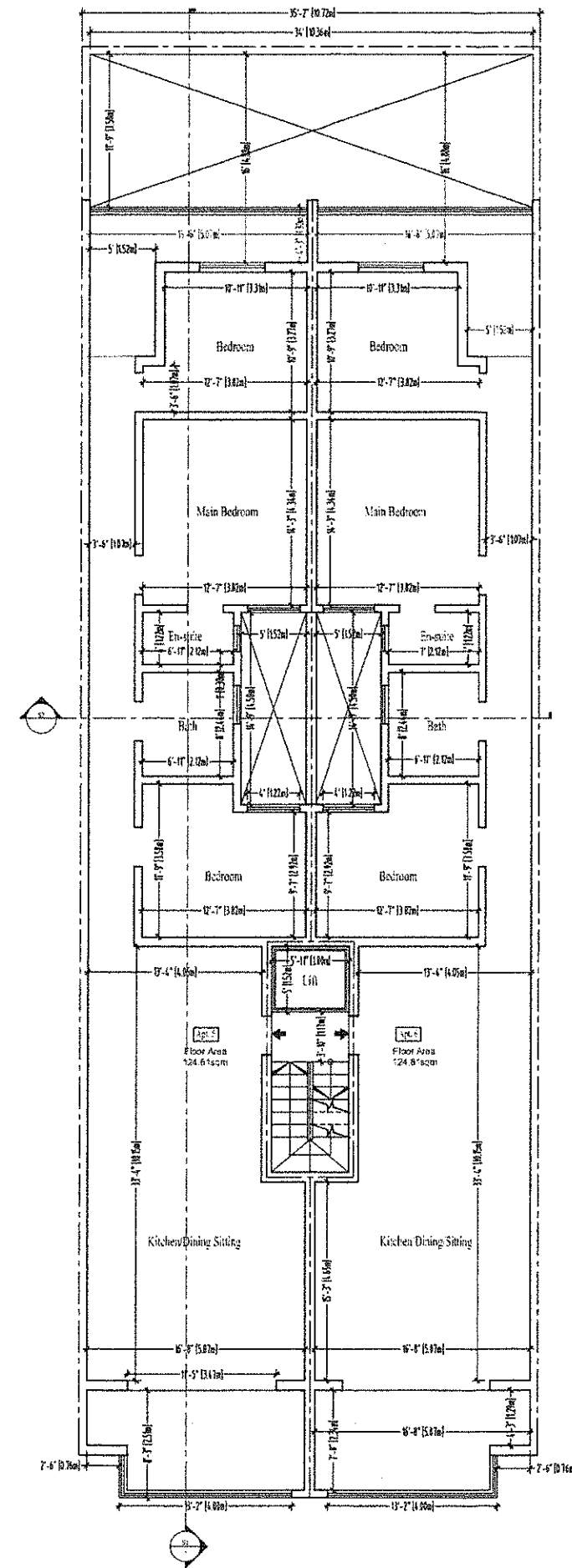
Job: Construction of apartments in Xenoxia

Dwg Title: Basement, Ground & First floor levels

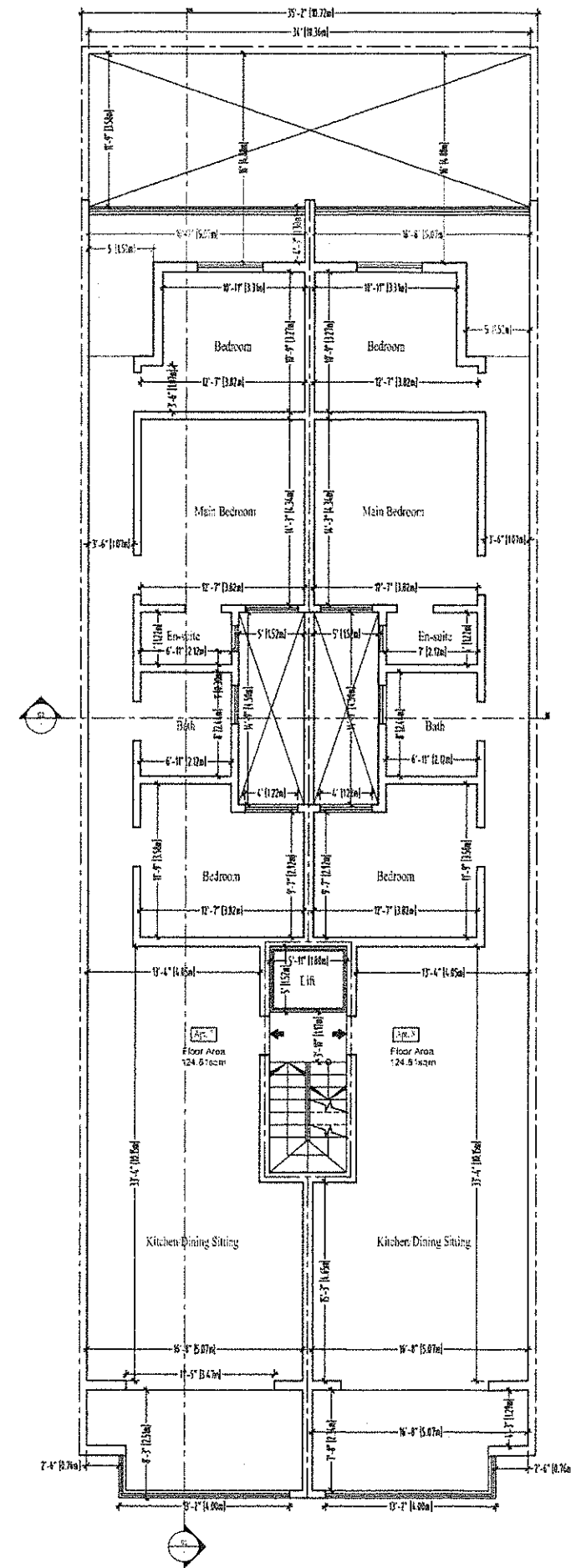
Scale: 1:100 Date: 2018-03-21 Pts No: 113-17 Dwg. No: 01 Rev: 05



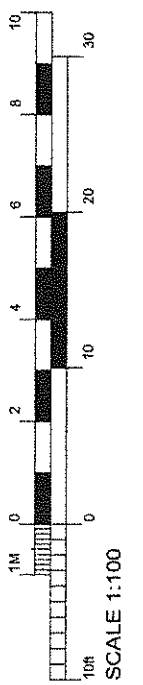
Second Floor Level
 PROPOSED Scale: 1:100



Third Floor Level
 PROPOSED Scale: 1:100



Fourth Floor Level
 PROPOSED Scale: 1:100



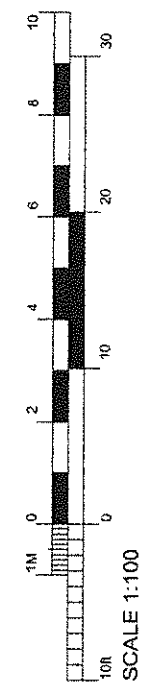
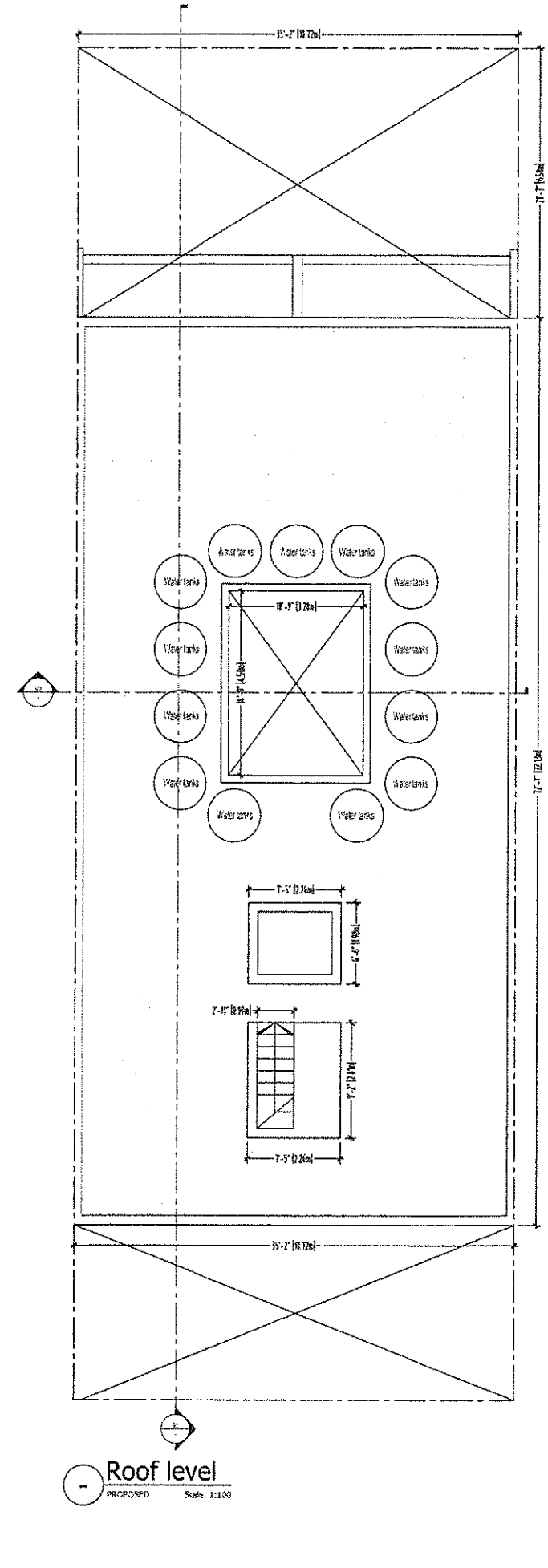
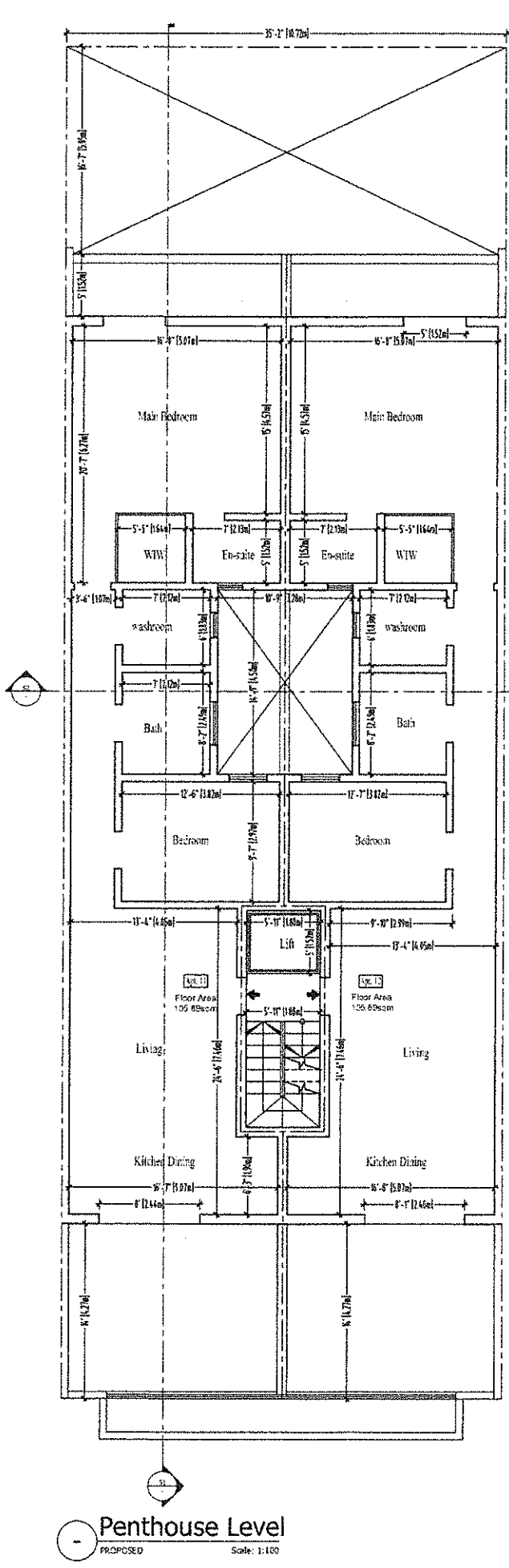
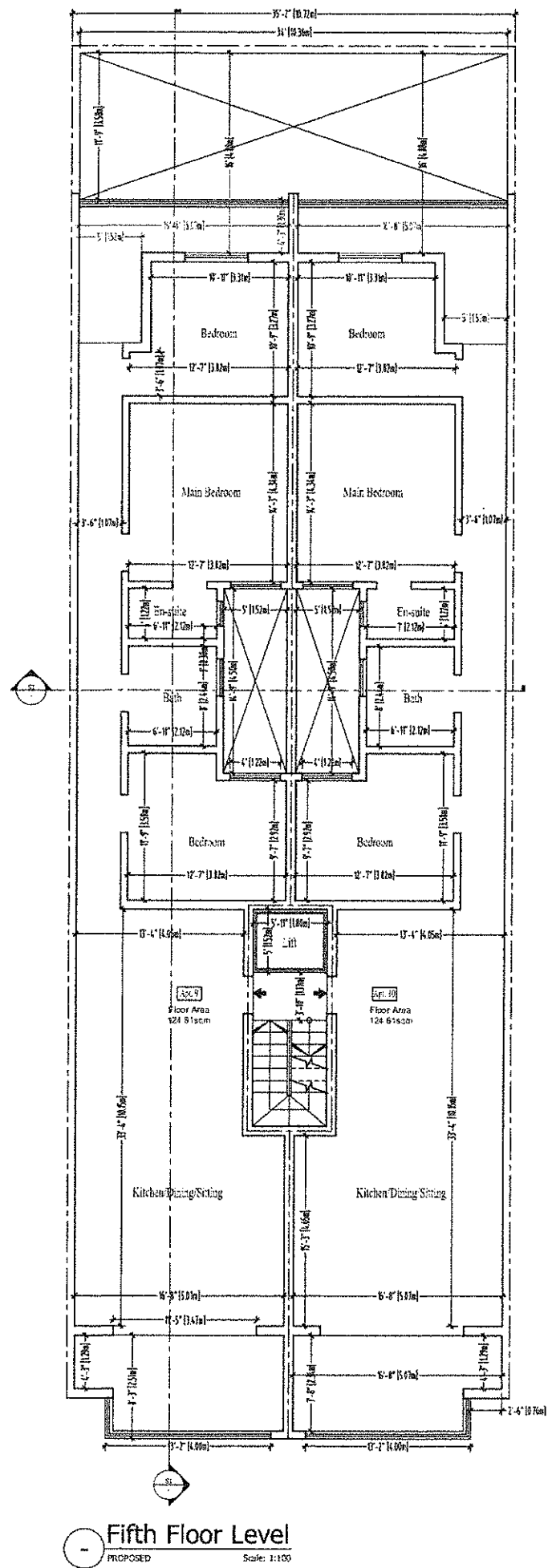
DAVID PSAILA BE&A, A&CE
 ARCHITECT & CIVIL ENGINEER
 D. PEAK, Balzan Valley, Balzan,
 Tel: 21412908 - Fax: 21470870 - Mobile: 9949 5847

Client: MR DAVID PSAILA

Job: Construction of
 apartments in Xerinja

Dwg Title: Second, Third & Fourth
 floor levels

Scale:	Date:	File No.:	Dwg. No.:	Rev.:
1/100	2015-02-22	13-17	02	03



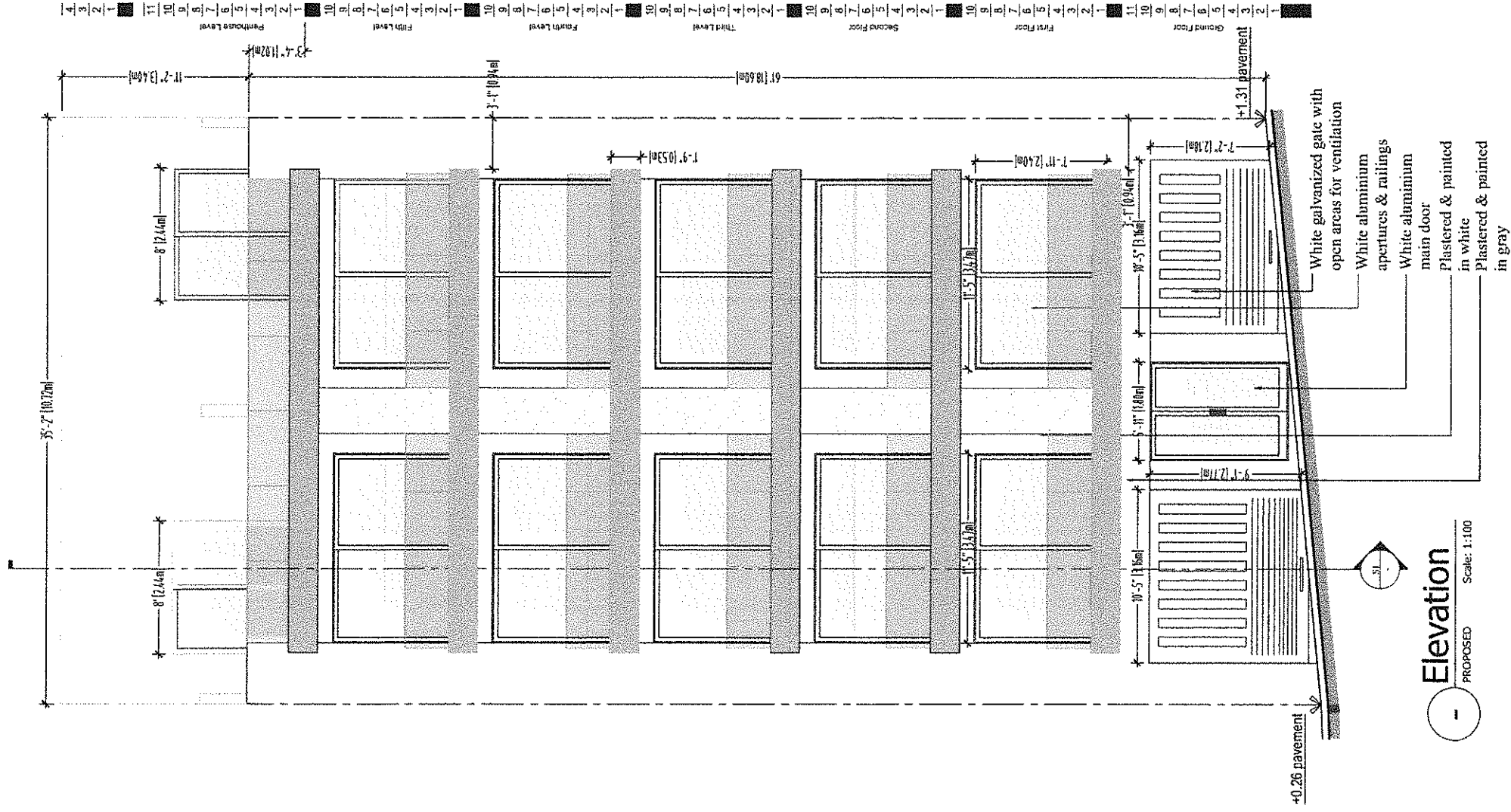
DAVID PSAILA BEBA, A&CE
 ARCHITECT & CIVIL ENGINEER
 D, PEAK, Balzan Valley, Balzan.
 Tel: 21412908 - Fax: 21470370 - Mobile: 9949 5847

Client: MR DAVID PSAILA

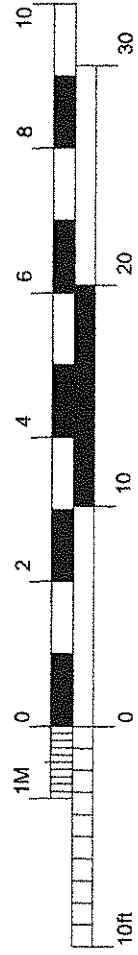
Job: Construction of apartments in Xenija

Draw Title: Fifth floor, Penthouse & Roof levels

Scale: 1/100	Date: 2017-02-22	File No: 113-17	Draw. No: 03	Rev: 03
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Elevation
PROPOSED Scale: 1:100



SCALE 1:100

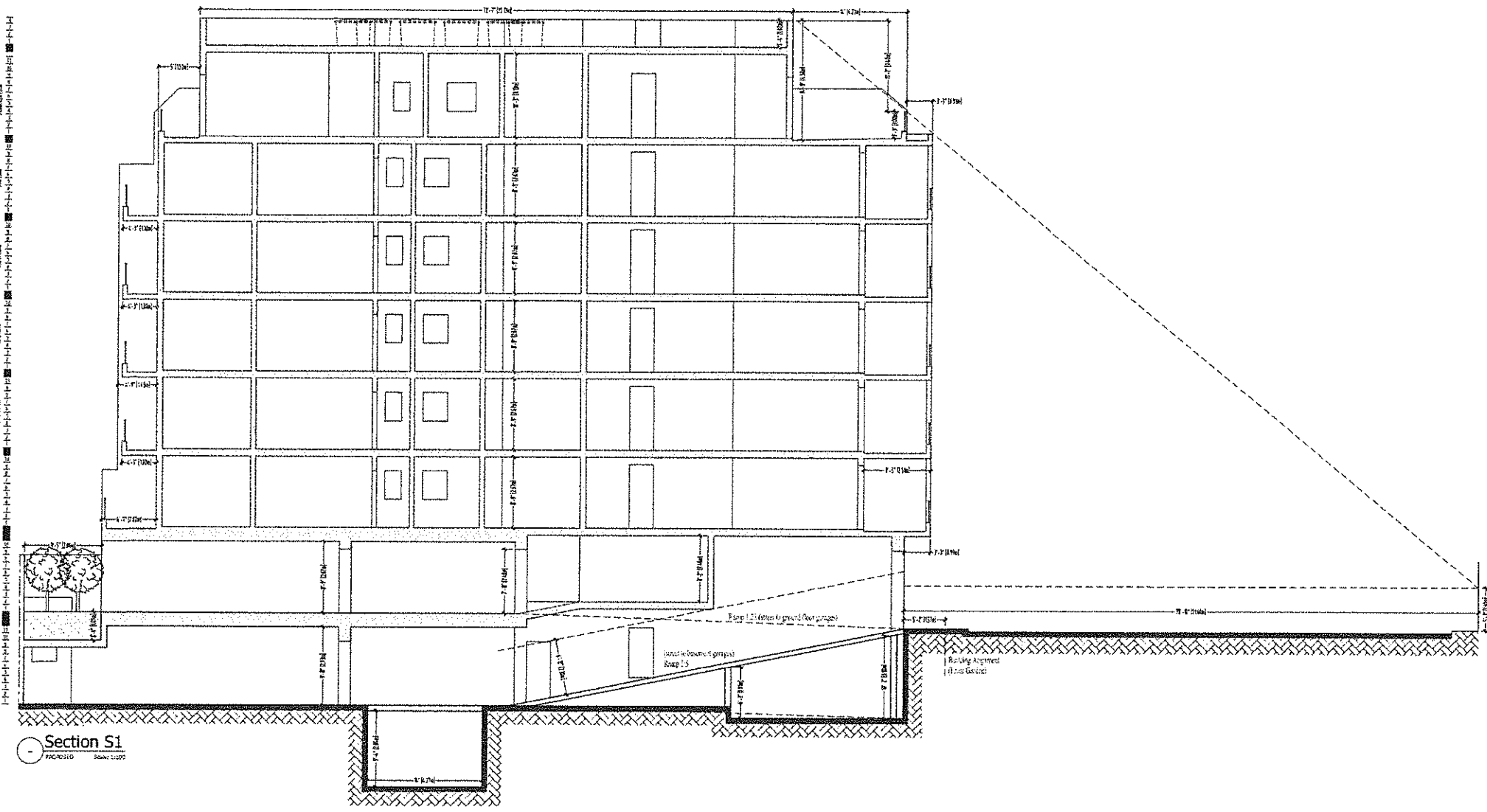
DAVID PSAILA BE&A, A&CE
ARCHITECT & CIVIL ENGINEER
 D.PEAK, Balzan Valley, Balzan,
 Tel: 21412908 - Fax: 21470870 - Mobile: 9949 5847

Client: MR DAVID PSAILA

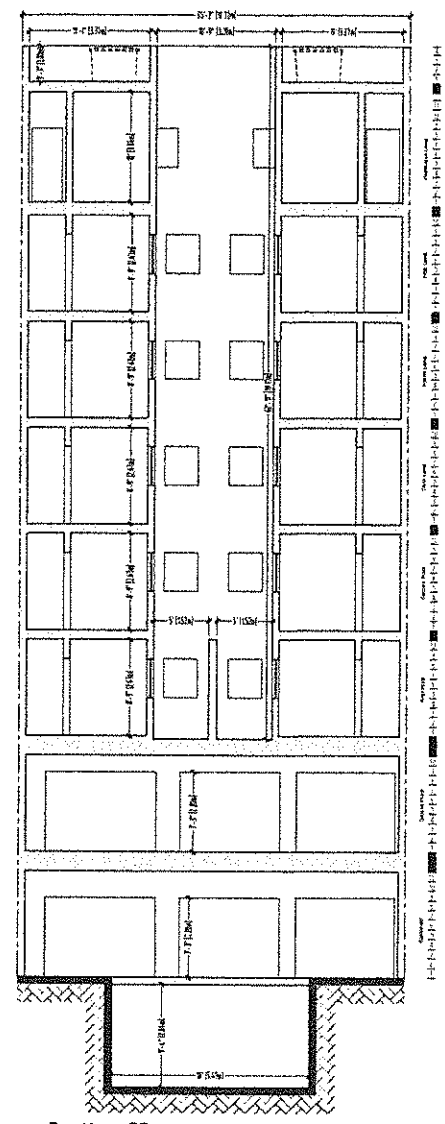
Job: Construction of
apartments in Xemxija

Dwg Title: Elevation

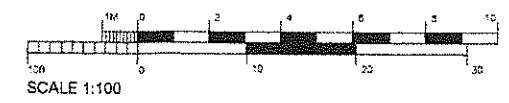
Scale: 1/100	Date: 2017-12-19	File No: 113-17	Dwg. No: Rev. 04
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Section S1
 PAC/0310 Page 1/20

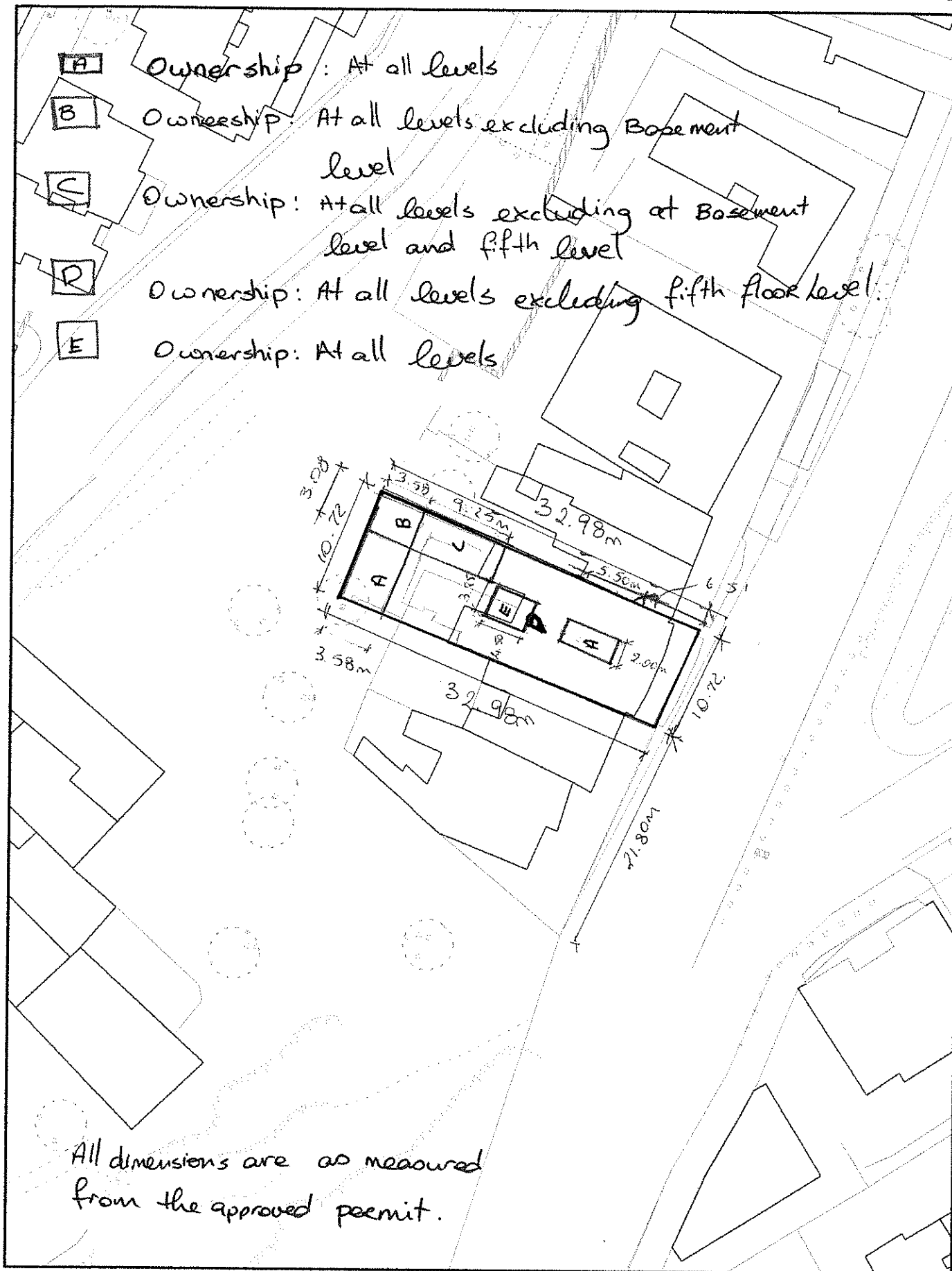


Section S2
 PAC/0310 Page 1/20



DAVID PSAILA RESA, ASCE ARCHITECT & CIVIL ENGINEER	
DURBAN, Durban Valley, Durban, Tel: 21412966 - Fax: 21470870 - Mobile: 082 9547	
Client: MR DAVID PSAILA	
Job: Construction of apartments in Xelisa	
Drawn: Sections S1 & S2	
Scale: 1:100	Date: 2014-02-21
Proj. No: 118-17	Drawn: DP





A Ownership: At all levels

B Ownership: At all levels excluding Basement level

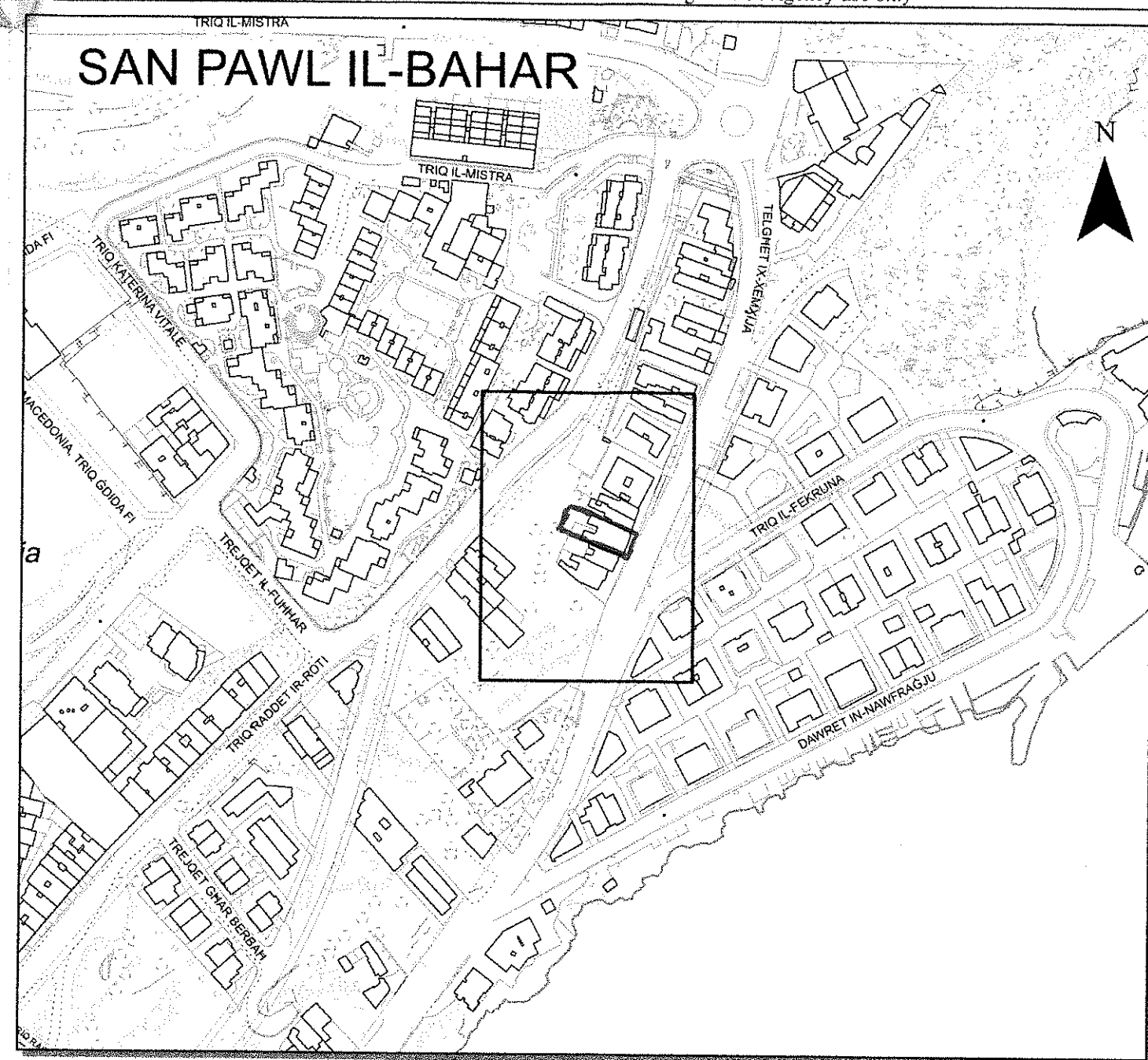
C Ownership: At all levels excluding at Basement level and fifth level

D Ownership: At all levels excluding fifth floor level

E Ownership: At all levels

All dimensions are as measured from the approved permit.

Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-Registrazzjoni tal-Artijiet

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



Land Registration Agency

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

Nru tal-Mappa: 254454 E	Pozizzjoni Ċentrali: x = 44707	Parti min S.S.: 4478	Data: 17/03/2022
Map Number:	Centre Coordinates: y = 78923	Extracted from S.S.:	Date:

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:

Perit **M'Grace Camilleri Bartoio**
 'Olea', Triq Achille Ferris, Zebbu'g
 Mob: 9989 6385
 Tel: 2146 6083

Qies (metri kwadri):

Area (square metres):

Firma ta' l-Applikant:

Applicant's Signature:

- circa 38m²
- circa 11m²
- circa 28m²
- circa 160m²
- circa 15m²

LR 267038

Dritt imhallas
Fee Paid

TAQSIMA III
IT-TMIEN SKEDA

Karatteristiċi Fiżiċi tal-Propjeta' Immobbli

Lokalita'

Indirizz

Qies tal-Binja
kollha trasferita * sq.mt

Immarka fejn applikabbli
(Imla kaxxa waħda f'kull każ minbarra fejn indikat mod ieħor)

Tip ta' Propjeta' Villa Semi-Detached Bungalow Flat/Appartment
 Penthouse Mezzanin Maisonette Farmhouse
 Terraced House Terran

Block of
6 Apartments

Kemm ilha mibnija 0-20 sena Aktar minn 20 sena Qabel it-Tieni Gwerra

Il-Madwar Veduta tal-bahar Veduta tal-kampanja Urbana

Ambjent Żona kwieta Żona Traffikuża Żona ta' divertiment Żona Industrijali

Stat ta' Kostruzzjoni Gebel u saqaf Nofs Lest** Lest***

Kundizzjoni Tajjeb Adekwat Hażin

Facilitajiet *Tista' timmarka aktar minn waħda*
 Bil-Ġnien Bil-Pool Bil-lift Bil-Basement
 Bla Garaxx Garaxx karożza waħda 2 Garaxx żewġ karożzi Garaxx ta' aktar karożzi

Arja Bil-arja tiegħu Mingħajr l-arja Bil-arja ma' terzi

* Jinkludi l-artijiet kollha u għonja imma jinkludi sulari addizzjonali, saqfa u washrooms

** Jinkludi tikħil, elettriku, ilma u madum

*** Jinkludi ** kif ukoll kmamar tal-banju u aperturi

Data: 03/04/2022

Firma tal-Perit:

Numru tal-Warrant: 747

Timbru: PERIT MARY GRACE CAMILLERI
OLEA,
TRIQ ACHILLE FERRIS,
HAZ-Zebbug.

