

FIL-PRIM' AWLA TAL-QORTI CIVILI



Fl-Atti tas-Subbasta

Nru. 43/2021 fl-ismijiet:

**Chester Holdings Limited  
(C74645)**

vs

**Alexander Mercieca (K.I.  
85363M).**

**RELAZZJONI TAL-PERIT AIC JOHN DEMICOLI**

Li permezz tagħha bil-prezenti qiegħed igib a formal konjizzjoni ta' din l-Onorabbi Qorti s-segwenti:

1. B'ordni tal-Prim' Awla tal-Qorti Civili, il-Perit hawn taht iffirmat, gie mahtur bhala espert tal-Qorti fl-Atti tal-Mandat ta' Qbid ta' Hwejjeg Immobblī hawn taht imsemmija, sabiex jagħmel deskrizzjoni u evalwazzjoni tas-segwenti proprieta', u cioe':
  - i. *Il-mezzanin bin-numru uffiċjali erbgha u għoxrin (24) u denominat bhala 'Mary House' u ġia qabel bl-isem 'Rita', fi Triq Sant' Elija, B'Kara;*
  - ii. *Il-mezzanin bin-numru uffiċjali tnejn u sebghin (72), ġja numru għoxrin ittra a (20a), Triq Clarence, Pieta;*
  - iii. *Terz indiżiż (1/3) mill-fond bin-numru erbgha (4), Anil, Triq il-Hawt, Swieqi.*
2. Kemm ir-rikorrent kif ukoll l'intimati gew infurmati bl-access li kellu jsehh fil-fond rispettiv nhar it-Tlieta 7 ta' Dicembru 2021 fl- 12:00hrs. (**Kopja annessa – Dok 01**)
3. Dakinhar tal-access attenda biss is-Sur Kenneth Deguara għas-socjeta' rikorrent.
4. Wara komunikazzjonijiet li saru permezz ta' imejls ma' l-avukati tal-partijiet giet stabilita data ohra – 16 ta' Dicembru 2021 – 11:00hrs. Dakinhar ingħata access ghall-tnejn mit-tlett fondijiet msemmija u cieo':
  - a. Pieta – Triq Clarence
  - b. B'Kara – Triq Sant' Elija

A handwritten signature consisting of a stylized letter 'D' enclosed in a circle, followed by a cursive line.

5. L-access inghata mis-Sur Gordon Agius ghall-intimat li ddikjara xi punti li ttiehdu in konsiderazzjoni f'din l-evalwazzjoni hekk kif setghu jigu wkoll vverifikati mid-dokumenti mhemuza mal-inkarigu. Dawn il-punti kienu:

- a. **Pieta** – li l-intimat għandu l-arja mill-l-ewwel sular il fuq u l-entratura mit-triq. Din izda hija suggetta għat twaqcieh tal-mezzanin li hemm fl-ewwel sular bhalissa u li l-istess fond jerga jinbena bi tqassim differenti bhala appartament numru wieħed fil-kumpless li għad irid jinbena.
- b. **B'Kara** – is-Sur Agius sahaq li l-arja inxtrat permezz ta' kuntratti differenti. Il-partijiet, ghalkemm mitluba ma pprovdewx aktar informazzjoni f'dan irrigward, għal dan il-ghan is-sottoskrift hadem din l-evalwazzjoni a bazi tal-qisien migbura fuq il-post u li qabel mal-pjanti tal-mezzanin li kien hemm fl-ewwel sular (existing) hekk kif inkluzi fil-permess PA6128/19.
- c. **Swieqi** – is-sur Agius qaf li hu ma kienx infurmat li kellu jagħti access għal dan il-fond. B'dan gew infurmati l-avukati tal-partijiet u l-avukat tal-intimati rega intalab jikkonferma data ghall-access iehor. Dan izda qatt ma ikkonferma.

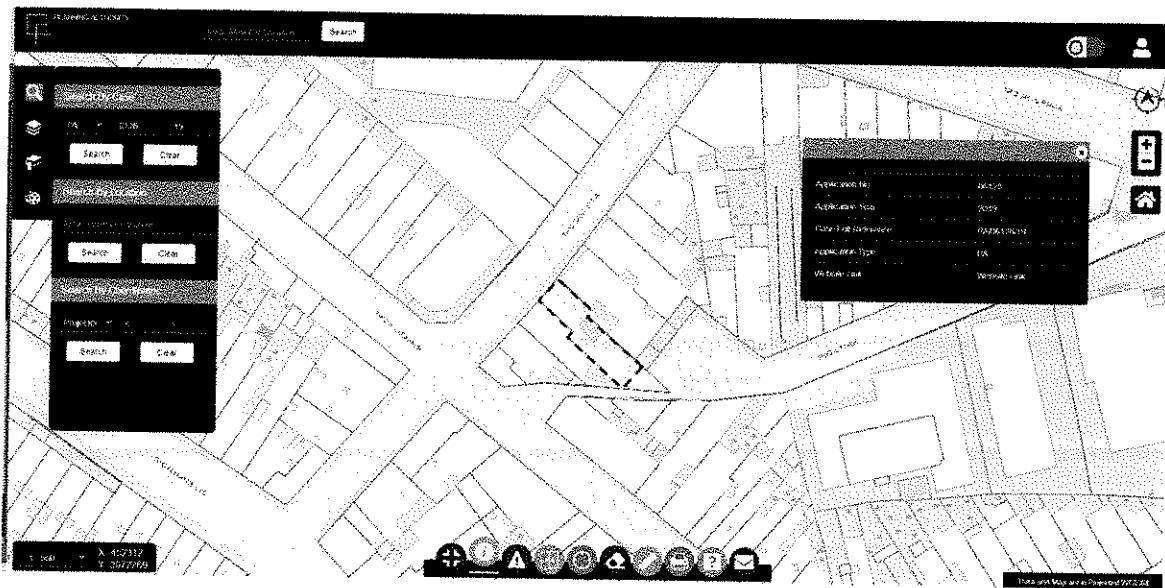
Nesponi bir-rispett illi:

**1. IL-MEZZANIN BIN-NUMRU UFFIċJALI ERBGHA U GHOKXRIN (24) U DENOMINAT BHALA 'MARY HOUSE' U ġIA QABEL BL-ISEM 'RITA', FI TRIQ SANT' ELIJA, B'KARA;**

**VICINANZI**

- i. Dan il-fond jinsab f'zona residenzjali f' B'Kara li hija accessibili kemm bir-rigel kif ukoll bil-vetturi u t-toroq huma wkoll accessibili u ffurmati bl-asfalt.
- ii. Iz-zona hija ntenzjonata għal-izvilupp residenzjali CG07 fuq massimu ta' tlett sulari mingħajr 'semi-basement' hekk kif stipulat fil- "Central Malta Local Plan" u l-artikoli applikabli. **Ara Dok 02 u 03.**
- iii. Is-sit qiegħed il-barra mill-'Urban Conservation Area' hekk kif indikat hawn taht.





#### PERMESSI TA' L-IZVILUPP U ASPETTI LEGALI

- Wara ricerka li saret fuq is-sit elettroniku tal-Awtorita' tal-Ippjanar (PA) instab permess tal-bini attiv fuq dan is-sit – PA6128/19 – **Ara Dok 04.**
- Skond dan il-permess il-mezzanin li kien ezistenti kelli jitwaqqa u minfloku jinbnew tlett appartamenti, wiehed kull sular u appartament irtirat (setback floor) fir-raba' sular (4th floor). – Dawn huma mmarkati bl-ahmar u l-isfar (komun) fuq il-pjanti approvati.
- Il-propjetajiet approvati jinkludu:



Dok	Sular	Appartament Inzluz estern	Parti Terrazzin Fuq terzi	Total Eskluz Komun	Komun	Total Inkluz Komun
PA6128-19_doc56b	ewwel	132.5m <sup>2</sup>	5.4m <sup>2</sup>	137.9m <sup>2</sup>	9.5m <sup>2</sup>	147.4m <sup>2</sup>
PA6128-19_doc56b	tieni	128.5m <sup>2</sup>	5.4m <sup>2</sup>	133.9m <sup>2</sup>	9.5m <sup>2</sup>	143.4m <sup>2</sup>
PA6128-19_doc56b	tielet	128.5m <sup>2</sup>	5.4m <sup>2</sup>	133.9m <sup>2</sup>	9.5m <sup>2</sup>	143.4m <sup>2</sup>
PA6128-19_doc56b	raba	124.5m <sup>2</sup>	5.4m <sup>2</sup>	129.9m <sup>2</sup>	9.5m <sup>2</sup>	139.4m <sup>2</sup>

#### Noti:

- Il-valur tal-propjeta qed jinhadem fuq dawn il-qisien u qed jinkludi l-qisien kollha tal-appartamenti approvati ghaliex huwa meqjuz li huma parti mill-izvilupp fl-intier tieghu la darba gew approvati.

## 2. L-arja superficjali tax-xaftijiet mhux inluzi fil-komputazzjonijiet tal-valur

- d) Din l-istima se tkun ibbazata fuq il-qisien indikati u estratti mill-permess citat li huwa l-ahhar permess approvat.

Waqt l-access ma gew pprezentati l'ebda dokumenti tal-akkwist ohra lanqas ma gew dikjarati pizijiet, kirjiet u jeddijiet ohra jew xi forma ta' titlu favur terzi.

In oltre il-fond huwa ezenti mill-hlas ta' cens annwu u perpetwu hekk kif indikat fid-dokumenti li gew mghoddija lilna ma dan l-inkarigu.

### DESKRIZZJONI TAL-FOND

- Il-propjeta' għadha mhijiex zviluppata izda bini li kien hemm gie mwaqqa' u l-faccata kienet mizmura – Ara **Ritratti Dok 05**. Għaldaqstant il-propjeta bhallissa tinsab lesta sabiex tibda l-kostruzzjoni.
- L-appartamenti se jkollhom access minn komun u lift li jibda mill-ewwel sular u cioe mhux mill-pjan terren.
- L-appartamenti inkluzi fil-permess huma bi tlett ikmamar tas-sodda skond it-tqassim kif jidher fil-pjanti relatati mhemuza bhala kopja tal-permess tal-bini.

### KUNDIZZJONI

- Mhux applikabbli peress li mhemmx strutturi mibnija f'dan il-mument.

### METODU TA' VALUTAZZJONI

Wara li kkunsidrajt ic-cirkostanzi, il-valur tal-propjeta kien ikalkulat a bazi tal- metodu tal-valutazzjoni residwa u cioe' gie stabbilit il-prezz finali li jistgħu jinbiehu dawn l-appartamenti la darba jinbnew u wara li jitnaqqsu l-ispejjes meqjusa necessarji sabiex tinxtara l-arja rispettiva u sabiex jinbnew u jigu kompluti dawn l-appartamenti sa' livell baziku inkluż il-parti relativa tal-komun u profitti relatati. Dan wassal sabiex stajt nohrog il-valur tal-arja rispettiva hekk kif indikat aktar il-quddiem.

F'dan il-kaz ma gewx inkluż spejjes ta' demolizzjoni ghaliex hekk kif indikat din diga twettqet.



Nixtieq nindika wkoll, li la darba hemm permess tal-izvilupp mahrug minn Perit li dahal ghal progett skond r-responsabilitajiet li johorgu mill-Kodici Civili, qiegħed ikun mifhum li l-istrutturi ezistenti gew studjati u gie kkonfermat li jistgħu l-piz addizzjonali tal-izvilupp propost.

#### **PJANTA TAR-REGISTRU TAL-ARTIJIET**

Din il-pjanta giet mixtrija w imhejjija u tinsab annessa ma' din il-valutazzjoni. Wieħed irrid jirrimka li din il-pjanta qed tindika l-qisien tas-sit li jezisti u ciee ma tinkludix il-parti tat-terrazzini li eventwalment se jisporgu fuq il-bitha sottostanti tat-terzi.

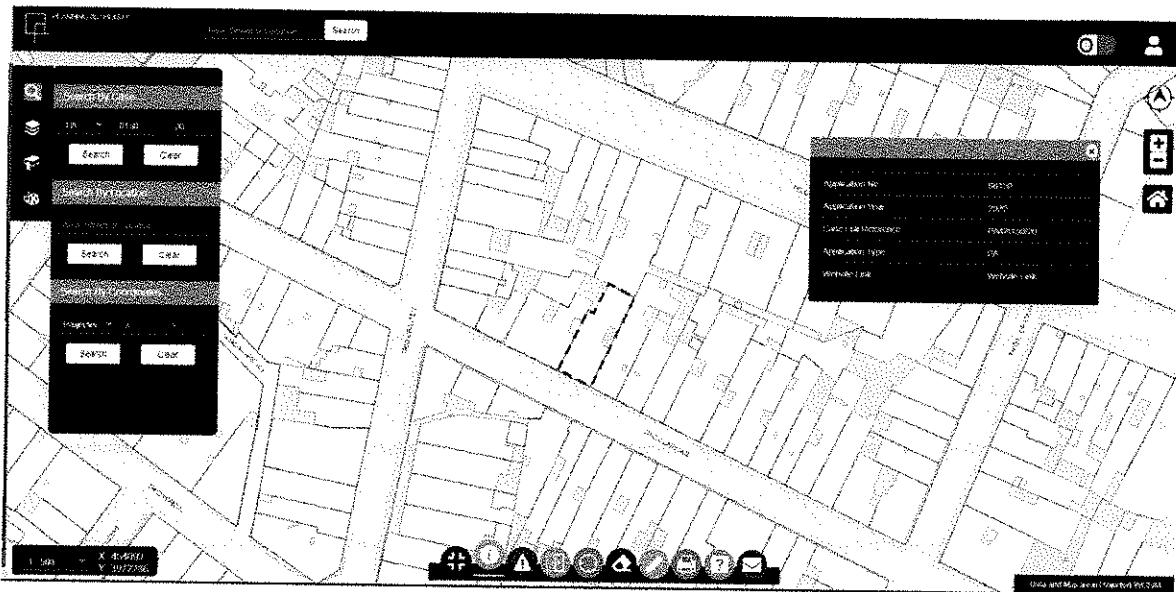
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**2. IL-MEZZANIN BIN-NUMRU UFFIċJALI TNEJN U SEBĠGIN (72), ĜJA NUMRU GHOXRIN ITTRA A (20A), TRIQ CLARENCE, PIETA;**

#### **VICINANZI**

- i. Dan il-fond jinsab f'zona residenzjali f' tal-Pieta' li hija accessibili kemm bir-rigel kif ukoll bil-vetturi u t-toroq huma wkoll accessibili u ffurmati bl-asfalt.
- ii. Iz-zona hija ntenzjonata għal-izvilupp residenzjali NHHO 01 fuq massimu ta' erba' sulari u 'semi-basement' hekk kif stipulat fil- "North Harbour Local Plan" u l-artikoli applikabli. **Ara Dok 06 u 07.**
- iii. Is-sit qiegħed il-barra mill-'Urban Conservation Area' hekk kif indikat hawn taht.





#### **PERMESSI TA' L-IZVILUPP U ASPETTI LEGALI**

- a) Wara ricerka li saret fuq is-sit elettroniku tal-Awtorita' tal-Ippjanar (PA) instab permess tal-bini attiv ('Non Executable') fuq dan is-sit – PA8150/20 – **Ara Dok 08**.
- b) It-terminu “non-executable” ikun applikat sakemm l-applikant jindirizza xi kundizzjonijiet imposta wara d-deciszjoni tal-PA ('post decision') u f'dan il-kaz jidher li kienu:
  - b.1. Garanzija bankarja ta' €1267.25 – biex tassigura li ma ssirx hsara fuq il-bankina; u
  - b.2. €11,000 bhala kontribuzzjoni ghal nuqqas ta' parkegg. Dan għandu jkun rifless anke fil-valur tal-propjeta' ga la darba min jixtri din il-propjeta irid ihallas dik il-kuntribuzzjoni qabel johrog il-permess esekuttibli u allura jkun jista jibda x-xogħol.
- c) Skond dana l-permess il-mezzanin li hu ezistenti irid jitwaqqa u minfloku jinbnew erba' appartamenti, wieħed kull sular u appartament irtirat (setback floor) fil-hames sular (5th floor). – Dawn huma mmarkati bl-ahmar u l-isfar (komun) fuq il-pjanti approvati

d) Il-propjetajiet approvati jinkludu:

Dok	Sular	Appartament Inzluz estern	Komun	Total Inkluz Komun
PA8150-20_doc50a	ewwel	122.0m <sup>2</sup>	12m <sup>2</sup>	134.0m <sup>2</sup>
PA8150-20_doc47b	tieni	109.6m <sup>2</sup>	12m <sup>2</sup>	121.6m <sup>2</sup>
PA8150-20_doc53a	tielet	109.6m <sup>2</sup>	12m <sup>2</sup>	121.6m <sup>2</sup>
PA8150-20_doc53a	raba	104.0m <sup>2</sup>	12m <sup>2</sup>	116m <sup>2</sup>
PA8150-20_doc53b	hames	97.3m <sup>2</sup>	8.2m <sup>2</sup>	105.5m <sup>2</sup>

**Noti:**

1. Il-valur tal-propjeta qed jinhadem fuq dawn il-qisien u qed jinkludi l-qisien kollha tal-appartamenti approvati.
2. L-arja superficjali tax-xaftijiet mhux inluzi fil-komputazzjonijiet tal-valur.

e) Din l-istima se tkun ibbazata fuq il-qisien indikati u estratti milli-permess citat li huwa l-ahhar permess approvat.

Waqt l-access ma gew pprezentati l'ebda dokumenti tal-akkwist ohra lanqas ma gew dikjarati pizijiet, kirjet u jeddijiet ohra ghajr li ngbidet l-attenzjoni li l-intimat filwaqt li għandu drtitt jizviluppa il-fond ezistenti fl-ewwel sular u l-arja sovrastanti, huwa ma jipposjedix l-arja fl-ewwel sular u ciee fejn fil-futur ser ikun hemm l-appartament numru wiehed – **Ara Dokument D09**.

In oltre il-fond huwa soggett ghac-cens annwu u perpetwu ta' €6.98 – **Ara Dokument D09**.

Tieqa ezistenti li tidher ukoll fil-pjanti approvati giet imbarra min naħha tat-terzi hekk kif jidher fir-Ritratti 9, 10, 17 u 18 – Dok 10.



## **DESKRIZZJONI TAL-FOND**

- a) Il-propjeta' għadha mhijiex zviluppata u l-mezzanin ezistenti għadu ma ntmessx.  
– Ara **Ritratti Dok 10.**
- b) L-appartamenti se jkollhom access minn komun u lift li jibda mill-ewwel sular u cioe mhux mill-pjan terren.
- c) L-appartamenti inkluzi fil-permess huma b' zewg kmamar tas-sodda skond it-tqassim hekk kif jidher fil-pjanti relatati mhemuza bhala kopja tal-permess tal-bini. L-appartament li jinsab fil-pjan l-irtirat għandu kamra tas-sodda wahda u studju adjacenti.

## **KUNDIZZJONI**

- a) Il-mezzanin ezistenti jinstab fi stat dilapidat.

## **METODU TA' VALUTAZZJONI**

Wara li kkunsidrajt ic-cirkostanzi, il-valur tal-propjeta kien ikkalkulat a bazi tal- metodu tal-valutazzjoni residwa u cioe' gie stabbilit il-prezz finali li jistghu jinbiehu dawn l- appartamenti la darba jinbnew u wara li jitnaqqsu l-ispejjes meqjusa necessarji sabiex tinxtara l-arja rispettiva u sabiex jinbnew u jigu kompluti dawn l-appartamenti sa' livell baziku inkluz il-parti relativa tal-komun u profitti relatati. Dan wassal sabiex stajt nohrog il-valur tal-arja rispettiva hekk kif indikat aktar il-quddiem.

F'dan il-kaz izda apparti li gew inkluzi spejjes ta' demolizzjoni tal-fond ezistenti, giet ukoll inkluza l-ispiza tal-bini (mhux tal-finishes peress li l-finshes tal-fond ezistenti huma f'kundizzjoni hazina u antiki hafna) tal-appartament Nru 1 (first floor), izda mbagħad dan stess ma' giex inkluz bħali parti mill-bejh tal-istess blokka peress li kif kien spjegat dan l-appartament irid jigi zviluppat favur terzi mill-intimat jew l- izviluppatur eventwali tal-blokka.

Nixtieq nindika wkoll, li la darba hemm permess tal-izvilupp mahrug minn Perit li dahal għal progett skond r-responsabilitajiet li johorgu mill-Kodici Civili, qiegħed ikun mifhum li l-istrutturi ezistenti gew studjati u gie kkonfermat li jistghu l-piz addizzjonali tal- izvilupp propost.

**PJANTA TAR-REGISTRU TAL-ARTIJIET**



Din il-pjanta giet mixtrija u wara imhejjija u tinsab annessa ma' din il-valutazzjoni. Wiehed irrid jirrimarka li din il-pjanta qed tindika l-arja mill-ewwel sular il-fuq u l-access mit-triq izda wiehed irid jikkonsidra l-piz spjegat skond Dok 09.

It-tieqa fuq bitha ta' terzi li giet imbarra mhix inkluza f'din il-pjanta.

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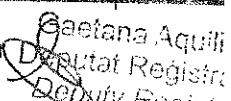
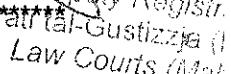
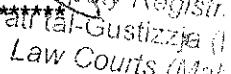
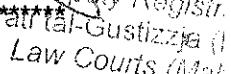
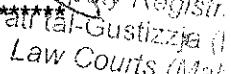
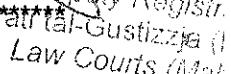
### 3. TERZ INDIVIŽ (1/3) MILL-FOND BIN-NUMRU ERBGHA (4), ANIL, TRIQ IL-HAWT, SWIEQI;

**NOTA:**

Dan il-fond ma giex spezzjonat peress li ma inghatax access.

QRATI TAL-ĠUSTIZZA - MALTA  
IFFIRMATA U MARLUFA QUDDIEMI

ILLUM 15 ta' Marzu 2023

Deputat Registratur   
Gaetana Aquilina   
Deputat Registratur   
Deputy Registrar   
Qrati tal-Ġustizzja (Malta)   
Law Courts (Malta) 

### 4. VALUR FUQ IS-SUQ TAL-PROPJETAJIET DESKRITTI AKTAR IL-FUQ:

Wara li kkonsidrajt l-aspetti kollha li gew relatati hawn fuq, l-opinjoni tieghi hija li l-valor ta' din il-propjeta fuq is-suq huwa ta' madwar:

- Mezzanine 24, Triq Sant' Elija, B'Kara - €320,000 (Tlett mijha u Ghoxrin Elf Ewro).
- Mezzanine 72, Triq Clarence, Pieta (eskluz l-arja tal-ewwel sular u soggetta għal-izvilupp ta' appartament Nru 1 sa stat shell) - €200,000 (Mitejn elf Ewro).
- Terz indiż (1/3) mill-fond 4, Anil, Triq il-Hawt, Swieqi – Ma inghatax access għall-ispezzjoni.

Tant għandu l-esponent jissottometi a-savju gudizzu ta' din l-Onorabbi Qorti u għal l-istruzzjonijiet ulterjuri peress li ma setghatx issir il-valutazzjoni tat-tielet fond.



Perit John Demicoli  
BE&A (Hons), MSc (Road Eng.), A&CE

Annessi:

Dok 01 sa Dok 10 - 50 Faccata A4 u A3

2 Pjanti tar-Registru tal-Artijiet – Pieta u BKara

Ricevuti tal-Posta u tar-Registru tal-Artijiet

QRATI TAL-ĠUSTIZZA - MALTA  
IFFIRMATA U MARLUFA QUDDIEMI

ILLUM 14 ta' Julju 2022

Deputat Registratur



**Illum:** it-Tlieta 30 ta' Novembru 2021

**Lill:** Alexander Mercieca (K.I. 85363M)

**Indirizz:** 4, Anil,

Triq il-Hawt,

Swieqi.

Intom mgharrafa li b'ordni tal-Prim' Awla tal-Qorti Civili, il-Perit hawn taht iffirmat, gie mahtur bhala espert tal-Qorti fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobblji hawn taht imsemmija, fl-ismijiet: **Chester Holdings Limited (C74645) vs Alexander Mercieca (K.I. 85363M)**, sabiex jagħmel deskrizzjoni u evalwazzjoni tas-segwenti proprjeta' immobiljari skond l'Atti tas-Subbasta bin-numru **43/2021**, u cioe':

**Fond:**

- 24, Rita, Triq Sant Elija, Sta Venera;
- 72, Triq Clarence, Msida; u
- 4, Anil, Triq il- Hawt, Swieqi.

Għal dan il-ghan intkom mitluba tkunu prezenti u tagħtu access għal gol-fond sabiex issir spezzjoni f'din il-proprjeta' immobiljari hekk kif stipulat hawn taht:

**Data:** it-Tlieta 7 ta' Dicembru 2021

**Hin:** F' nofsinhar (12:00hrs),

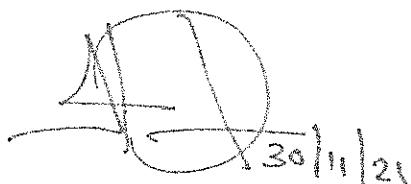
**Post:** 72, Triq Clarence, Msida.

**Spezzjoni:** Wara issir spezzjoni tal-propjeta' immobblji msemmija hawn fuq.

A handwritten signature enclosed in a circle, appearing to read 'A. M. M. M.'.

**Intkom mitluba sabiex tkunu puntwali, tagħtu access għal go dawn il-propjeta' immob bli u li tippordu lill-Perit b'kopja tad-dokumenti msemmija hawn taht:**

- **Kopja ta' l-ahhar permessi tal-bini, pjanti approvati mill-Awtorita' ikkonzernata,**
- **Kopja tal-att tal-akkwist; u**
- **Kopja ta' xi kuntratti ohra ta' kiri jew okkupazzjoni minn-terzi jekk hu il-kaz.**



A handwritten signature in black ink, appearing to read 'John Demicoli'. Below the signature, the date '30/11/21' is written in a smaller, stylized font.

Perit John Demicoli

**BE&A (Hons), MSc (Road Eng.), A&CE**

Tqassim: **intimati – Alexander Mercieca (K.I. 85363M)**

**Atturi – Chester Holdings Limited (C74645) u rappresentanti legali tagħhom**

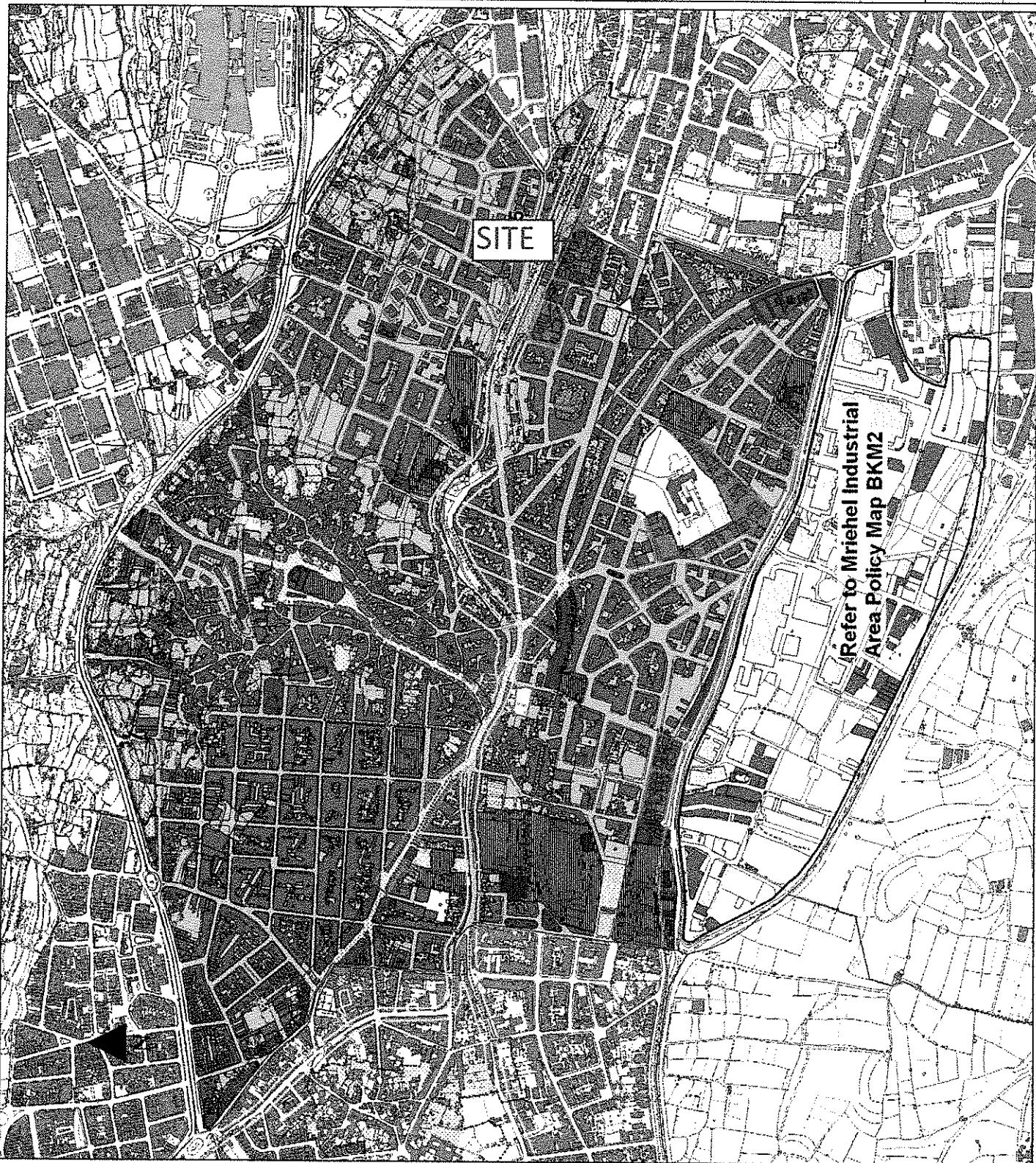
## CENTRAL MALTA LOCAL PLAN



L-Avtoġġida ta' Malo Dwejri - Aġġieġġu u I-ġiegħi  
Malta Environment & Planning Authority

## Key

- Local Council Boundary
- - - - Limit to Development (TPS)
- Urban Conservation Area CG09
- Residential Areas CG07
- Residential Priority Area CG08
- Old People's Home BK02
- Green Areas CG18
- Valley Watercourse \*
- no development area CG30
- Boundary marking approximate limit of zone which is prone to flood risk CG30
- Wignacourt Aqueduct
- Primary Town Centre CG12
- Local Centres CG13
- Civic Centre BK01
- Commercial Area CG14, BK05
- Commercial Area below upper street level, and residential priority area above upper street level CG14
- Rezoning to Primary Town Centre uses BK03
- Sports CG18
- Mrieħel Industrial Area BK04
- CPPS Car Parks BK06
- Car Parks
- Villa Area identified for possible rezoning to Residential Area subject to Policy CG08
- Town Centre uses at ground floor only and residential units above
- Open Space Enclaves CG09



## CENTRAL MALTA LOCAL PLAN



L-Avtorita ta' Natura & Ambjent u Planifikazzjoni  
Malta Environment & Planning Authority

## Key:

Local Council Boundary

- - - Limit to Development (TPS)

..... Urban Conservation Area CG09

Open Space Enclaves CG09

Within UCA

(Without semi-basement)

2 Floors

3 Floors

3 Floors plus 1 Receded Floor CG06

Outside UCA

2 Floors plus semi-basement

2 Floors plus semi-basement  
from Upper Street Level

3 Floors plus semi-basement

No semi-basement within area  
enclosed by black line

4 Floors without semi-basement

5 Floors without semi-basement

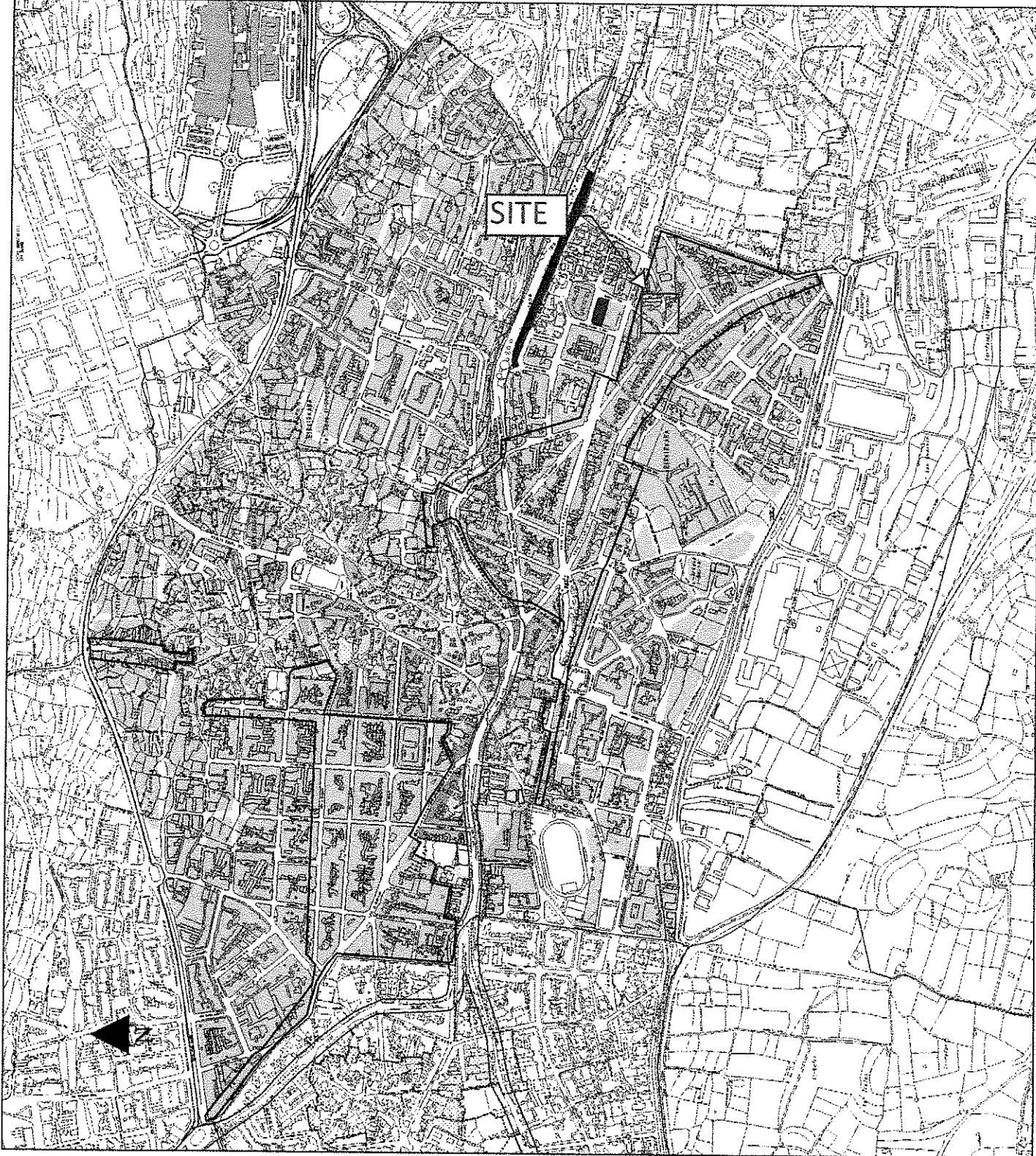
Boundary marking approximate limit  
of zone which is prone to flood risk CG30

Birkirkara  
Building Height Limitations Map

Date: July 2006  
Scale: 1:8000  
Map: BKM4

INDICATIVE ONLY  
Not to be used for direct interpretation or  
for the interpretation of set out dimensions.  
Bar Street - 1998 Survey Sheet  
Copyright Mapping Unit, Malta Environment & Planning Authority  
3D Geo Services Ltd.

SITE



## Dok 04 PA6128-19 Permit Dossier BKara

Mr Jeffrey Paul Mifsud

Date: 28 October 2019  
Our Ref: PA/06128/19

Application Number: PA/06128/19  
 Application Type: Full development permission  
 Date Received: 28 April 2019  
 Approved Documents: PA 6128/19/11C/34A/56B/56C; and  
                          PA 6128/19/70A - Engineer's Report  
  
 Location: Mary House, Triq Sant' Elija, Birkirkara  
 Proposal: To demolish existing first floor maisonette and construct 3 apartments and 1 recessed penthouse

**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) 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).
- d) Copies of all approved drawings and documents shall be available for inspection on site by Planning Authority officers at all reasonable times.
- e) 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,

PA/06128/19

Guidance and Standards 2015 shall apply.

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 completed.

g) 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.

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

i) 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.

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

k) 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.

l) 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 four parking spaces, this development permission is subject to a contribution amounting to the sum of € 17000 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 be utilised as required and directed by the Planning Authority.

#### **4 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.**

- 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, except where such conditions are enforced by other entities. 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:
- (i) certification from a qualified engineer confirming that the development fully satisfies the requirements specified in supporting document PA 6128/19/70A.

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.

PA/06128/19

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 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 13 November 2019.**

Lorna Vella  
Secretary Planning Commission  
Within Development Scheme

## 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

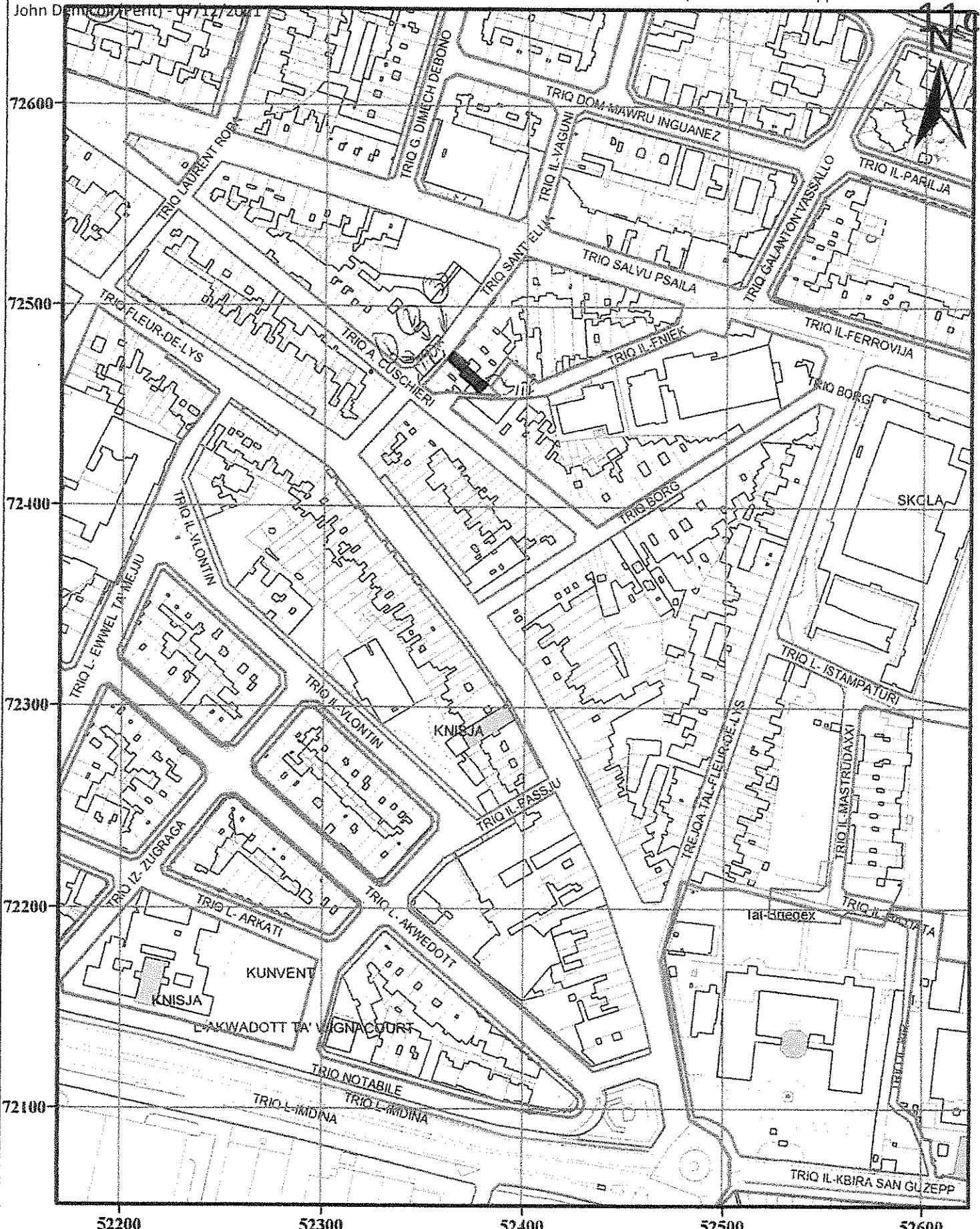
With regards to requests for reconsideration, Form PA 4/16 must be used for submission. All fields of the Form must be filled in as appropriate. Requests for reconsideration can only be submitted electronically.

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.

## Important Notice

In view of the provisions of Article 72(4) of the Development Planning Act (2016), 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.

-PADCN-



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Meters

0 25 50 100 150 200 250

#### Public Geoserver

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Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.

1:2,500 Date Printed: 05/03/2018

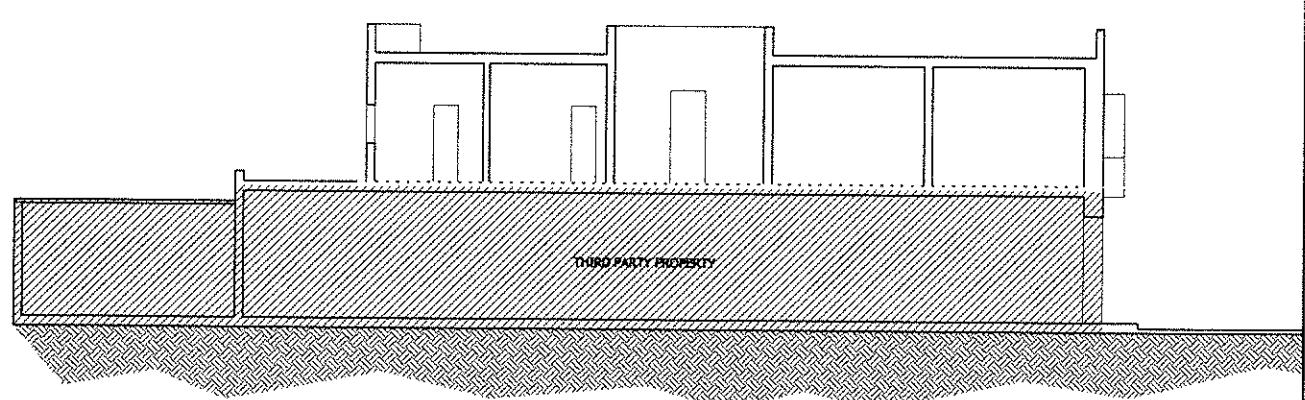
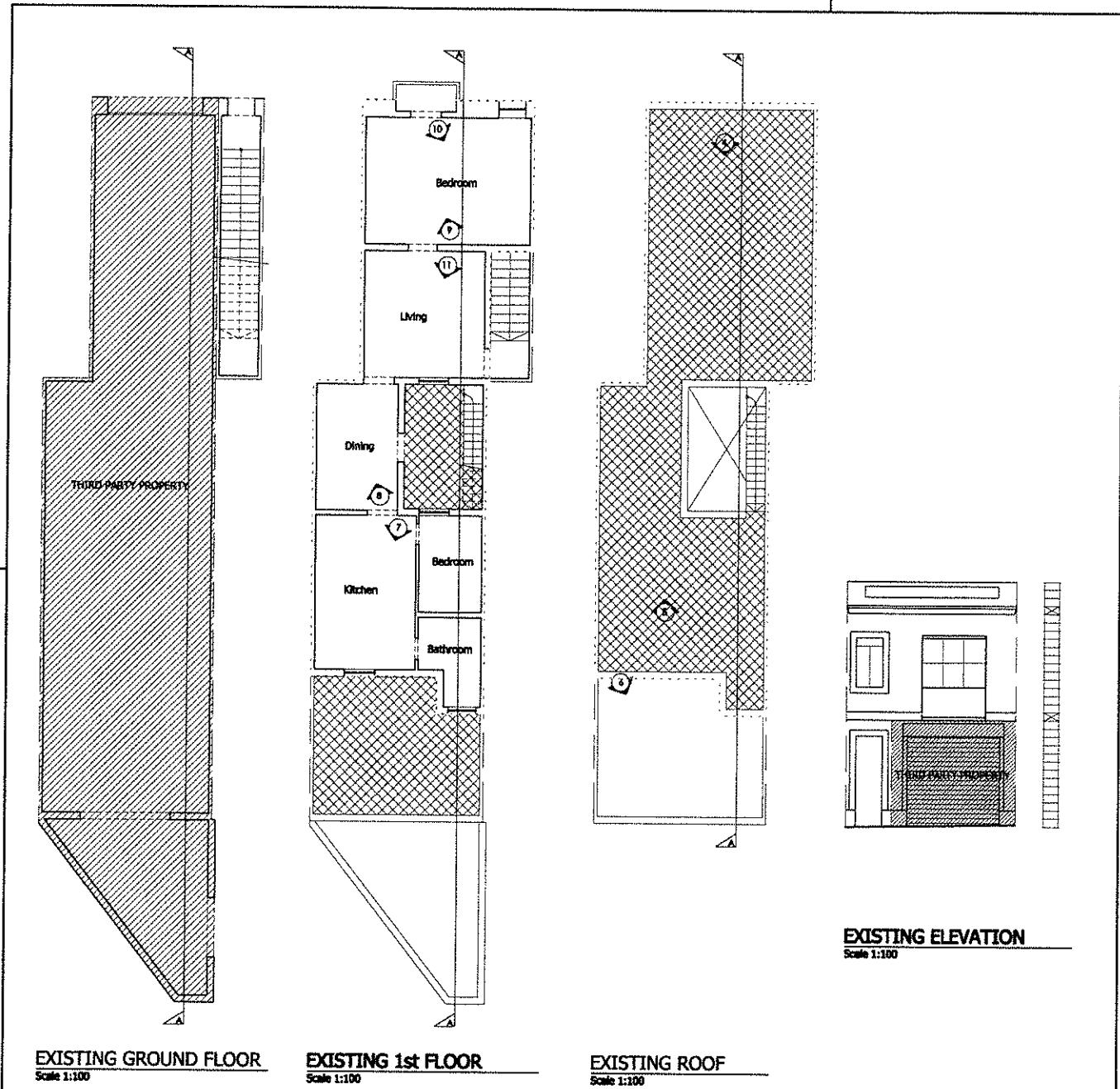
Perit Bernard Formosa

B E&A (Hons) A&C.E

139/3, Telex Road, Sliema SLM 1604

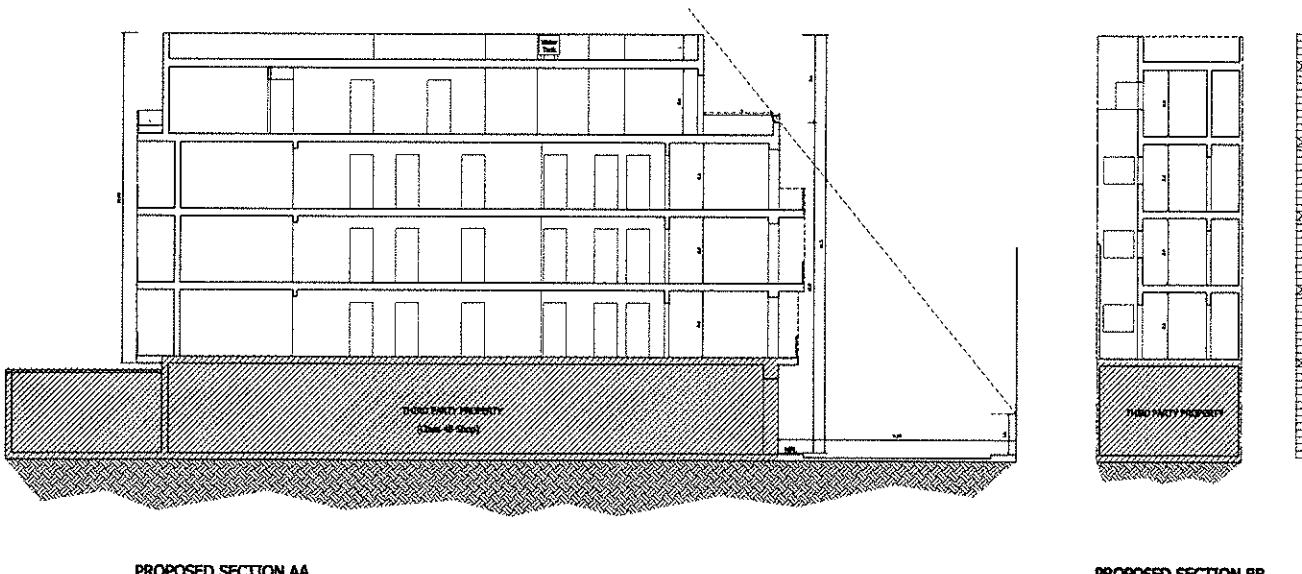
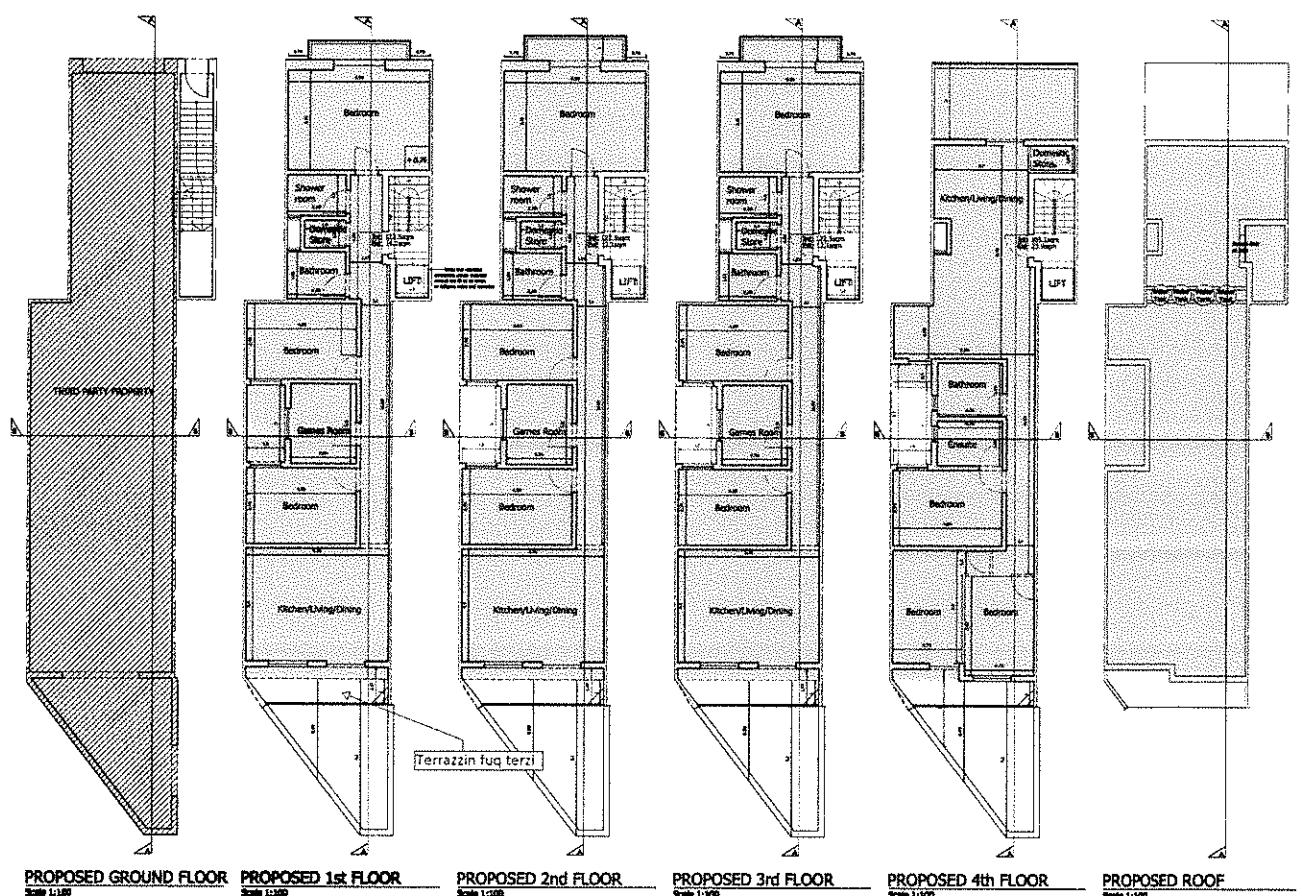
Tel: 2131 3986 Mob: 7901 1163

email: benformosa@yahoo.com



**BERNARD FORMOSA**  
ARCHITECT & CIVIL ENGINEER  
M: 7801 1183 E: bernardformosa@yahoo.com

CLIENT	Alex Mercieca	LOCATION	Triq Sant Elja, Birkirkara	SIZE	BF	CHARGED BY	BF	PROJECT NO.	244-19	DRAWING NO.	02	DATE	01
PROJECT	To demolish existing first floor maisonette and construct 3 apartments and 1 recessed penthouse	DRAWING	Existing drawings	SCALE	1:100	DATE	Aug 2019	REMARKS		APPROVED	AM	AM	AM
		REF.	1 2 3 4 5 6 7 8 9 10	REMARKS									



- ① Unrendered brick wall
  - ② White Aluminium apertures
  - ③ White Aluminium railing
  - ④ Timber door
  - ⑤ White plastered walls
- To Demolish  
To Construct

CLIENT Akar Ventures	LOCATION Triq Sant' Efse, Sikkens
NOTES To demolish existing floor materials and construct 3 apartments and 1 recessed penthouse	PROPOSED Proposed Plans & Sections

REF	BF	BF	244-19	02	05
DATE	1/10/2016	Oct 2016	2016	2016	2016
SCALE	1:100				
SECTION	AA	BB	CC	DD	EE
LENGTH	20.0	20.0	20.0	20.0	20.0

BERNARD FORMOSA  
ARCHITECTS & CIVIL ENGINEERS  
N. 7881/145  
E. bernardformosa@msn.com

Third Party Properties - Maximum allowable height as per DC 15 - 16.3m

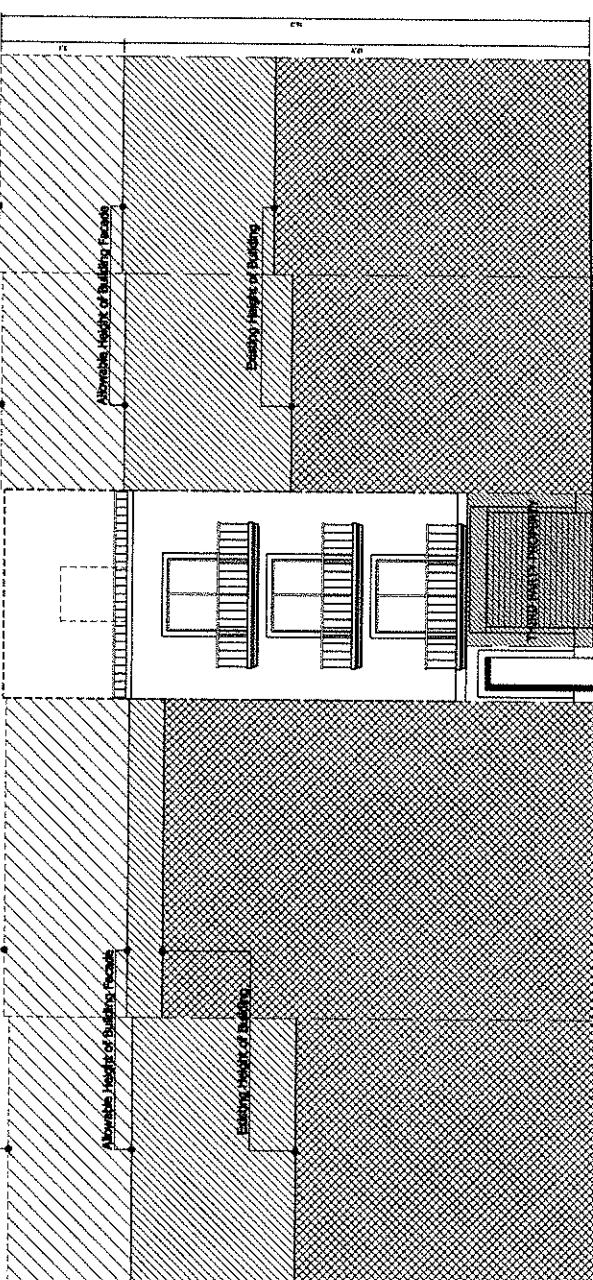
Allowable Height of needed floor

Allowable Height of Building facade

External facade of Building

Allowable Height of Building facade

External facade of Building



**PROPOSED SCHEMATIC ELEVATION**

Scale 1:100

- ① Unrendered brick wall
- ② White Aluminium apertures
- ③ White Aluminium railing
- ④ Timber door
- ⑤ White plastered walls

CLIENT	Mr. Michael
DESIGNER	Tiq Sint Eustatius
DRAWING	Proposed Elevation
REF ID	Ms. 7801168

LOCATION	Tiq Sint Eustatius
SECTION	BF
SCALE	1:100
DATE	Oct 2018
REVISION	1

BERNARD FORMOSA  
ARCHITECT & CIVIL ENGINEER

Ms. 7801168

## LIFT NOISE EMISSION & VIBRATION MITIGATION REPORT

Reference: GEN/AM/98/V1/19

Date: 23<sup>rd</sup> October 2019

Client: Mr Alex Mercieca

Lift Location: Mary House, Triq Sant' Elija, Birkirkara

Report Scope: Noise Emission from proposed passenger lift

PA Number: PA/06128/19

Architect: Perit Bernard Formosa

Drawings Ref: 244-19 02 & 03 dated October 2019 (2 plans)

### 1. General

A lift with the following parameters is being proposed to be installed for this new development:

- a. Location: Mary House, Triq Sant' Elija, Birkirkara
- b. Lift type: MRL Traction
- c. Capacity: 4 persons / 300 kg
- d. Stops: 4 in-line
- e. Speed: 1.0m/s
- f. Starting speed: 0.15m/s
- g. Travel: approx. 9.0m
- h. Shaft size: 1.30m x 1.30m
- i. Motor: Gearless with VVVF drive
- j. Doors: Automatic type – 2 panel sliding with VVVF drive – 700mm

### 2. Lift Installation Parameters

- a. Motor unit: Fitted on rubber buffers and attached to guide rails
- b. Guide shoes: Dampened inserts with oil lubrication
- c. Guide rails: To be installed on left hand side of shaft wall (internal – not party wall)

### 3. Lift Operational Parameters

- a. Lift travel time: 1<sup>st</sup> Floor to 4th floor = 9.5 seconds
- b. Noise Emission – (ascending & descending):

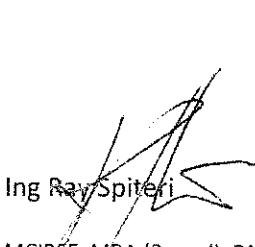
- i. Outside lift shaft at 1<sup>st</sup> floor: 50 dBA maximum for 9.5 seconds
- ii. Inside lift shaft: 53 dBA maximum for 9.5 seconds
- iii. Third party property (side): 28.5dBA maximum for 9.5 seconds
- c. Horizontal vibration: < 15 mg
- d. Vertical vibration: < 25 mg

#### 4. Conclusion

The lift installation shall not emit noise in excess of the guidelines issued by the World Health Organization, namely

- a. For continuous noise: <30.0dB LA<sub>eq</sub>
- b. For single sound events <45dB LA<sub>max</sub>

The annoyance effect when the lift is in operation is acceptable as the lift operational parameters are below the recommended WHO Environmental Noise Guidelines (2018) and BS8233:2014 (Guidance on sound insulation and noise reduction for buildings). This is subject to the lift being installed as per above parameters and maintained to the manufacturer's instructions. This is subject to the lift being installed as per above parameters (mitigation measures) and the drawings as submitted (attached to report).



Ing Ray Spiteri

MCIBSE, MBA (Brunel), DMS, B.Sc. Mech. Eng (Hons),  
EUP Ing, MIMechE, MASHRAE, MIAEE.  
Warrant No. 141

58/1, Triq Giuseppe Cali',  
Ta' Xbiex XBX 1424,  
Malta

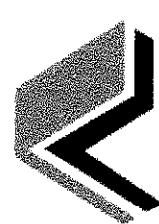
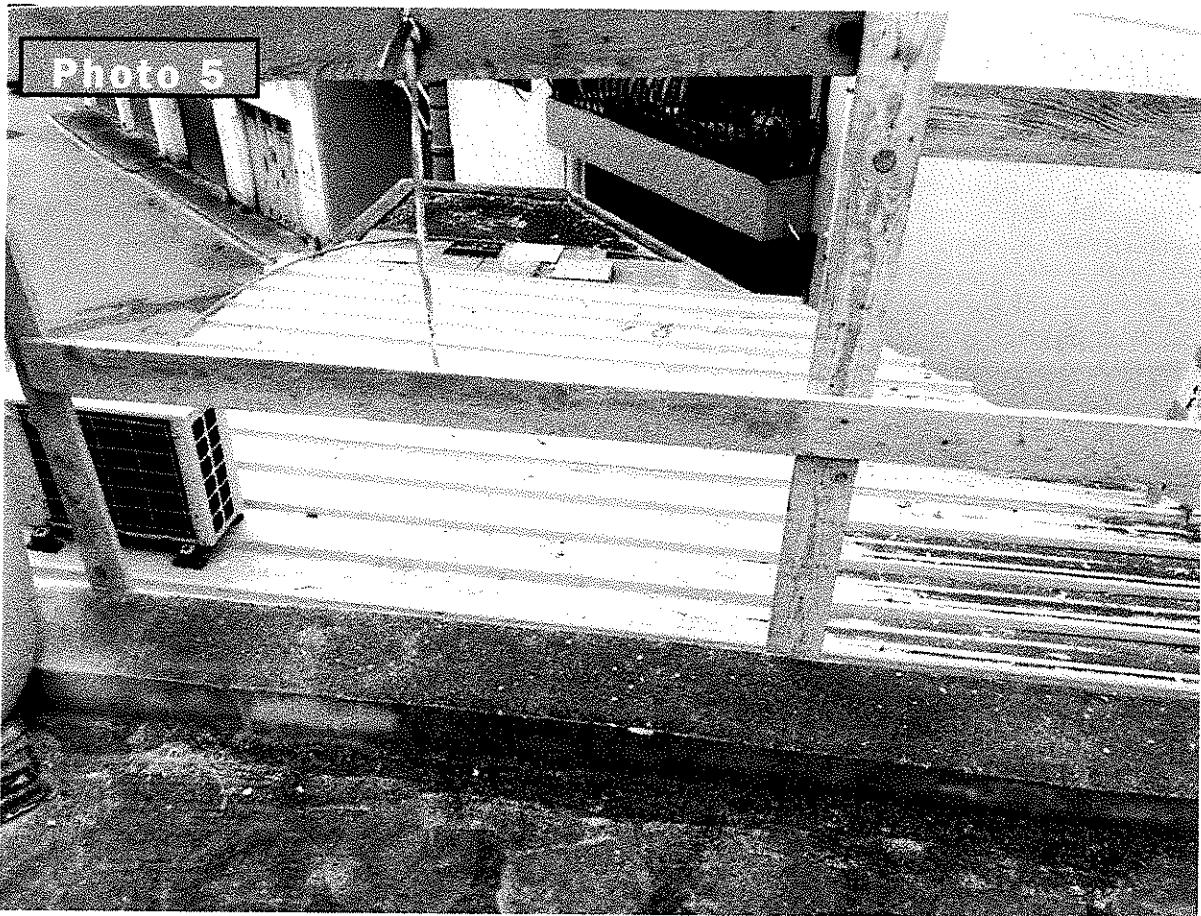
**Dek 05 Ritratti #24, Rita, Inq Sant'Elia Bkara**



Dok 05 Ritratti #24, Rita, Triq Sant' Elijja B'Kara

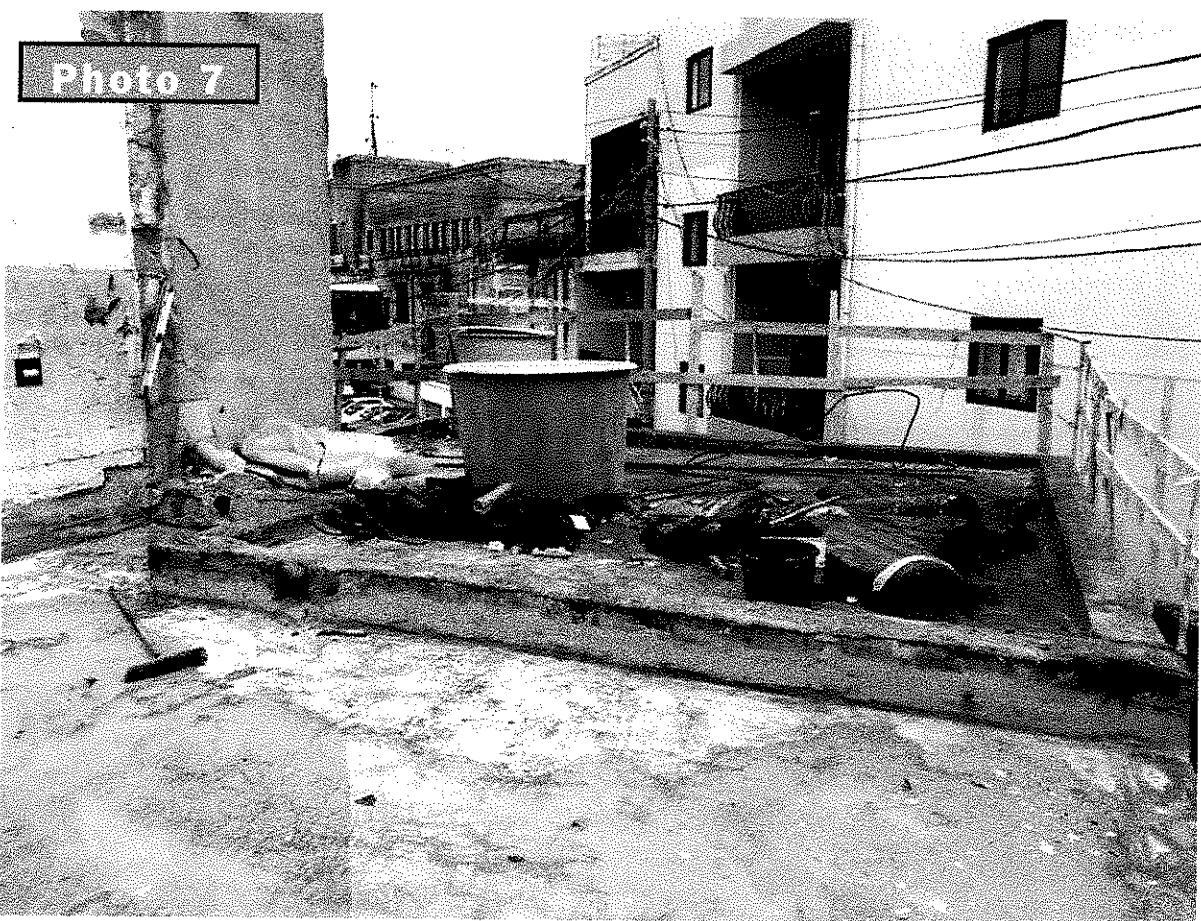


Dock 05 Ritratti #24, Rita, arrq Saint Etta BKara



CS DESIGN

Dok 05 Ritratti #24, Rita Itriq Sant'Elia Bkara



# NORTH HARBOURS LOCAL PLAN



AWT P RITA TA M A L T A DWAR L-AMMELU U-LIPPA ARK  
M A L T A E N V I R O N M E N T & PLANNING AUTHORITY

Key

Local Centres NHRE 02

- Industrial Area NHMP 12
- Development Brief Areas NHMP 11, 13
- Residential Priority Area NHCO 02  
(Detached & Semi-Detached Dwellings)
- Residential Area NHDO 01
- Re-Zoning NHMP 06
- Commercial Area NHRE 03
- Flood Reduction NHMP 03

\* Valley Road Regeneration NHMP 02

Reserved site for future expansion  
of Government Institutions NHMP 07

Major Government Institutions and Ancillary Fa

Environmental Improvement NHMP 04

Public Open Space NHPL 01

Student Related Shops NHMP 10

Student Housing Priority Area NHMP 10

Resident Parking Zones NHGT 02

Junction Improvement and construction  
of new bridge NHMP 05

New Public Transport Interchanges NHMP 04

Aerial Road Network NHTR 01

Urban Conservation Areas NHSE 09

Proposed Limit to Development NHSE01

- Existing Limit to Development (TPS)

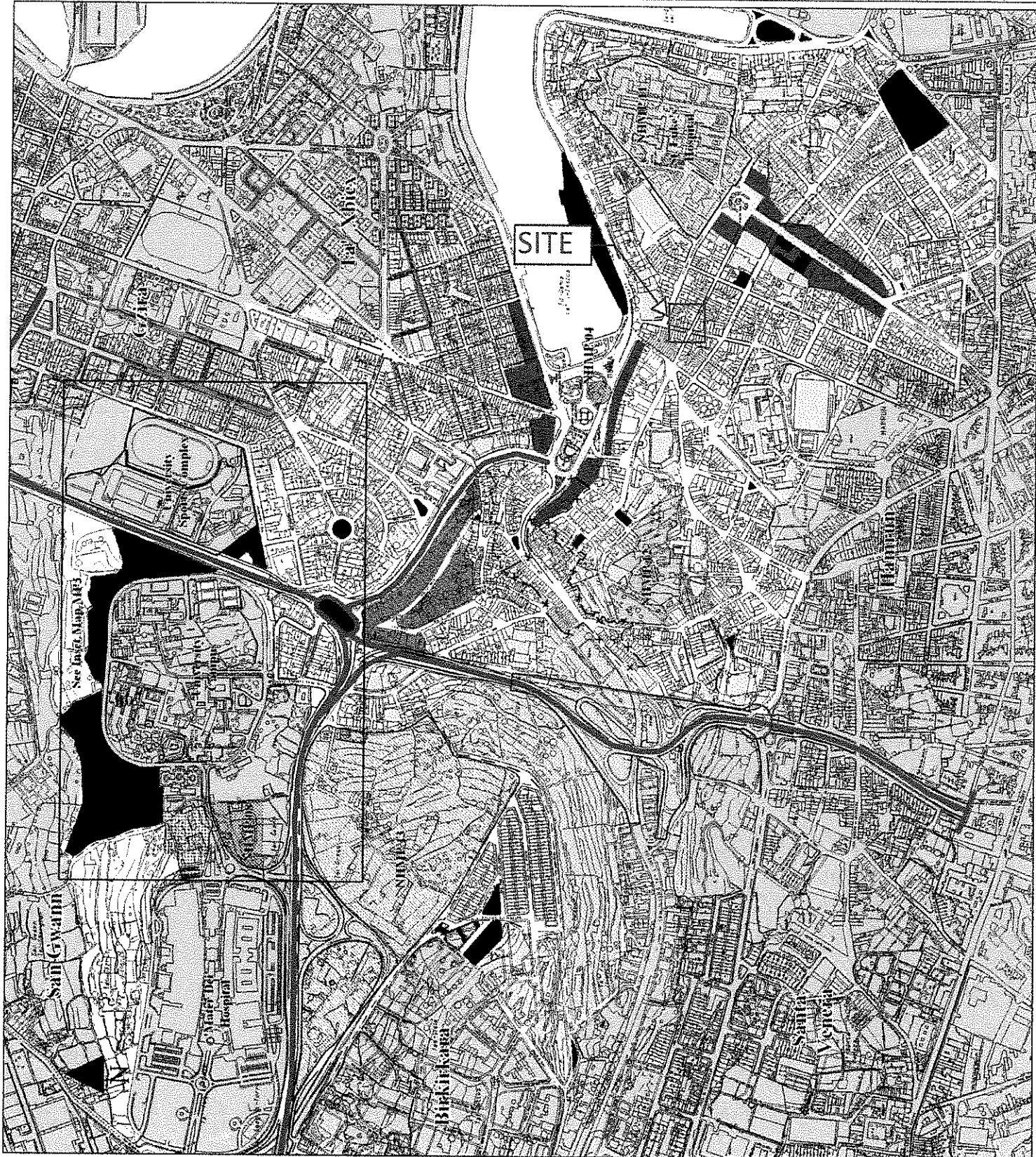
— Scheme Alignment

# Dok 06 MP1\_Msida Pieta Policy

## Msida and Pieta Policy Map

Date : 1:7000 July 2006  
Map: MP1  
NOT ACTIVE ONLY  
Not to be used for the interpretation of  
Base Maps. Only Survey Sheets displayed

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# Dok 07 MP2\_Msida Pieta Floors

## NORTH HARBOURS LOCAL PLAN



AUTORITÀ TA' MALTA DWAR L-AMBIENTU L-IPPLANAR  
NATJA ESENSE, AMBIENT & PLANNING AUTHORITY

KC: Building Height Limitations NHSE 04,  
NHMP 01

### Outside UCA

(All floors indicated here are with semi-basement)

- 2 Floors
- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors

### Within UCA

(All floors indicated here are without semi-basement)

- 2 Floors
- 3 Floors
- 4 Floors

Institutional Buildings or Other Sites with no Specified Building Height - NHSE04

- Upgrading of Public Open Spaces NHSE 05

Landmark Buildings NHSE 08

Environmental Improvements NHMP 04

Urban Conservation Area NHSE 09

- No semi-basement within area enclosed by black line

Proposed Limit to Development NHSE01

- Existing Limit to Development (TPS)

### Scheme Alignment

Scheduled Sites/Areas.

Properties of cultural importance may be added in the course of completing the National Protective Inventory of the Maltese Islands, or removed if officially descheduled.

For Scheduled buildings, where no specific building height is shown, Structure Plan UCO policies apply.

Msida and Pieta' Building Heights & Urban Design

Date

July 2006

Map

MP2

INDICATIVE ONLY

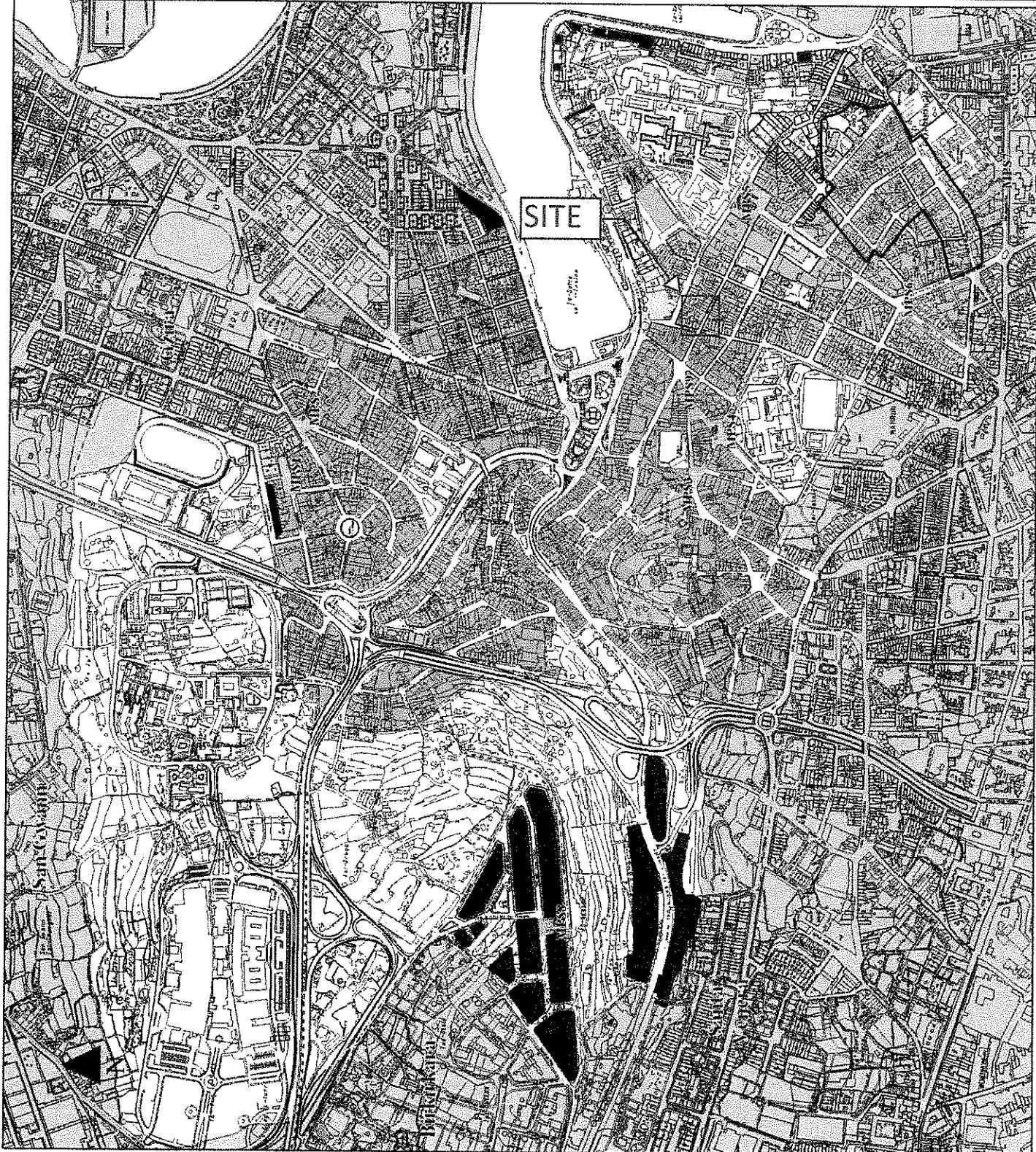
Not to be used for strict interpretation on

for the interpretation of street alignments.

Base Maps - 1958 Survey Sheets Updated

2006/2007

Copyright Environment & Planning Authority



## No development may be carried out under the powers of the following development permission.

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**Ma jista' jitwettaq l-ebda żvilupp bis-saħħha tas-segwenti permess għall-iżvilupp.**

Mr. Alex Mercieca

Date: 1 October 2021  
Our Ref: PA/08150/20

Application Number: PA/08150/20  
Application Type: Full development permission  
Date Received: 25 August 2020  
Approved Documents: PA 8150/20/1A/47B/47E/47F/50A/53A/53B/92A/92B; and  
PA 8150/20/37A (Water Services Corporation);  
PA 8150/20/58A (Works Method Statement).

Location: Sacret Heart, Triq Clarence, Pieta  
Proposal: To demolish existing pre-1968 first floor maisonette internally, retaining the facade, and construction of first, second, third, fourth and recessed floor units plus installation of lift.

### **Development Planning Act, 2016 Non Executable — 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 PA/08150/20

approved drawings. This permission does not sanction any other illegal development that may exist on the site.

c) 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).

d) Copies of all approved drawings and documents shall be available for inspection on site by Planning Authority officers at all reasonable times.

e) 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.

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 completed.

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. A Setting Out Request must be submitted to the Land Survey Unit of the Planning Authority, prior to the commencement of works on site, when the setting out of the alignment and levels is required.

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

i) 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.

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

k) 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 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 This permission is subject to a Bank Guarantee to the value of € 1267.25 to ensure that the street and pavement are properly restored in accordance with the Environmental Management Construction Site Regulations, 2007 - Legal Notice 295 of 2007 (as amended). 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.
  
- 4 To make up for the shortfall in parking provision of 3 parking spaces, this development permission is subject to a contribution amounting to the sum of € 11,000 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 be utilised as required and directed by the Planning Authority.

## 5 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.
  - (d) 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.

- (e) 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].

**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 2019 (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. In the event that an application is submitted before the Environment and Planning Review Tribunal requesting the suspension of the execution of the permission, this permission will remain so suspended until the Tribunal otherwise 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 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 PA/08150/20

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 13 October 2021.**

Lorna Vella  
Secretary Planning Commission  
Within Development Scheme

## **Notes to Applicant and Perit — Non Executable Permit**

### **Non Executable Permit**

Upon the full submission of the pending requirements, within the stipulated timeframe, the full development permit will be issued where validity of the permit shall remain as advised in the Non Executable Permit. If the pending requirements are not submitted within the time frame identified, the non-executable permission will be dismissed.

### **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 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.

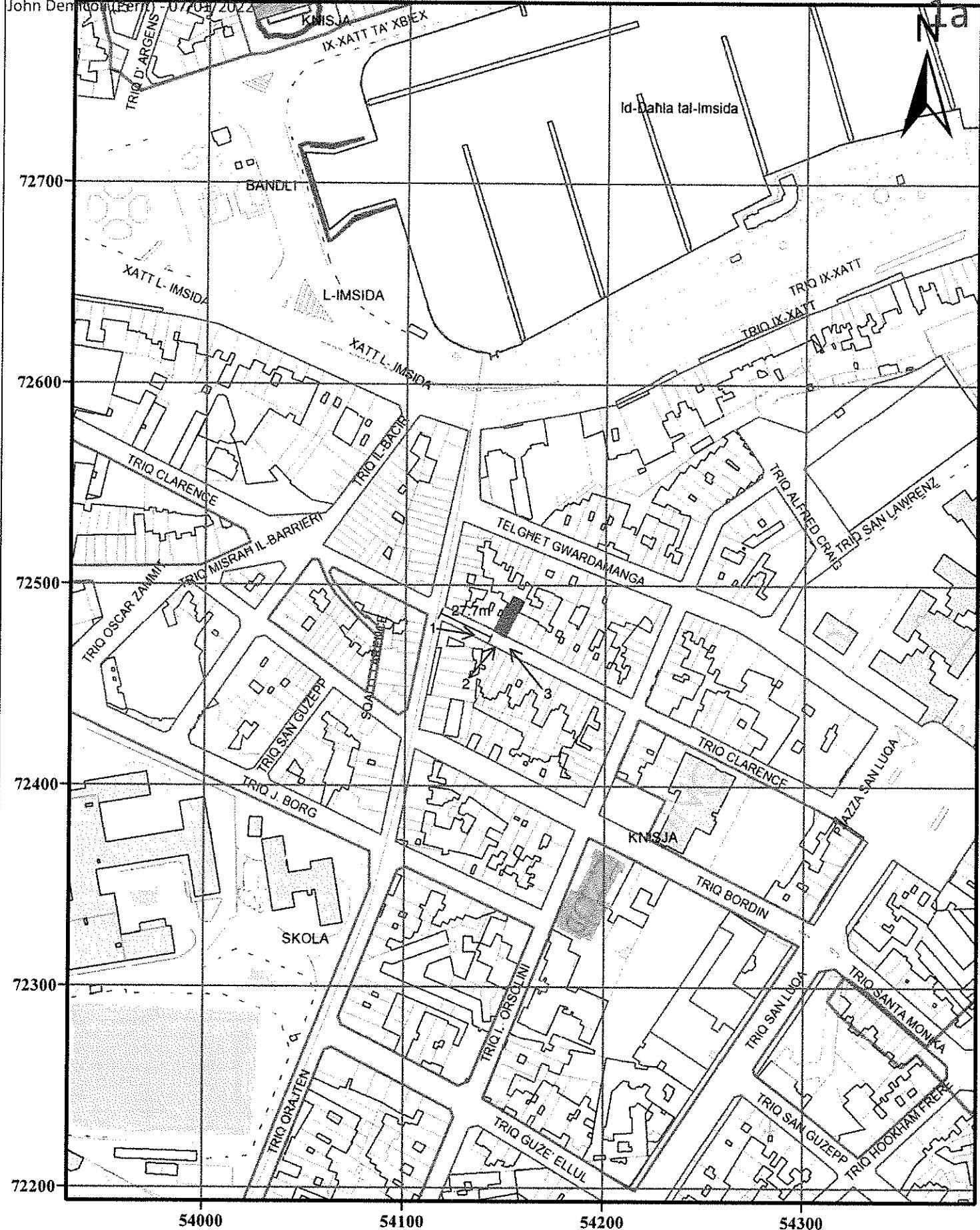
For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150 + €50 administrative fee (LN 112 of 2016).

### **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.

-PANeDCN-



0 25 50 100 150 200 250 Meters

1:2,500

Date Printed: 17/03/2020

### Public Geoserver

Compiled and published by the Mapping Unit, Planning Authority ©PA.

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Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.

Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at

2.5m vertical interval. Not to be used for interpretation or scaling of scheme alignments

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PLANNING AUTHORITY

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



## WSC Consultation to Development Permit

In accordance with the development in question, the applicant shall make sure that the rain water and/or run-off collection from roofs, yards, balconies (and any other exposed areas) is being managed as stipulated in the Technical Guide F issued by the Building Regulations Office, enforced by LN 47 of 2018 Art.7 and no overflow pipes, even from water storage reservoirs and/or oil interceptors, are connected to the WSC sewage network.

Developers are advised to check with the Manager region Office WSC for the invert level of the existing sewer and the provision of water up to the new level where water tanks shall be installed by sending an e-mail to [region.consultations@wsc.com.mt](mailto:region.consultations@wsc.com.mt), requesting this information.

E-mail title to include: "Request for services location and levels at *address of development*."

For non-residential uses, developers are requested to submit floor plans (1:100) of the drainage system (rainwater and wastewater) to the Discharge Permit Unit, or via e-mail at [dpu.consultations@wsc.com.mt](mailto:dpu.consultations@wsc.com.mt).

Developers are advised to view requirements in:

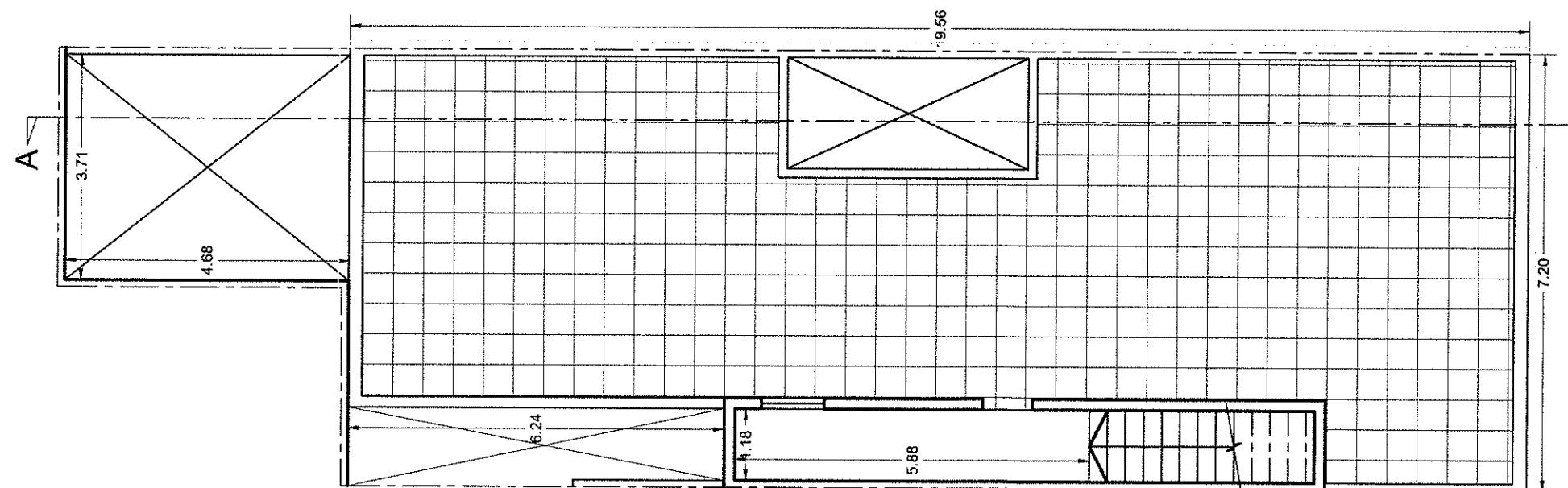
1. Sewage Discharge Control Regulations L.N 139 of 2002 as amended by L.N 378 of 2005.
2. L.N 29/10 Part III (Roads in Inhabited Areas) Clause 12.
3. DC 2015 Clause 4.3.3 Provision of Water Reservoirs and Second-Class Water Policy P47.
4. Building Regulations Technical Guidance Document F where these apply to the proposed development.

Water Services Corporation  
Triq Hal Qormi, Hal Luqa, LQA 9043, Malta  
(+356) 2244 5566  
[customercare@wsc.com.mt](mailto:customercare@wsc.com.mt)

[wsc.com.mt](http://wsc.com.mt)

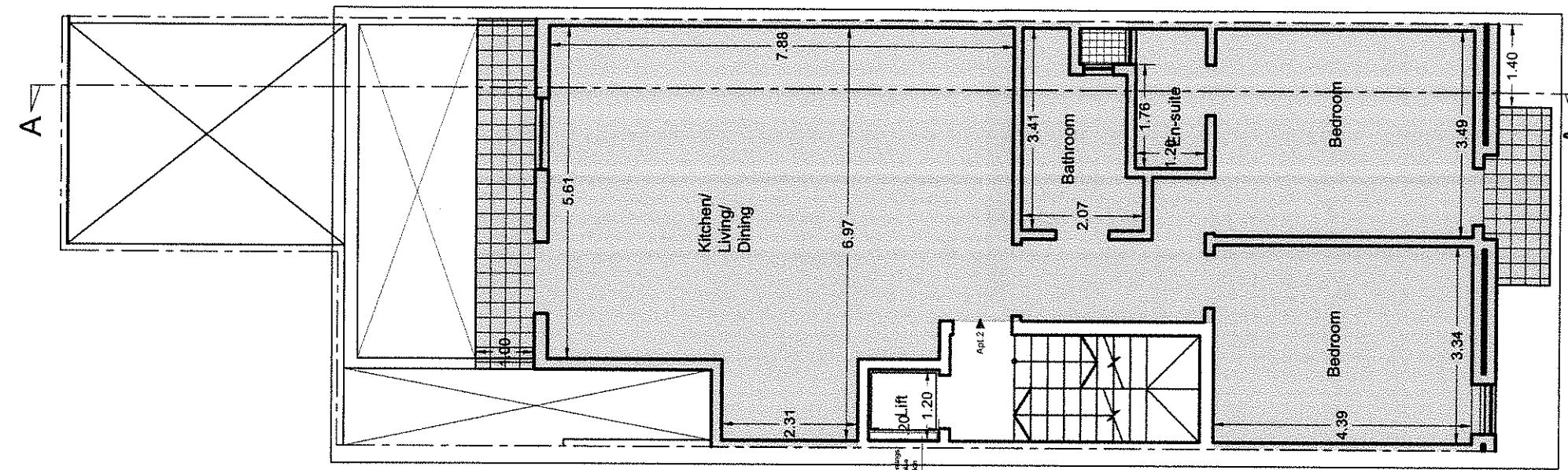


ISO 14001 applies only to WSC Main Office,  
Ta' Kandja P.S. and Pembroke R.O. Plant



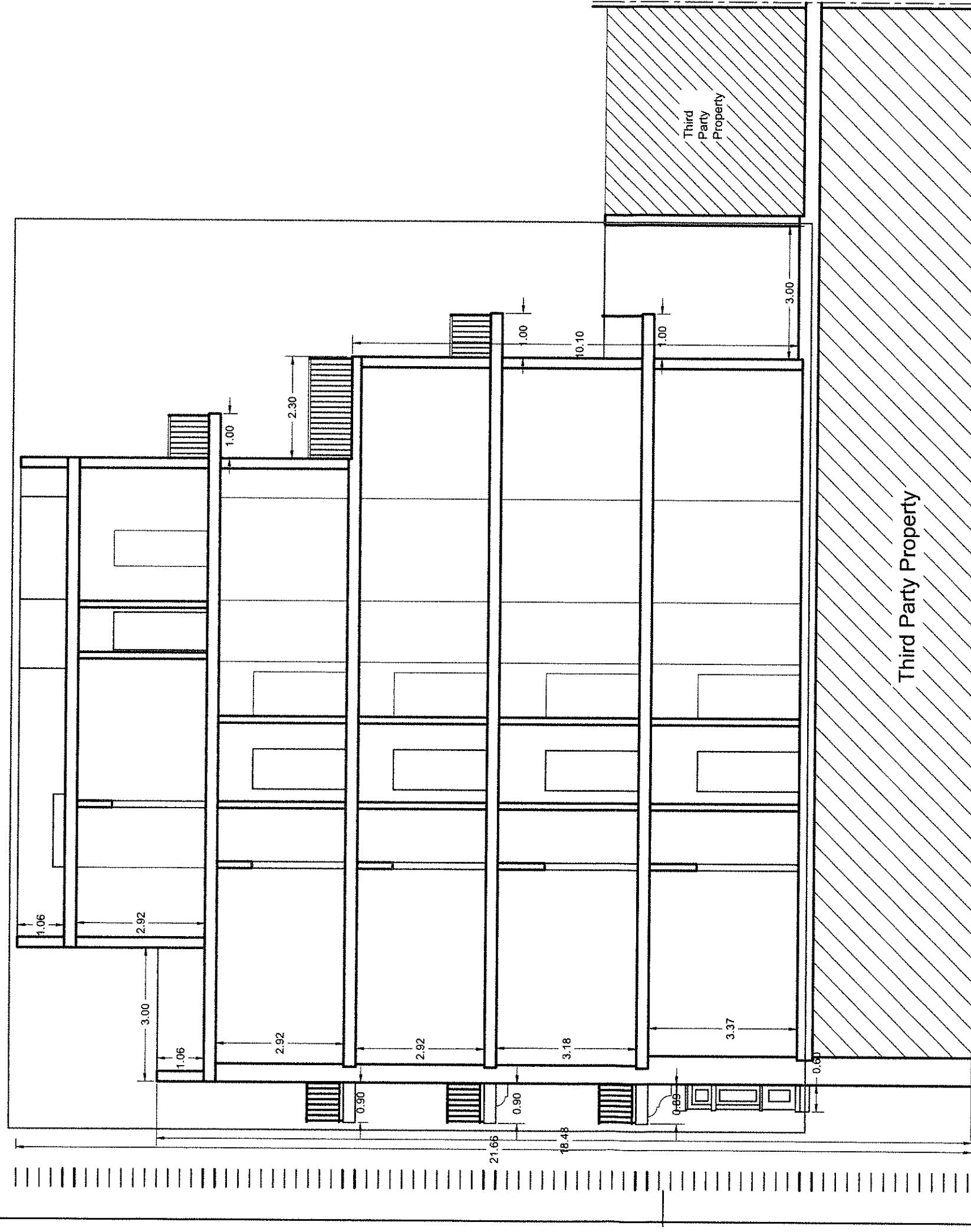
Existing Roof Level  
Pre - 1968 Scale 1:100

SCALE 1:100



Proposed Second Floor Plan  
Area 100sqm  
Scale 1:100

Perit Giorgio Schembri		Drawing Title Existing/ Proposed second floor Plans
B.E. & A (Hons) Warrant No. 535 6, Xorrox Street, Birkirkara. BKR 1632 Mobile : 7904 7225 giorgios@malianet.net giorgios376@gmail.com	To Construct To Remove	
Client Mr. Alex Mercieca	Drawn By N.E	Architect Giorgio Schembri
Project Title To Demolish Existing First Floor and Construction of 5 floors above	Date 25/02/2021 - Rev2	Scale 1:100
	Checked By G.S	Project No. MSD001_2020
		Drawing No. 02



Proposed Section A-A

Scale 1:100

0 1 2 3 4 5 6 7 8 9 10

**Perit Giorgio Schembri**  
B.E. & A (Hons) Warrant No. 535  
6, Xorrox Street, Birkirkara. BKR 1632

giorgios@maltanet.net

Mobile : 7904 7225

To Construct

To Remove

Client  
Mr. Alex Mercieca

Project Title  
To Demolish Existing First Floor and Construction of 5 floors above

Project No.  
MSD001\_2020

Drawing No.  
06

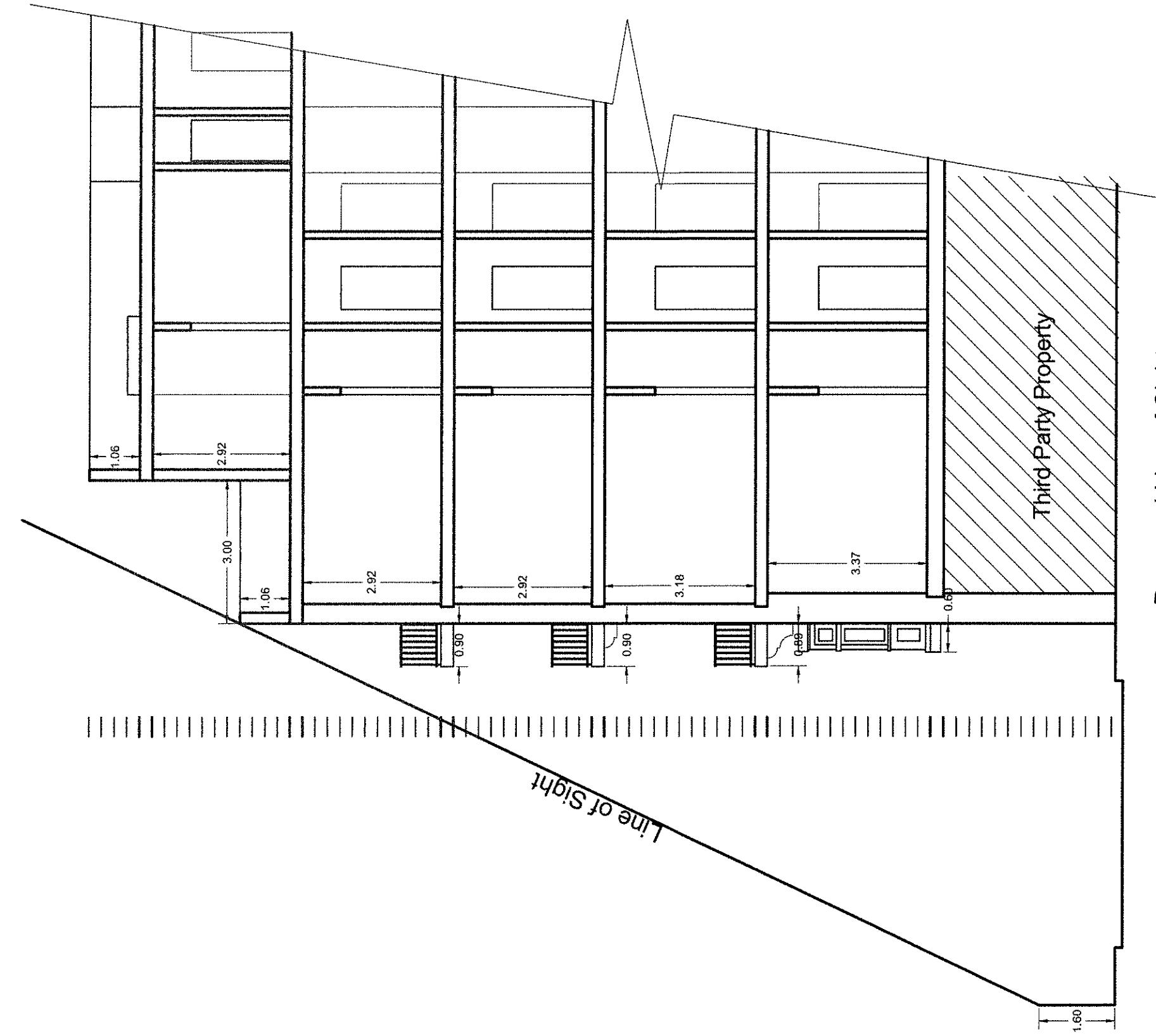
Scale  
1:100

Date  
25/02/2021 - Rev2

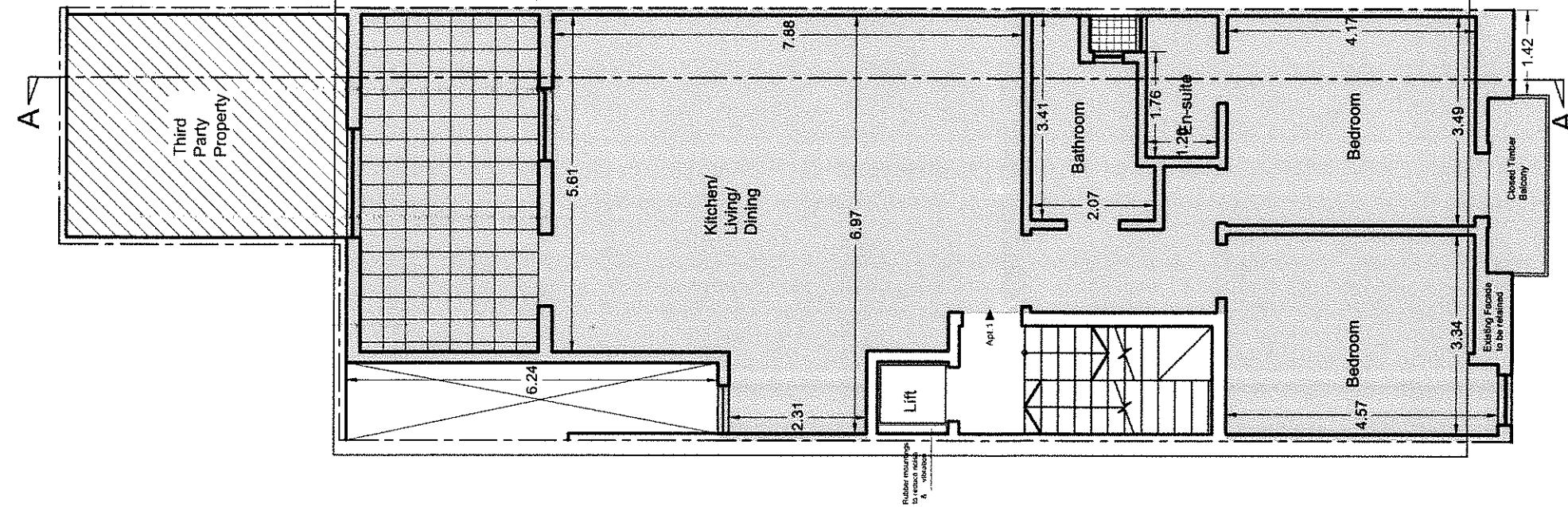
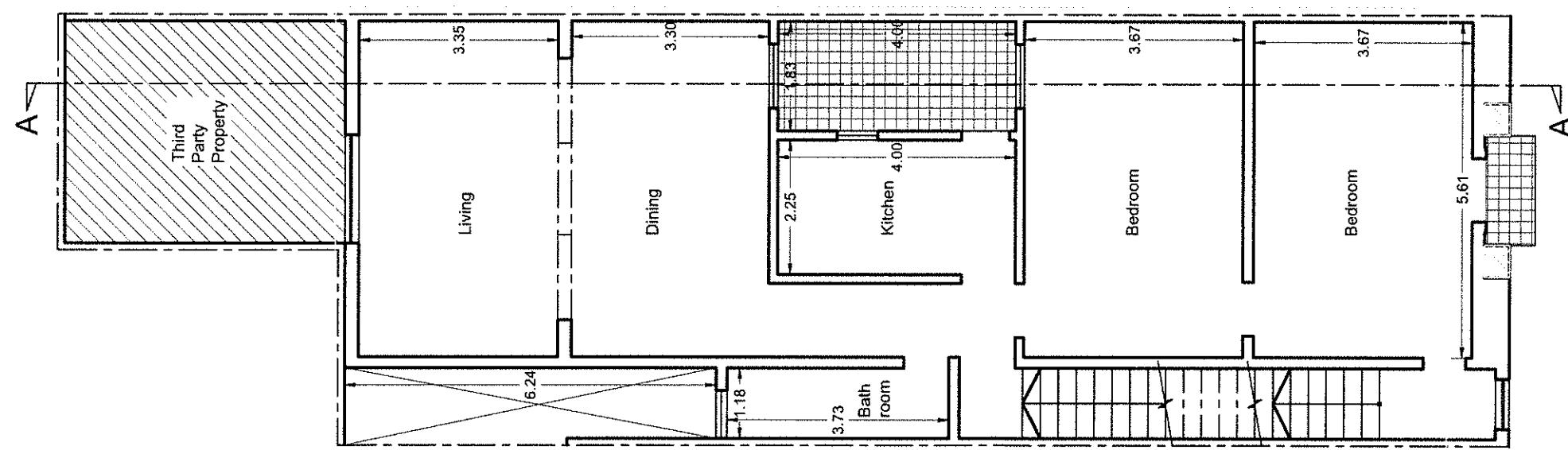
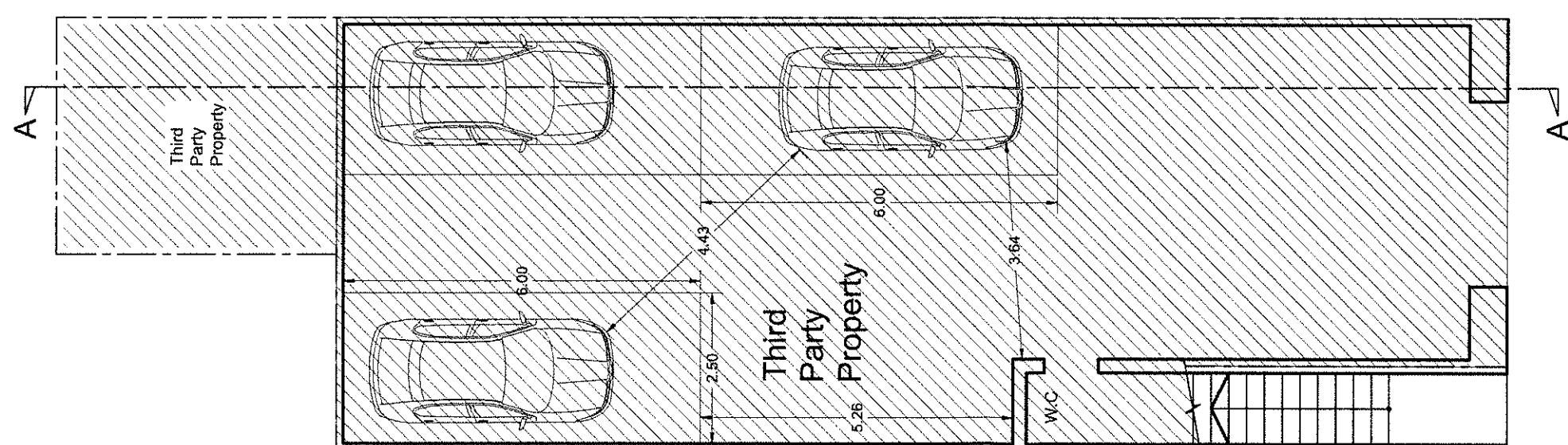
Checked By  
G.S.

Architect  
Giorgio Schembri

Page 1 of 1

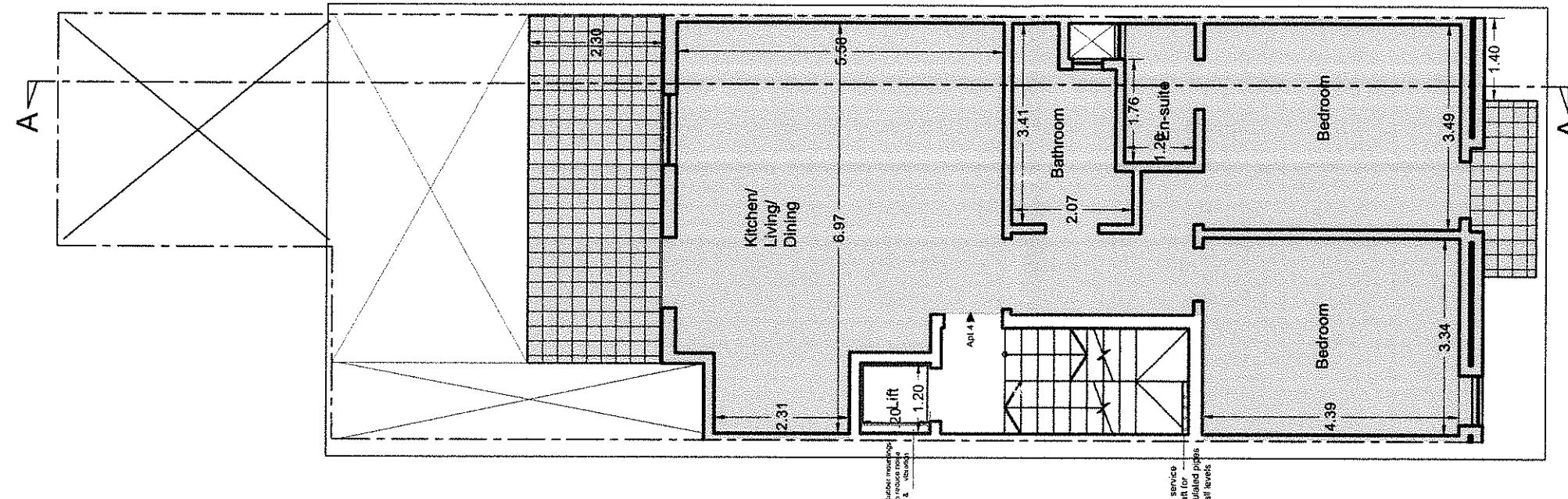
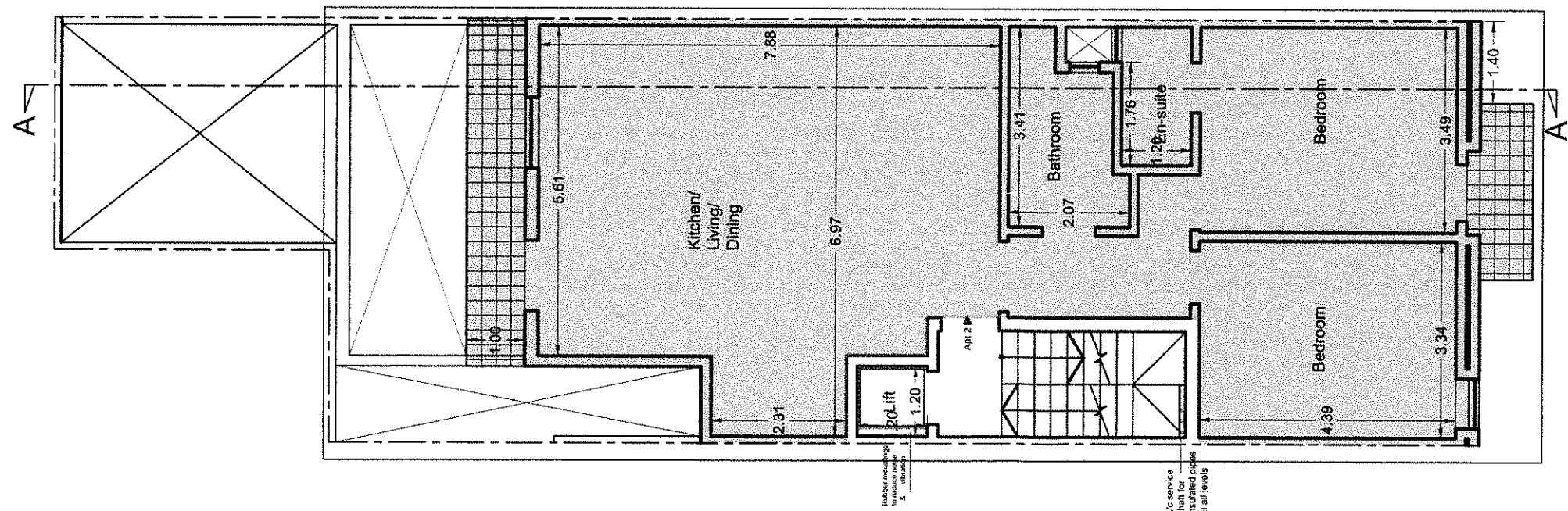


<b>Perit Giorgio Schembri</b>		<b>Drawing Title</b> Line of sight
		<b>Mobile :</b> 7904 7225 <b>giorgios@mail.net</b> <b>giorgio376@gmail.com</b>
		<b>Drawn By</b> N.E
		<b>Date</b> 25/02/2021 - Rev2
		<b>Checked By</b> G.S
<b>Project Title</b> To Demolish Existing First Floor and Construction of 5 floors above	<b>Project No.</b> MSD001_2020	<b>Scale</b> 1:100
		<b>Drawing No.</b> 09
<b>To Construct</b>		<b>To Remove</b>
Architect Giorgio Schembri		



<b>Perit Giorgio Schembri</b>	
B.E. & A (Hons) Warrant No. 535	
6, Xorrox Street, Birkirkara, BKR 1632	
Mobile : 7904 7225	
Mobile : 7904 7225	
giorgios@maltnet.net giorgio376@gmail.com	
Client	Mr. Alex Mercieca
Project Title	To Demolish Existing First Floor and Construction of 5 floors above
Drawing No. 01	

Drawing Title Existing/ Proposed Plans	To Construct
Drawn By N.E.	To Remove
Date 08/03/2021 Rev3	Architect Giorgio Schembri
Scale 1:100	Scale 1:100
Project No. MSD001_2020	Drawing No. 01



SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10

**Proposed Fourth Floor Plan**  
Scale 1:100  
Area 89sqm

**Proposed Third Floor Plan**  
Scale 1:100  
Area 100sqm

## Perit Giorgio Schembri

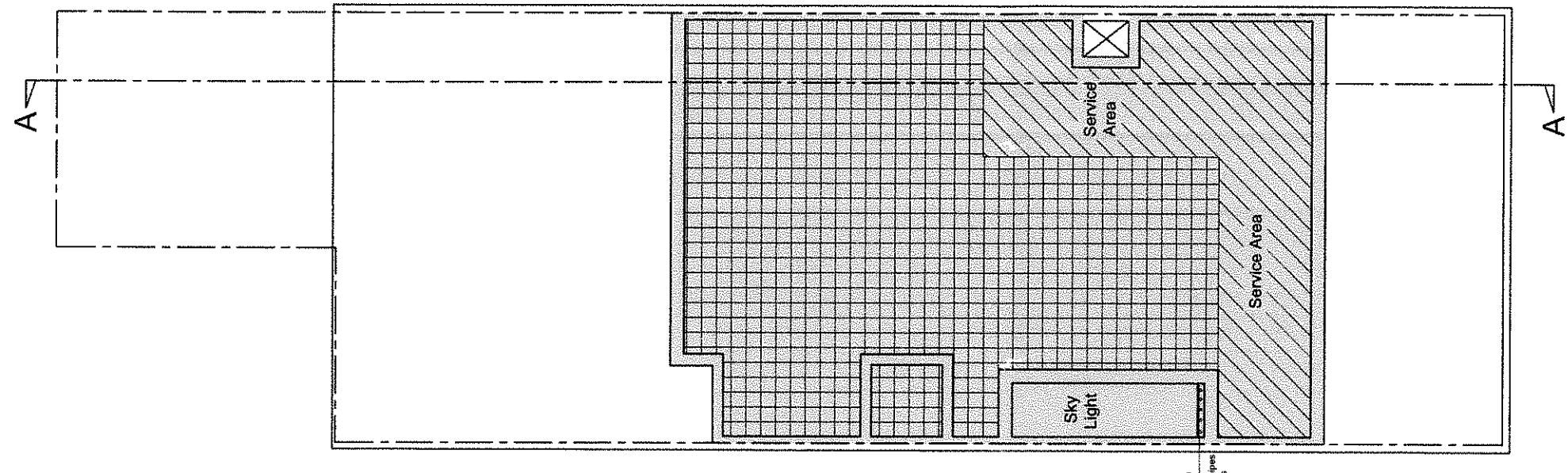
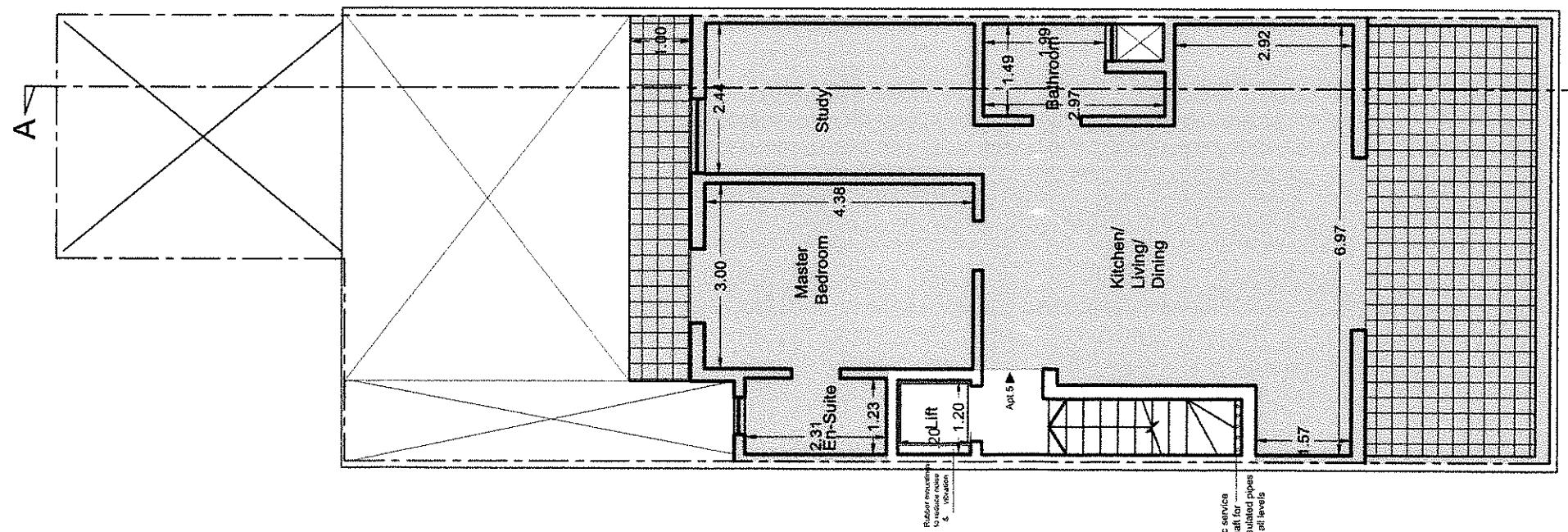
B.E. & A (Hons) Warrant No. 535  
6, Xorrox Street, Birkirkara, BKR 1632  
giorgios@maltanet.net giorgio376@gmail.com

Client  
Mr. Alex Mercieca

Project Title  
To Demolish Existing First Floor and Construction of 5 floors above

Drawing Title Proposed Third & Fourth floor Plans	To Construct
Drawn By N.E	To Remove
Date 12/03/2021 - Rev3	Architect Giorgio Schembri
Checked By G.S	Scale 1:100
Project No. MSD001_2020	Drawing No. 03

Drawing Title Proposed Fourth Floor Plan	To Construct
Drawn By N.E	To Remove
Date 12/03/2021 - Rev3	Architect Giorgio Schembri
Checked By G.S	Scale 1:100
Project No. MSD001_2020	Drawing No. 03



SCALE 1:100 0 1 2 3 4 5 6 7 8 9 10

**Proposed Recessed Floor Plan**  
Area 67sqm  
Scale 1:100

**Proposed Upper Roof Level**  
Scale 1:100

## Perit Giorgio Schembri

B.E. & A (Hons) Warrant No. 535  
6, Xorrox Street, Birkirkara. BKR 1632

Mobile : 7904 7225  
giorgios@maltanet.net

giorgios@maltanet.net  
giorgios376@gmail.com

Client  
Mr. Alex Mercieca

Project Title  
To Demolish Existing First Floor and Construction of 5 floors above

Drawing Title Proposed Recessed & upper roof level plan	To Construct
Date 12/03/2021 - Rev3	To Remove
Drawn By N.E.	Architect Giorgio Schembri
Scale 1:100	Scale 1:100
Project No. MSD001_2020	Drawing No. 04

Perit **GIORGIO SCHEMBRI** B.E. & A. (Hons) A&CE  
ARCHITECT AND CIVIL ENGINEER

6, Xorrox Street,  
Birkirkara, BKR 1632

Email address: [giorgios@maltnet.net](mailto:giorgios@maltnet.net),  
[giorgio376@gmail.com](mailto:giorgio376@gmail.com)

Mobile Number: 7904 7225

---

Date: 15<sup>th</sup> March 2021

The Director of Planning  
Planning Authority  
St. Francis Ravelin  
Floriana

Dear Sir

**Ref: PA/8150/20 – To demolish existing pre-1968 first floor maisonette internally, retaining the facade and construction of first, second, third, fourth and receded floor units plus installation of lift. (Mr. Alex Mercieca)**

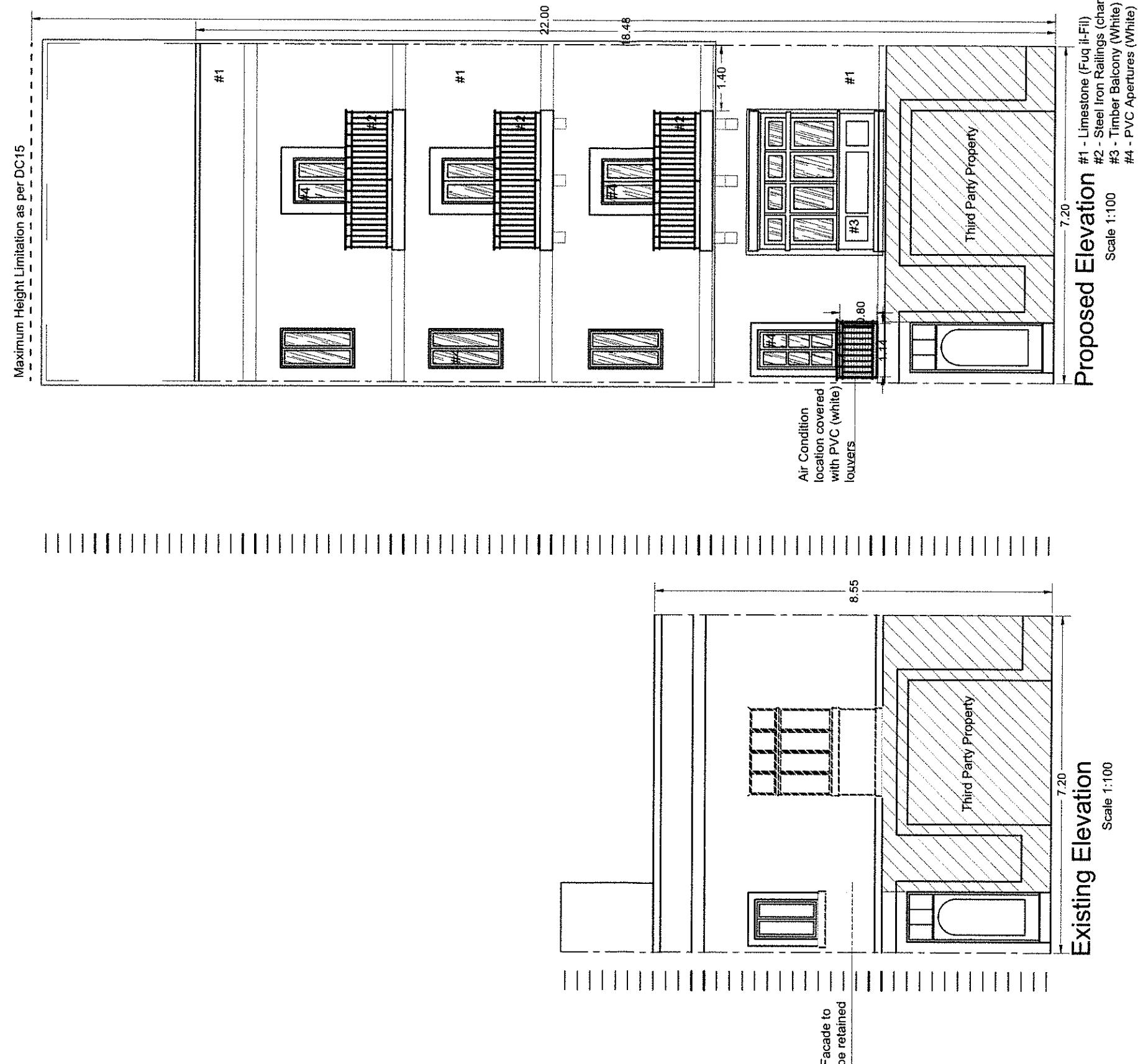
Reference is being made to the above-mentioned planning application doc.43a, addressing the Superintendence of Cultural Heritage works method statement, detailing the appropriate measures proposed for ensuring the structural stability of the existing facade during the course of works.

Temporary scaffolding will be erected along the whole length of the façade. Necessary measures will be taken to avoid damages to the pavement the site's immediate vicinity and to be secured for passers-by. This scaffolding will have to be adequately stiff to provide lateral stability to the façade once this is left free-standing by actually providing adequate regular support and at times tying them together. Fixings will be kept to a minimum, and done in a way to avoid compromising architectural features, while at the same time ensure ease of removal and rehabilitation of the affected area upon completion.

Thank you

Regards,

Perit Giorgio Schembri B.E & A (Hons)



## Perit Giorgio Schembri

B.E. & A (Hons) Warrant No. 535  
6, Xorrox Street, Birkirkara. BKR 1632

Mobile : 7904 7225  
Email : giorgios@maltnet.net  
giorgio376@gmail.com

Client  
Mr. Alex Mercieca

Project Title  
To Demolish Existing First Floor and Construction of 5 floors above

Drawing Title Existing and Proposed Elevations	To Construct
	To Remove
Drawn By N.E.	Architect Giorgio Schembri
Date 26/07/2021 Rev5	Scale 1:100
Checked By G.S.	Project No. MSD001_2020
	Drawing No. 07



## Perit Giorgio Schembri

B.E. & A (Hons) Warrant No. 535  
6, Xorrox Street, Birkirkara, BKR 1632

giorgios@maltanet.net  
giorgio376@gmail.com

Mobile : 7904 7225

Client  
Mr. Alex Mercieca

Drawing Title  
Proposed Streetscape

Drawn By  
G.S.

Architect  
Giorgio Schembri

Project Title  
To demolish Existing first floor and construction of 5 floors above

Date  
26/07/2021

Scale  
1:100

Checked By  
G.S.

Project No.  
MSD001\_2020

Drawing No.  
08 REV 02

## Nota għal iskrizzjoni ta' Ipoteka u Privilegg

1484

#### **Numru Progressiv:**

G17

## Rimarki (ghall-uzu ufficiali biss)

Kreditur:  
Chester Holdings Limited C 75645

**Debitur:**  
Alexander sive Alex Mercieca, electrician, iben John Joseph Mercieca u Pauline nee Esposito, mwieledd Attard fl-1 ta' Jannar 1963 u residenti Swieqi, għandu karta tal-identità numru 85363(M)

**Kreditu:**  
Is-somma ta' mijia u sebghin elf euro (€170,000) li giet moghtija b'titolu ta' self liema somma mislufa d-debitur iddelega lill-kreditur li acċetta u hallasha direttament lill-venditur a saldu tal-prezz tal-proprietà li tinsab fl- īmsida, b'tali mod li jikkonserva a favur tiegħu l-privileġġ speċjali spettanti lill-kreditur bil-ligi u dan kif deskritt fl-att ta' self u bejgh fl-att tieghi tal-ghaxra ta' Settembru tas-sena elfejn u ghoxrin (10.9.2020)

**ESKLUZ** minn din l-ipoteka hemm pero l-arja formanti parti mill-istess fond, bejn nofs is-saqaf tal-ground floor level sa nofs is-saqaf tal-first floor level, ossija dik l-arja tal-kejl ta' cirka mija u hamsa u għoxrin metru kwadru (125m.k) li la darba kostruwita sejra tifforma l-appartamenti internament immarkat bin-numru wieħed (1) formanti parti mill-istess blokk ta' appartamenti li sejjer jigi zviluppat mid-debitur innifsu.

Id-debitur intrabat illi malli huwa jakkwista l-proprietà fil-Gżira, Triq San Albert, bin-numri ufficjali tlieta u ħamsin (53), ħamsa u ħamsin (55), sebgħa u ħamsin (57) u disgħa u ħamsin (59), huwa jikkostitwixxi a favur tal-kreditur privileġġi specjal sal-ammont mislu f' dakħinhar.

25 SEP 2020

Volume

Nutar Dr. Dorian Sciberras LL.D.

Dok 10 Ritratti #72, Triy Clarence Picta



Photo 3

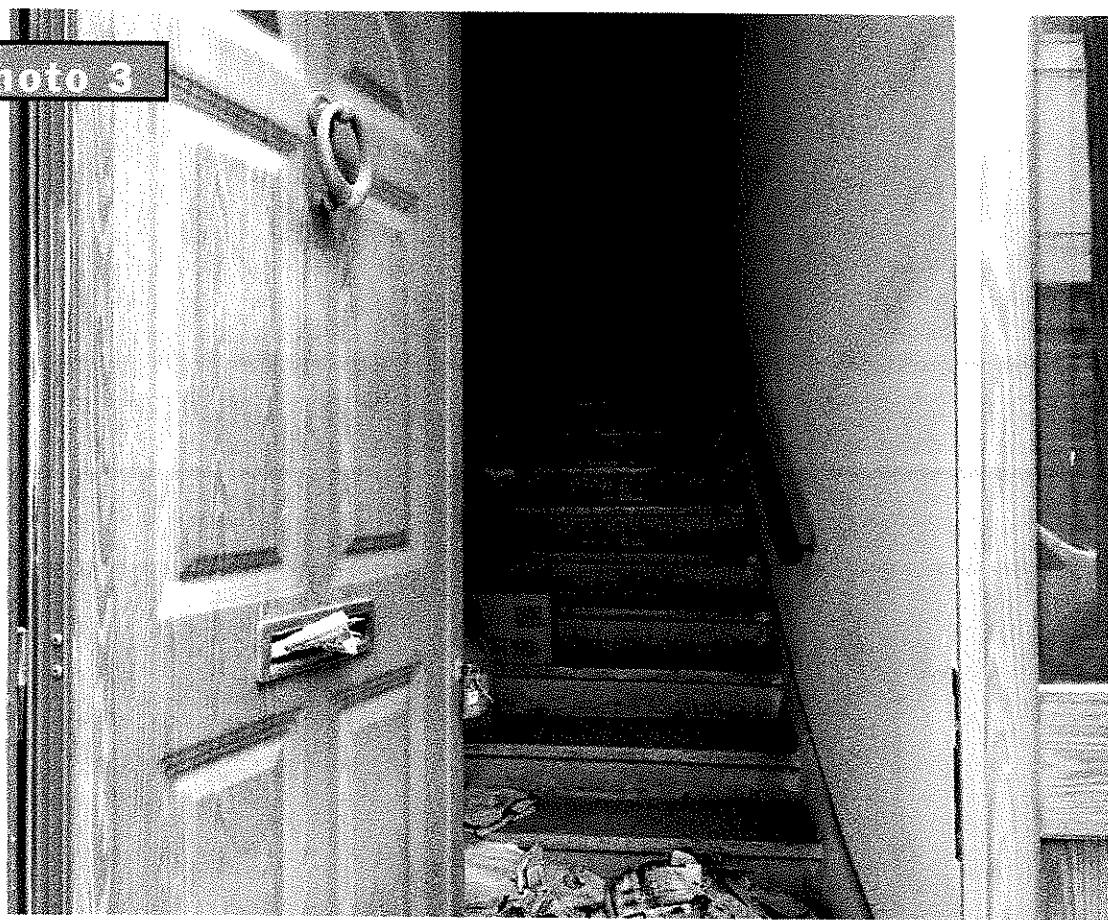
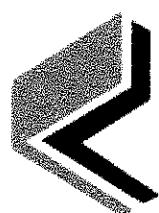
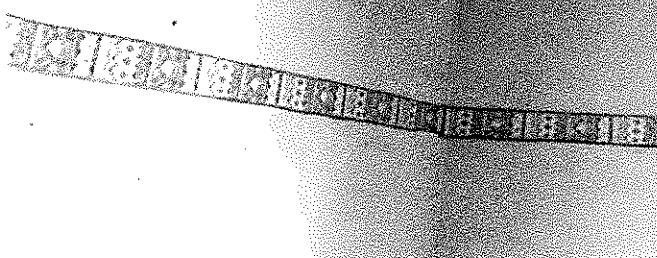
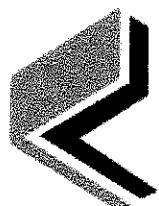
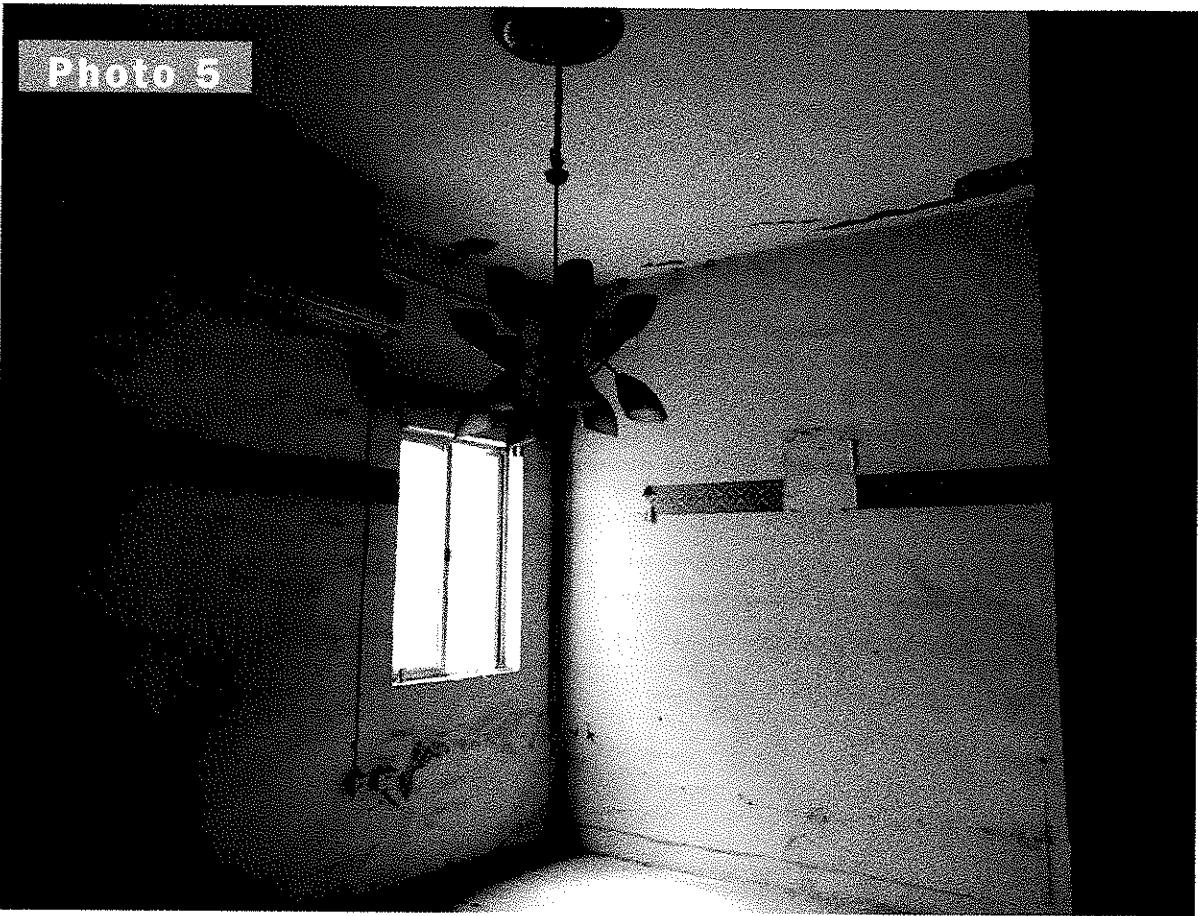


Photo 4



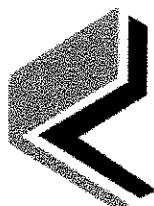
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Dok 10 Ritratti #72, Triq Clarence Pista



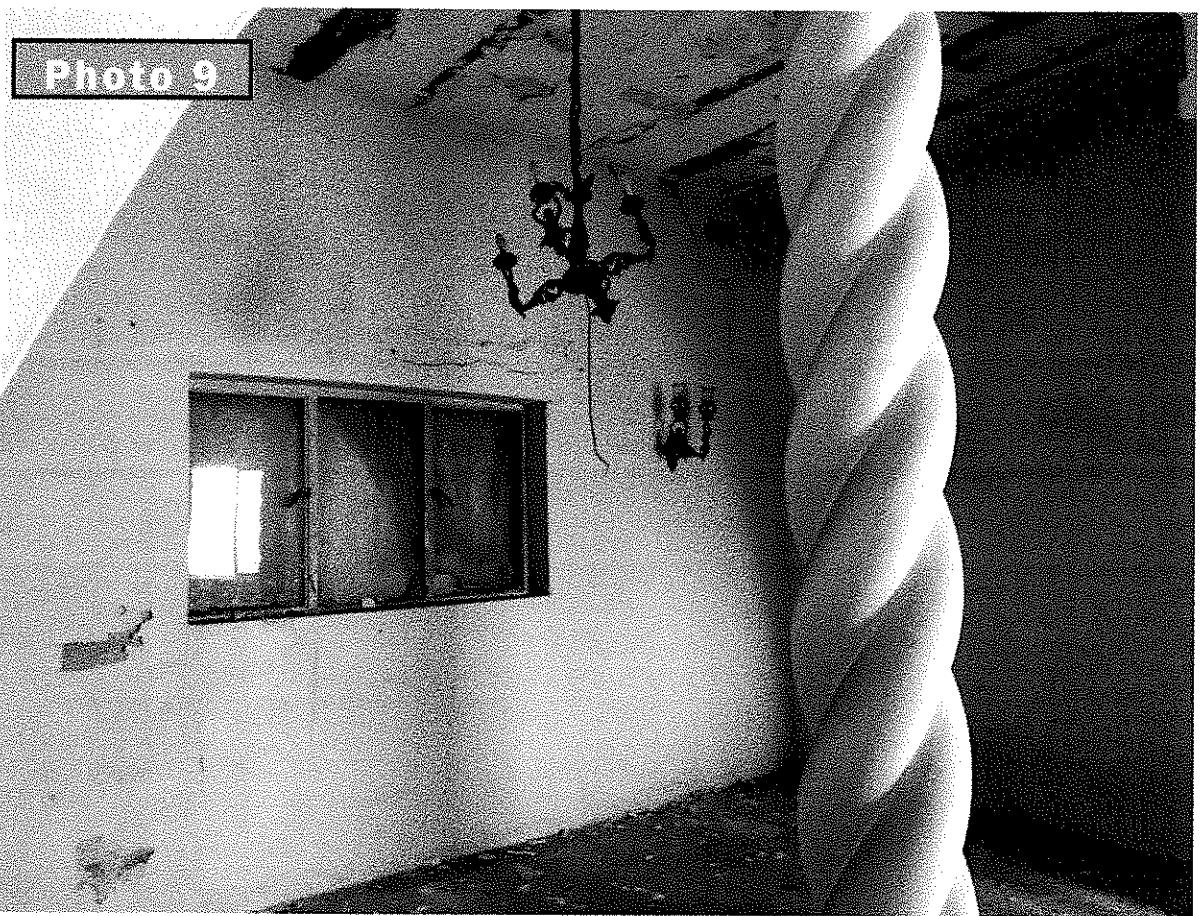
CS DESIGN

Dok 10 Ritratti #72, Triq Clarence Pinto



CS DESIGN

Dok 10 (Ritagli) #72, Triq Clarence Pinto

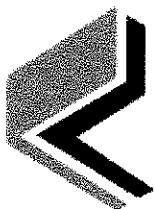


Dok 10 Ritratti #72, Triq Clarence Pecora

Photo 11



Photo 12



CS DESIGN

**Dok 1.0 Ritratti #72, Triq Clarence Pletta**

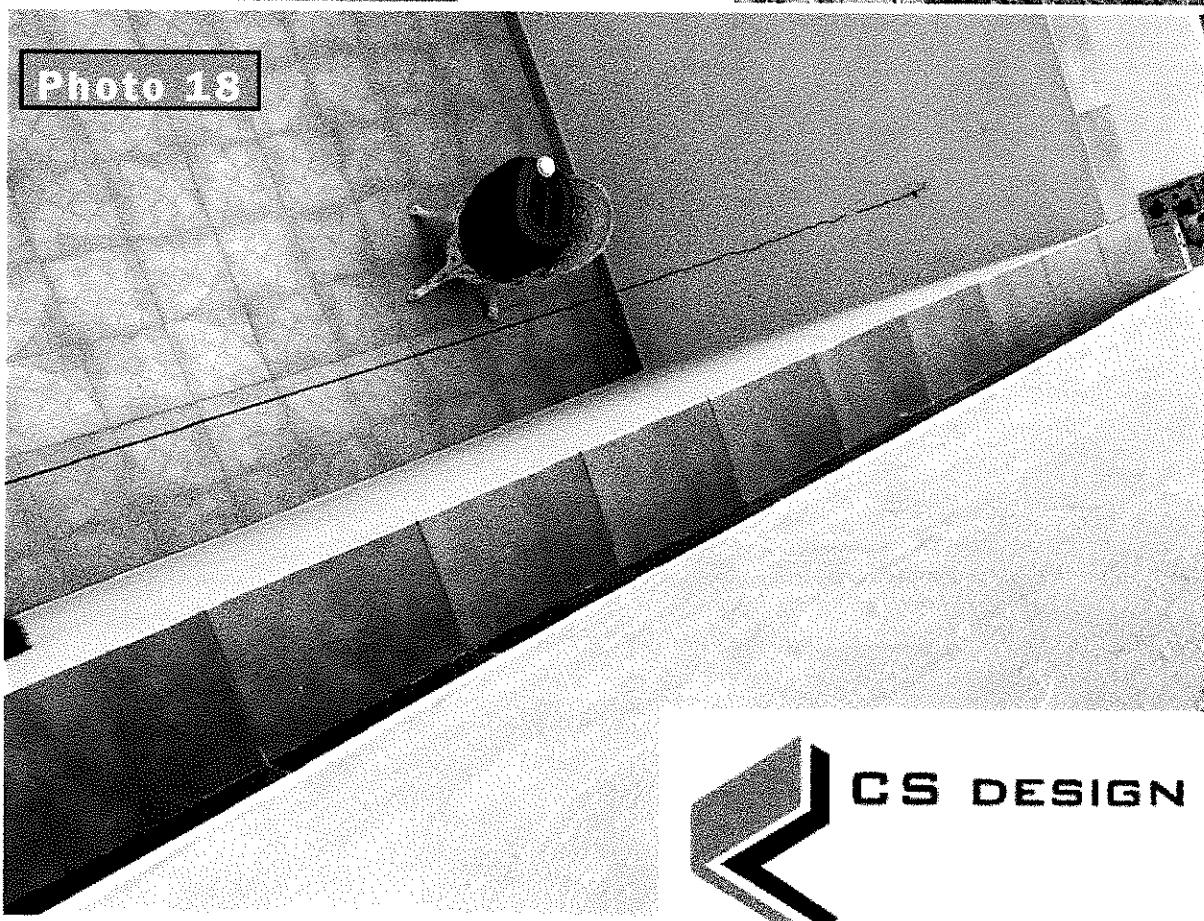
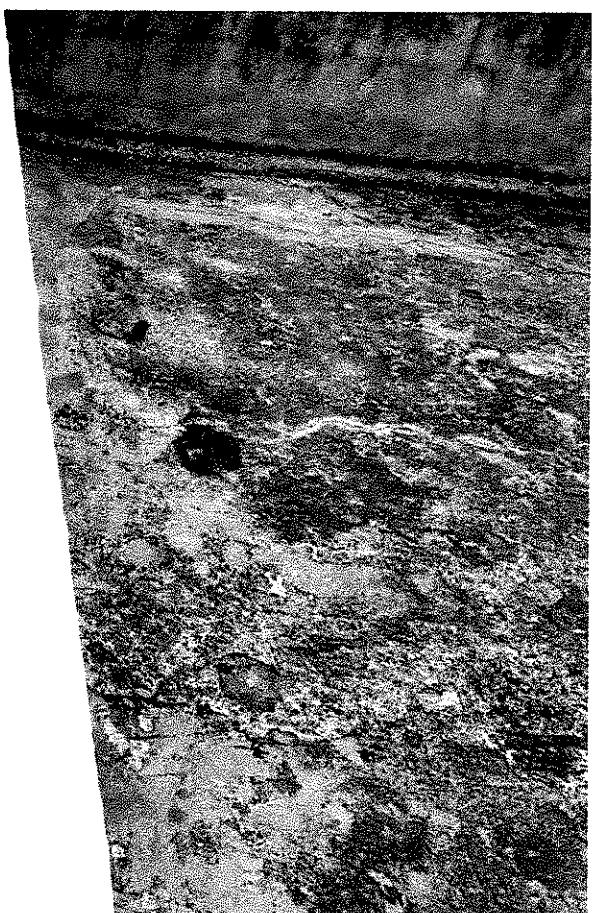
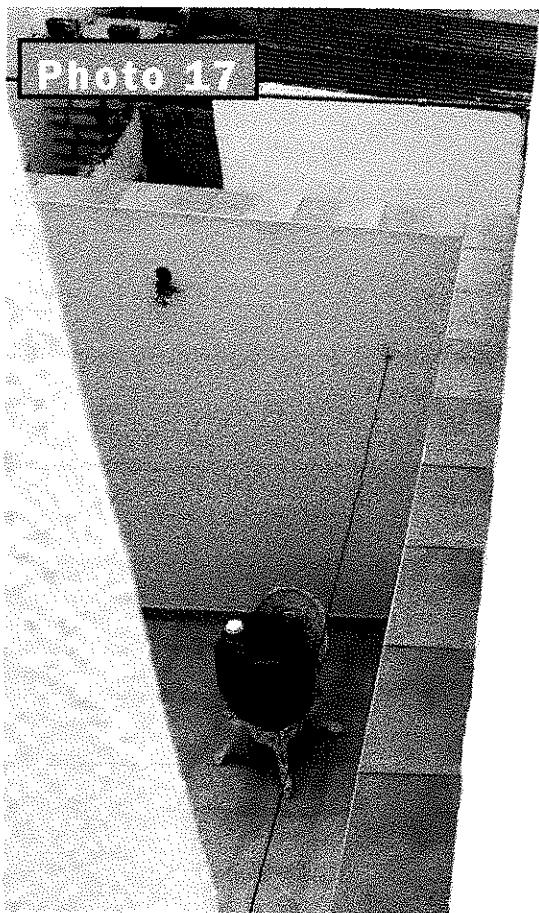


Photo 15



Photo 16





CS DESIGN



John Demicoli  
3  
Pjazza Kappillan Muscat  
Hamrun  
HMR1880  
Malta

## Cash Sale

04/01/2022

244889E

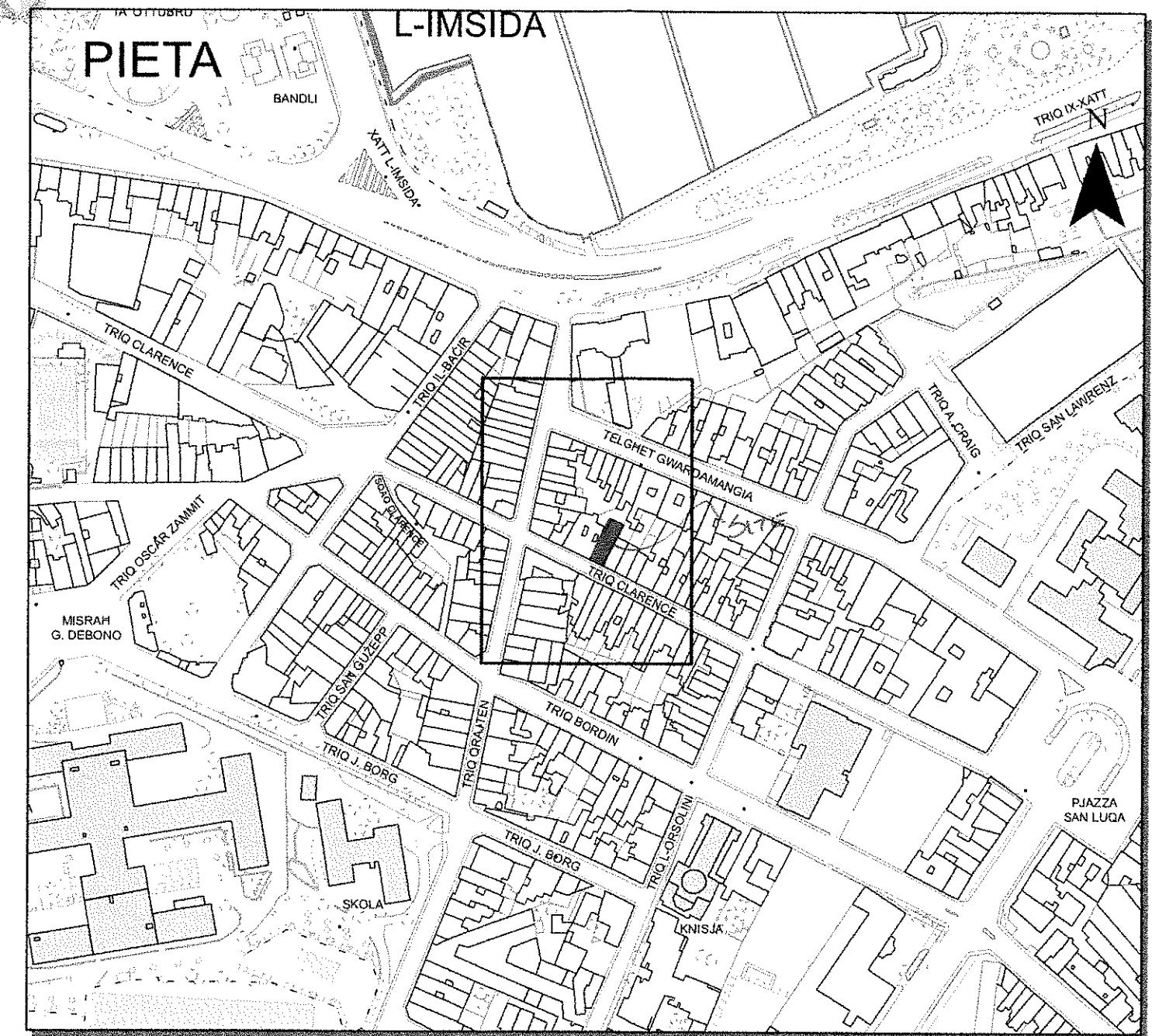
No of Copies	1
Fee Per Site Plan	€6.00
Total	€6.00

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

Tel: +356 21239777, 25904700

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

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



Pjanta tas-Sit 1:2500 Site Plan

## *Agenzija għar-Registrazzjoni tal-Artijiet*

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



*Land Registration Agency*

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

### Nru tal-Mappa:

**244888**

Pozizioni Centrali: x = 5414

*Centre Coordinates x = 7340*

### Parti min S S :

Part VIII S.S. 547

Data:

Date: 04/01/2022

Part

Architects

Timbru tal-Peri

ANNUAL REPORT



Architect's Stamp:  WARRANT NO: 437

Figure 1. A schematic diagram of the experimental setup used to measure the effect of the magnetic field on the thermal conductivity of the superconductor.

10. *Leucania* *luteola* (Hufnagel)

卷之三

Fig. 1. A schematic diagram of the experimental setup.

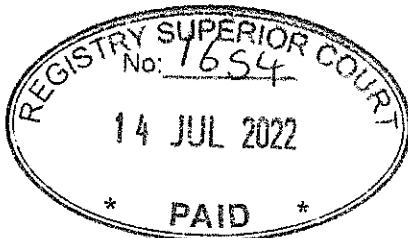
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**Dritt imhallas  
*Fee Paid***

FIL-PRIM' AWLA TAL-QORTI CIVILI



Fl-Atti tas-Subbasta  
Nru. 43/2021 fl-ismijiet:  
**Chester Holdings Limited**  
(C74645)  
vs  
**Alexander Mercieca (K.I.**  
85363M).

RELAZZJONI TAL-PERIT AIC JOHN DEMICOLI

Li permezz tagħha bil-prezenti qiegħed igib a formal konjizzjoni ta' din l-Onorabbi Qorti s-segwenti:

1. B'ordni tal-Prim' Awla tal-Qorti Civili, il-Perit hawn taht iffirmat, gie mahtur bhala espert tal-Qorti fl-Atti tal-Mandat ta' Qbid ta' Hwejjeg Immobblu hawn taht imsemmija, sabiex jagħmel deskrizzjoni u evalwazzjoni tas-segwenti proprjeta', u cioe':
  - i. *Il-mezzanin bin-numru uffiċjali erbgħa u għoxrin (24) u denominat bhala 'Mary House' u ġia qabel bl-isem 'Rita', fi Triq Sant' Elija, B'Kara;*
  - ii. *Il-mezzanin bin-numru uffiċjali tnejn u sebghin (72), ġja numru għoxrin ittra a (20a), Triq Clarence, Pieta;*
  - iii. *Terz indiż (1/3) mill-fond bin-numru erbgħa (4), Anil, Triq il-Hawt, Swieqi.*
2. Sussegwentament għar-rapport imhejji minni izda mingħajr il-valutazzjoni tal-fond fis-Swieqi ghaliex ma ingħatax access u li gie pprezentat fl-10 ta' Jannar 2022;
3. Fit-18 ta' Jannar 2022 ircevejna imejli mid-deputat registratur sabiex nippresentaw rikors halli jkun jiġi spezzjonat il-fond li jinsab 4, Anil, Triq il-Hawt, Swieqi.
4. Fl-24 ta' Jannar 2022 gie pprezentat tali rikors. **Dok R1**
5. Fis-27 ta' Jannar 2022 din l-Onorabbi Qorti laqghet din it-talba u ordnat l-access fil-prezenza tal-marixxalli tal-Qorti sabiex isehħ fis-17ta' Frar 2022 fis-2:00pm. **Dok R2**
6. Fis-17 ta' Frar 2022 fis-2:00pm l-esponent wasal fuq is-sit fejn kien hemm prezenti l-marixxalli tal-Qorti Manolito Briffa u Ivan Spiteri Bianchi izda ghalkemm kien hemm diversi tentattivi sabiex jingħata access ma kien hemm l-ebda twiegħba u hadd ma pprovda access għal dan il-fond.



7. Sussegwentament gie pprezentat rikors ulterjuri mis-socjeta rikkorent datat 27 ta' April 2022 u din l-Onorabbi Qorti laqghet din it-talba u fit 29 ta' April 2022 ordnat l-access permezz ta' sgass sabiex isehh bil-prezenza tal-Pulizija fil-31 ta' Mejju 2022 fit 3:00pm **Dok R3.** Dana l-hin gie mibdul ghal 12:00pm wara qbil bejn il-partijiet.

8. Fil-31 ta' Mejju 2022 inghata access ghal fond bil presenza tal-Marixxalli tal-Qorti kif ukoll il-pulizija. Kien hemm ukoll persuna mitluba tkun prezenti sabiex tisgassa s-serratura f'kaz li ma jkunx hemm access. L-access inghata u ghallura ma' kienx hemm il-htiega ta' sgass.

Nesponi bir-rispett illi:

**1. TERZ INDIVIŽ (1/3) MILL-FOND BIN-NUMRU ERBGHA (4), ANIL, TRIQ IL-HAWT, SWIEQI;**

**VICINANZI**

- i. Dan il-fond jinsab f'zona residenzjali fis-Swieqi li hija accessibili kemm bir-rigel kif ukoll bil-vetturi u t-toroq huma wkoll accessibili u ffurmati bl-asfalt.
- ii. Iz-zona hija ntenzjonata ghal-izvilupp residenzjali NHHO 02 (RPA Flats included) fuq massimu ta' tlett sulari u 'semi-basement' hekk kif stipulat fil- "North Harbour Local Plan" u l-artikoli applikabli. **Ara Dok 11 u 12.**
- iii. Is-sit qiegħed il-barra mill-'Urban Conservation Area' hekk kif indikat hawn taht.



## PERMESSI TA' L-IZVILUPP U ASPETTI LEGALI

- a) Wara ricerka li saret fuq is-sit elettroniku tal-Awtorita' tal-Ippjanar (PA) l-uniku permess tal-bini attiv li nstab kien RG1757/20 li jirrelata mal-pjan terran, jigifieri fuq il-propjeta' ta' terzi li tinsab taht dan il-fond u kien sottomess il-PA sabiex jirregolarizza l-bitha ta' wara u dik interna fost ohrajn li allura jifisser li anke dan il-fond għandu l-stess nuqqasijiet li jridu jigu indirizzati— **Dok 13**.
- b) Il-qisien tal-propjeta gew ikkalkulati a bazi tal-pjanti sottomessi għal-pjan terran wara li ttieħdu xi kejlijiet fuq is-sit bhala verifikazzjoni kif ukoll sabiex issir pjanta indikattiva tal-livelli ikkoncernati u allura jinkludu:

Dok	Sular	Appartament Inzluz estern Eskluz xaftijiet	Komun	Total Inkluz Komun
<b>Dok 14 – DP1 Pjanta</b>	terren	5.0m <sup>2</sup> ca.	N/A	5.0m <sup>2</sup> ca.
<b>Dok 14 – DP1 Pjanta</b>	I-ewwel	115m <sup>2</sup> ca.	N/A	115m <sup>2</sup> ca.
<b>Dok 14 – DP1 Pjanta</b>	t-tieni	112m <sup>2</sup> ca.	N/A	112m <sup>2</sup> ca.

### Noti:

- Il-valur tal-propjeta qed jinhadem fuq dawn il-qisien.
- L-arja superficjali tax-xaftijiet mhux inluzi fil-komputazzjonijiet tal-valur.

- c) Din l-istima se tkun ibbazata fuq il-qisien indikati u estratti mill-pjanti citati.

Waqt l-access ma gew pprezentati l-ebda dokumenti tal-akkwist ohra u lanqas ma gew dikjarati pizijiet, kirjet u/jew jeddijiet ohra.

Madanakollu wieħed għandu jinnota li l-inkartament mahrug lili jindika li a fini ta' dan l-inkarigu il-parti kkoncernata hija dik ta' terz (1/3) indiviz tal-fond.

In oltre ma kellniex aktar informazzjoni rigward l-arja tal-fond izda waqt l-access gie innotat li la darba access għal bejt jingħata biss minn gewwa dan il-fond l-arja ta'dan



il-fond hija marbuta mieghu. Riferenza qed tigi maghmula wkoll ghal dok CH6 mehmauba ma' l-inkartament li jindika li-fond jinkludi l-arja tieghu.

#### **DESKRIZZJONI TAL-FOND**

- a) Il-fond huwa mezzanin fl-ewwel sular b'access minn Triq il-Hawt Swieqi bil-bejt u qed tigi kkunsidrata li l-arja hija tieghu hekk kif jirrizulta wkoll minn pjanta mhejjija mil-Perit David Ellul Mercer li kienet mhemuza ma' l-inkartament b'referenza CH6.
- b) Ritratti ta' din il-propjeta' qed jigu annessi bhala - **Dok 15**.
- c) It-tqassim ta' dan il-fond huwa indikat fil-pjanta annessa bhala **Dok 14** u jinkludi:

#### **L-ewwel Sular:**

- Tarag dritt li jwassal ghal intrata zghira
- Kamra mdaqqsa tal-pranzu u salott fuq il-faccata b'gallarija adjacenti
- Kcina li tiehu l-arja mill-bitha interna
- Kamra tal-banju
- Zewq kmamar tas-sodda kbar li jiehdu l-arja mill-bitha interna u dik ta' wara rispettivamente;
- Tarag zghir ghal bejt;
- Kamra ohra tas-sodda izghar mill-ohrajn li tagħti fuq il-bitha ta' wara.

#### **It-Tieni Sular:**

- Tlett kmamar zghar li jinfdu ma xulxin;
- Terazzin fuq in-naha ta' wara; u
- Bejt fuq quddiem.

#### **KUNDIZZJONI**

- a) Il-mezzanin ezistenti jinstab fi stat lest u mghammar bl-ghamara izda l-kundizzjoni ma hijiex wahda tajba hafna u hemm xi hsarat li gew innotati anke fis-soqfa.

#### **METODU TA' VALUTAZZJONI**

Wara li kkunsidrajt ic-cirkostanzi, il-valur tal-propjeta kien ikkalkulat a bazi tal- metodu tal-valutazzjoni komparattiva fejn saret ricerka ta' propjetatijiet simili li jinsabu għal bejh u wara li saru il-kunsiderazzjonijiet necessarji għal qies rispettiv, access għal fond, kundizzjoni u l-arja tieghu fost l-ohrajn, wasalt sabiex stajt noħrog il-valur tal-mezzanin bl-arja rispettiva tieghu.



## PJANTA TAR-REGISTRU TAL-ARTIJIET

Din il-pjanta giet mixtrija u wara imhejjija u tinsab annessa ma' din il-valutazzjoni - Dok 16.

\*\*\*\*\*

### 2. VALUR FUQ IS-SUQ TAL-PROPJETA DESKRITTA AKTAR IL-FUQ:

Wara li kkonsidrajt l-aspetti kollha li gew relatati hawn fuq, l-opinjoni tieghi hija li l-valur ta' din il-propjeta fuq is-suq huwa ta' madwar:

- a) *Terz indiviż (1/3) mill-fond 4, Anil, Triq il-Hawt, Swieqi – €330,000 (Tlett mijā u teltin Elf Ewro) fit-total tieghu u allura terz (1/3) indiviż huwa stmat li jiswa - €110,000 (Mija u ghaxart Elef Ewro).*

Tant għandu l-esponent jissottometi a-savju gudizzju ta' din l-Onorabbli Qorti u għal l-istruzzjonijiet ulterjuri peress li ma setghatx issir il-valutazzjoni tat-tielet fond.

14 JUL 2022

Perit John Demicoli  
BE&A (Hons), MSc (Road Eng.), A&CE

John Demicoli  
Wicċet/21

Annessi:

Dok R1 to R3 – 3 Faccati

Dok 11 sa Dok 15 - 21 Faccata A4 u A3

1 Pjanta tar-Registru tal-Artijiet – Swieqi

1 Pjanta tar-Registru tal-Artijiet – BKara

Ricevuti tar-Registru tal-Artijiet

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

QRATI TAL-GUSTIZZJA - MALTA  
IFFORMATA U KASSEJ TA' GUDJEJMI

ILLUM 15 ta' Minszu 2023

Gaetana Azzopardi  
Deputat Registratur  
Deputy Registrar  
Qrati tal-Gustizzja (Malta)  
Law Courts (Malta)

FIL-PRIM' AWLA TAL-QORTI CIVILI

Fl-Atti tas-Subbasta  
Nru. 43/2021 fl-ismijiet:  
**Chester Holdings Limited**  
(C74645)  
vs  
**Alexander Mercieca (K.I.  
85363M).**

**RIKORS TAL-PERIT AIC JOHN DEMICOLI**

Jesponi bir-rispett:

Illi jiena ghamilt diversi tenattivi sabiex nagħmel access fil-fond imsemmi hawn taht u cioe:

- i. ***Fond bin-numru erbgha (4), Anil, Triq il-Hawt, Swieqi.***

Illi jiena ma ingħatajtx access għal dan il-fond u ghaldastant ma stajt inwettaq l-linkarg-gu mogħti lili.

Għaldaqstant, umilment nitlob lili dina l-Onorabbi Qorti jogħbobgħa tiffissa hija stess data u hin tal-access fejn nigi akkumpanjat minn marixxall ta' dina l-Onorabbi Qorti sabiex inkun nista nwettaq l-linkarigu mogħti lili.

Tant għandu l-esponent jissottometti a-savju gudizzju ta' din l-Onorabbi Qorti u għal l-istruzzjonijiet ulterjuri.



Perit John Demicoli  
BE&A (Hons), MSc (Road Eng.), A&CE

Dok R2

**Fil-Prim' Awla tal-Qorti Civilli**

**Imhallef: Onor Dr Audrey Demicoli LL.D.**

**Fl-atti tas-Subbasta numru 43/2021**

**fl-ismijiet:**

**Chester Holdings Limited (C74645)**

**vs**

**Alexander Mercieca (KI85363M)**

**Komunika:** **Perit John Demicoli**  
**Chester Holdings Limited**  
**Alexander Mercieca**

Il-Qorti,

Rat ir-Rikors.

Tilqa' it-talba u tordna li jsir access fis-17 ta' Frar, 2022 fis-2.00pm fejn il-Perit John Demicoli ikun akkumpanjat minn Marixxal tal-Qorti sabiex ikun jista' jespleta l-inkarigu lilu moghti.

Tordna komunika lill-partijiet u lir-rikorrent.

**Illum, 27 ta' Jannar, 2022**

  
**Gaetana Aquilina**  
Deputat Registratur

**Fil-Prim' Awla tal-Qorti Ċivili  
Imħallef: Onor. Audrey Demicoli LL.D.**

**Fl-atti tal-bejgħ bl-irkant numru  
43/2021  
fl-ismijiet:**

**Chester Holdings Limited**

**vs**

**Alexander Mercieca**

**Il-Qorti,**

**Rat ir-rikors tas-27 ta' April, 2022.**

Tilqa' t-talba u tordna li jsir access fil-propjeta indikata fil-31 ta' Mejju, 2022 fit-31 Tordna li l-Perit John Demicoli jkun assistit mill-Puluzija li jkollha s-setgħa li tid-propjeta msemija u tuza dik il-forza li tkun ragonevolament meħtiega inkluz l-isgas il-Perit ikun jista' jwettaq l-inkarigu mogħi lili. Tordna n-notifika ta' dan id-digriet lid-ezekutat u komunika tal-istess digriet lill-Perit John Demicoli.

**Illum, 29 ta' April, 2022.**

## NORTH HARBOURS LOCAL PLAN



MINISTRY OF ENVIRONMENTAL MANAGEMENT & PLANNING AUTHORITY  
MEPA ENVIRONMENTAL PLANNING AUTHORITY

Key	Description
	NHRE 02, NHSW 01
	Small Local Shops N-HSW 01
	Residential Priority Area NHHO 02 (Detached & Semi-Detached Dwellings according to table SW(b))
	Residential Priority Area NHHO 02 (Terraced Houses, Mansardettes & Flats)
	Residential Area NHHC 01
	Residents Parking Zone N-HSW 02
	Traq il-Kiefa Site N-HSWQ1
	Wied Ghomx Rura Conservation Strategy N-HSWQ6
	Opportunity Site N-HSW 03, 39
	Swieqi Road / Gasan Road Environmental Improvement N-HSW 03
	Public Open Space Nh-RL 01
	Arterial Road NHTR 01
	Junction Improvements NHTR 09
	New Link Road NH-R 01
	Extent of existing quay N-HSW 06
	Category 1 Rural Settlement N-HSW 07
	Residential Buffer Zone N-HSW 10
	Proposed Limit to Development NHSE 01
	Existing Limit to Development (TPS)
	Scheme Alignment
	Identity Areas
	Swieqi
	Il-Bragg
	Madliena
	Tal-Ibragg & St Andrews Policy Map
	Map
	Scale:



## NORTH HARBOURS LOCAL PLAN



AWTORITÀ TA' MALTA DVAR L-AMBIENT U-L-PLANAR  
MALTA ENVIRONMENT & PLANNING AUTHORITY

**Key**  
**Building Height Limitations**  
NHSE 04, NHSW 04

- 2 Floors with semi-basement
- 3 Floors with semi-basement
- 3 Floors without semi-basement

To retain the existing building heights

Opportunity Site NHSW 08, 09

Madiena Identity Area

Swieqi Identity Area

Ta' L-Braxx Identity Area

Scheduled Sites/Areas.  
Properties of cultural importance may be added in the course of completing the National Protective Inventory of the Maltese Islands, or removed if officially rescheduled.

----- Proposed Limit to Development NHSE 01

- - - Existing Limit to Development (TPS)

----- Scheme Alignment

N.B. - Refer to Table SW(b) for density designations of blocks A to K

**Swieqi South  
(Ta' L-Braxx & St. Andrews)  
Building Heights and Urban Design Map**

Scale	Date	Map
1:6000	July 2006	SW 4



Dok 13

Mr Joseph Mercieca

Date: 13 April 2021

Our Ref: RG/01757/20

Application Number: **RG/01757/20**

Application Type: Regularisation of Development Inside Development Zone (which may include CTB Concession)

Date Received: 08 October 2020

Approved Documents: RG 1757/20/1A/1B

Location: 6 Aquabelle, Triq il-Hawt, Swieqi

Proposal: To regularise maisonette as built.

**Development Planning Act, 2016****Regularisation Permission**

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

1.
  - a) 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. In the event that an application is submitted before the Environment and Planning Review Tribunal requesting the suspension of the execution of the permission, this permission will remain so suspended until the Tribunal otherwise decides in accordance with the Environment and Planning Review Tribunal Act.
  - b) 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 permission is not utilised by the end of this validity period.
  - c) 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 utilisation of the permission. **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).
  - d) This regularisation permission relates only to the development as specifically

indicated on the approved drawings. This permission does not regularise any other illegal development that may exist on the site, nor does it grant any consent whatsoever to carry out any further development.

- e) 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.
- f) 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 regularisation permission as null and void.
- g) This regularisation permission does not remove or replace the need to obtain the consent of the land/building owner to this development. 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 Commissioner of Land and/or Government Property Department.
- h) This regularisation permission is granted saving third party rights and shall not be deemed to confer any proprietary rights or any title whatsoever over the existing development to which the same permission relates.
- i) This regularisation 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.
- j) If the development on site is to be removed or redeveloped, the eventual redevelopment on site must conform to all the plans, policies and regulations applicable at that time.
- k) If the development hereby approved is to be extended, the new works must conform to all plans, policies and regulations applicable at the time. Any alterations to the existing may be permitted.
- l) This regularisation permission does not authorise any storage of substances listed in the Occupational Health and Safety Authority (Cap. 424) – Control of Major Accident Hazards Regulations, 2003, as amended, in quantities that would render this site an establishment within the scope of these regulations. The storage and handling of said substances may require a new development permission in line with current policies and regulations.
- m) For any non-residential uses hereby being approved, 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.
- n) The applicant is required to comply with any obligations emanating from any other relevant legislation, codes or standards.
- o) This regularisation does not constitute an amendment to the official building alignment, and if applicable, total redevelopment shall be subject to retain within the official building alignment.

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.

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 regularisation permission as null and void. This regularisation 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 regularisation permit does not authorise any storage of substances listed in Occupational Health and Safety Authority (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 development permission in line with current policies and regulations.

For any non-residential uses hereby being approved, 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 28 April 2021.***

Claudine Faure  
Secretary Planning Commission (Regularisation Permissions)

RG/01757/20

## Notes to Applicant and Perit

### 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 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, Regulation 77 of Development Act and Regulation 5(5) of LN285 of 16.

### Fees to submit a request for appeal

A fee is to be paid which should accompany the request for the appeal. The fee is calculated as follows:

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).

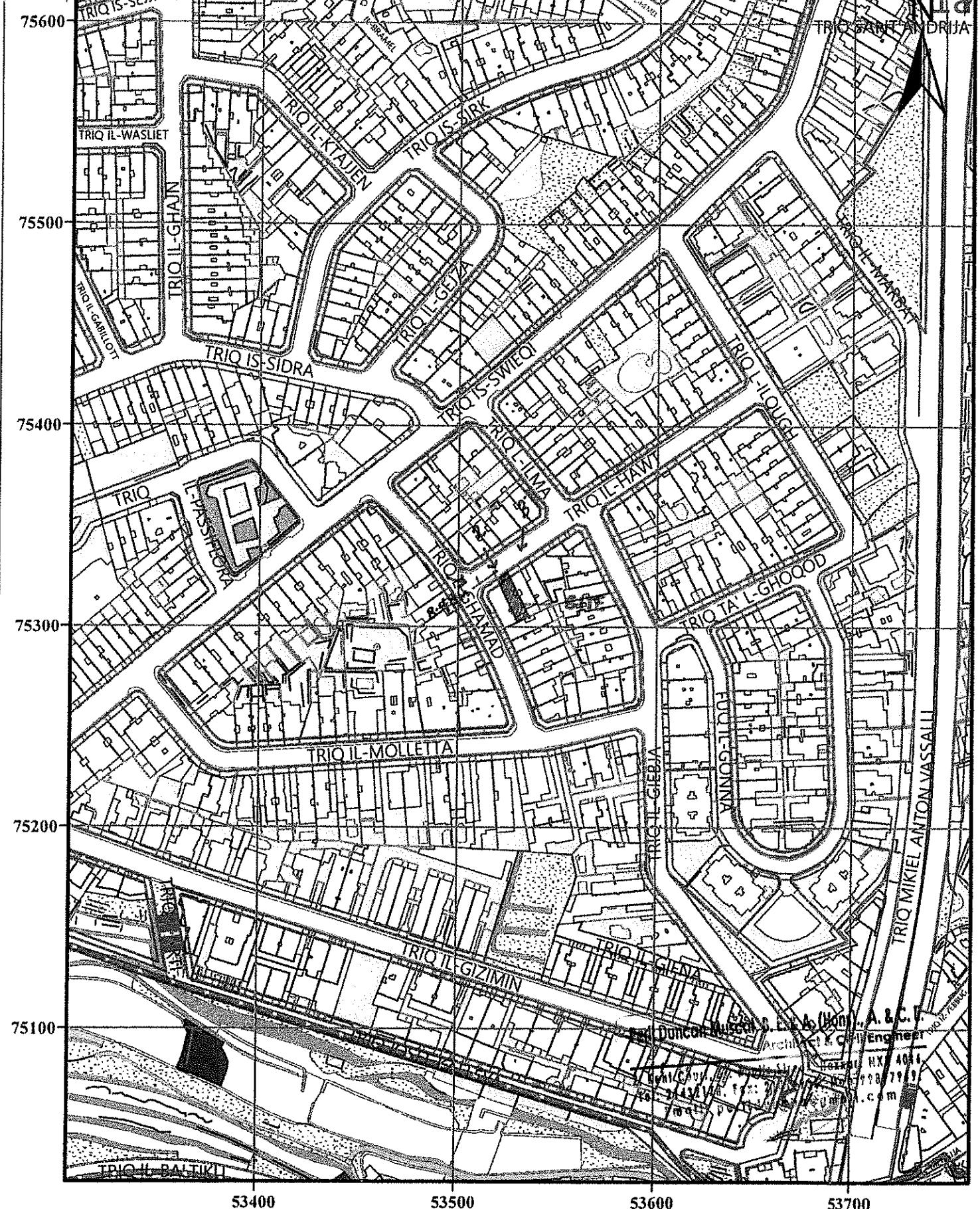
### Submission of request for appeal

With regards to appeal request, 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.

## **Important Notice**

**In view of the provisions of Article 72(4) of the Development Planning Act (2016), 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 utilisation of the permission. Failure to submit the Commencement Notice or the Commencement Notice submitted is invalid, the relative permission shall be considered as never having been utilised.**

-DocRGDCNEndorsed-



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Date Printed: 08/10/2020

Public Geoserver

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prior permission of the Mapping Unit. ERDF.02.030 - SintegraM data, (2018),

Developing Spatial Data Integration for the Maltese Islands, Planning Authority.

Data captured from: 2018 aerial photography. Truncated U.T.M. Coordinates.

Levelling Datum M.S.L. (Mean Sea Level).

Page 1 of Not to be used for interpretation or scaling of scheme alignments.

PA

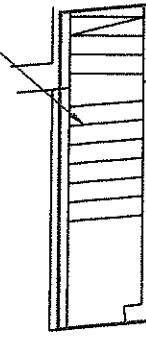
PLANNING AUTHORITY

St.Francis Ravelin, Floriana.

Tel: +356 2290 0000, Fax: +356 2290 2295

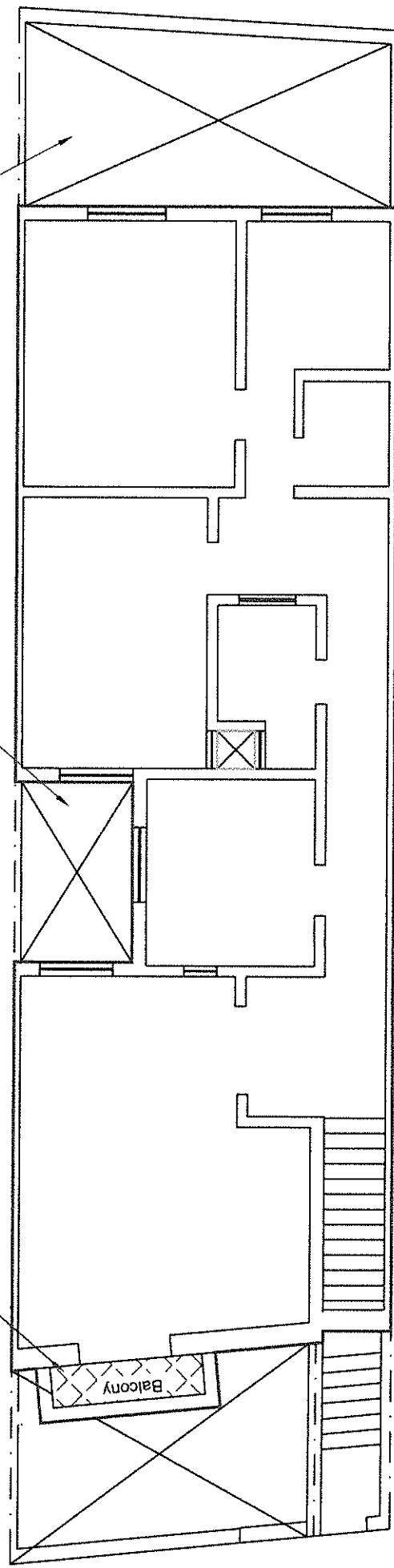
www.pa.org.mt, mappingshop@pa.org.mt

Owned Area for  
access at ground floor



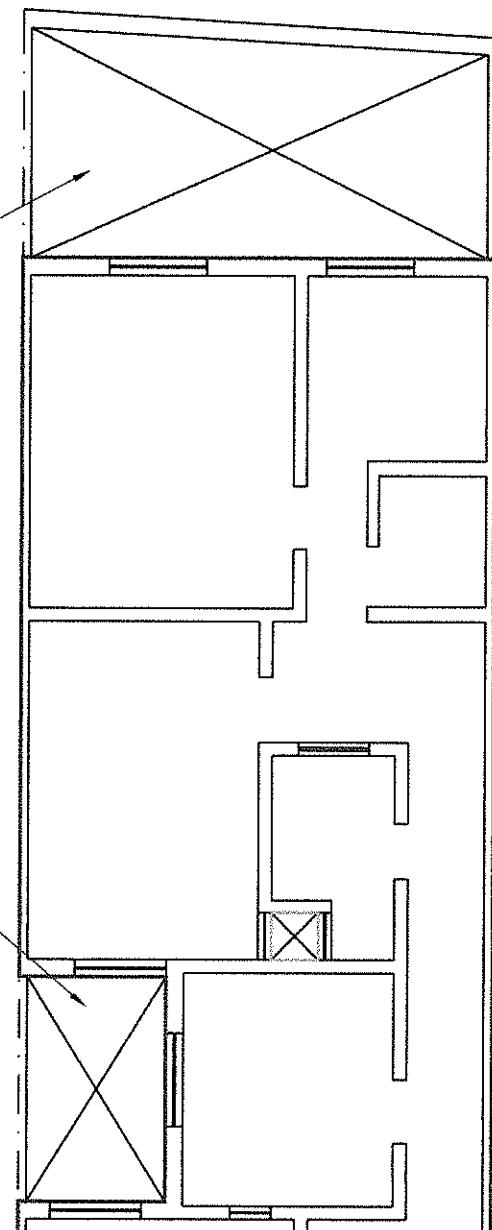
P1  
Schematic Ground Floor  
Scale 1:100  
DP1

Owned Dwelling  
First floor upwards



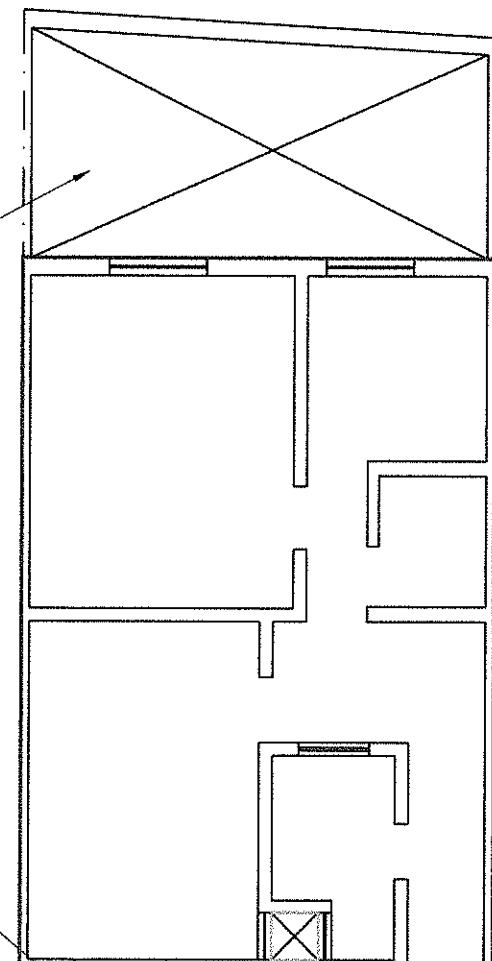
P2  
Schematic First Floor  
Scale 1:100  
DP1

Owned Airspace  
Second floor upwards



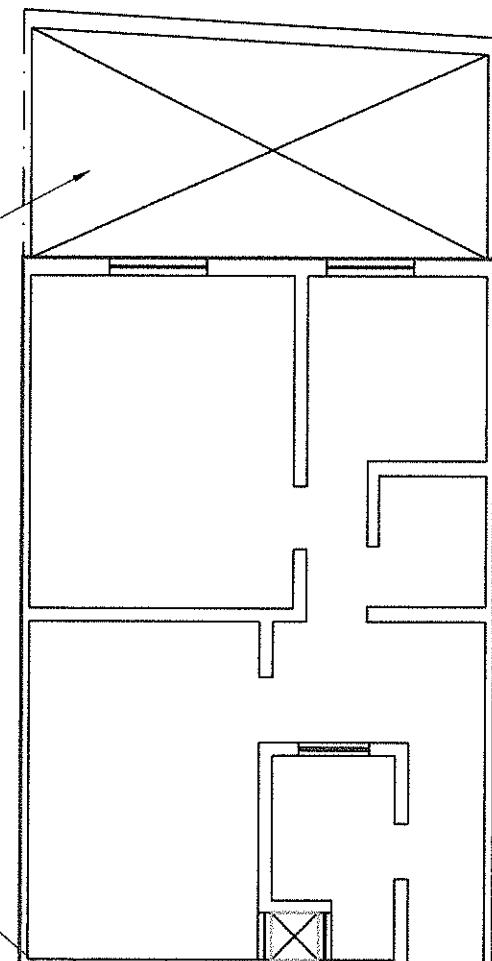
Indicative Sketch Layout not based on full site survey  
Scale 1:100

Third Party Internal  
Yard Under



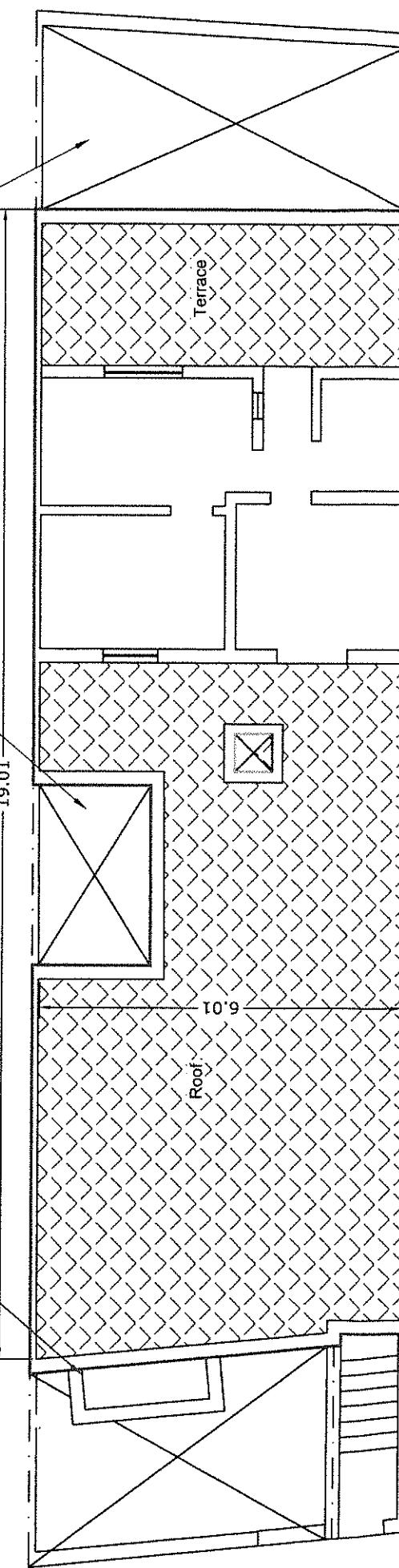
Indicative Sketch Layout not based on full site survey  
Scale 1:100

Third Party Back  
Yard Under



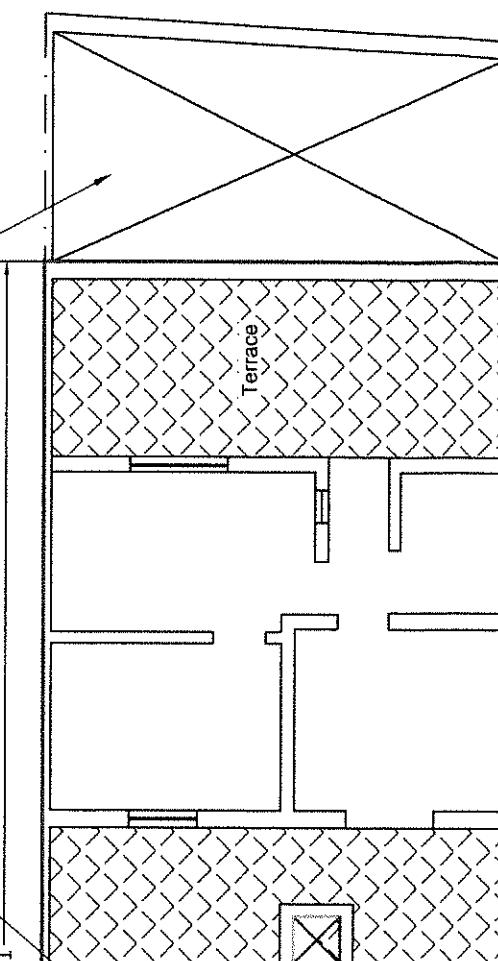
Indicative Sketch Layout not based on full site survey  
Scale 1:100

Owned Airspace  
Second floor upwards



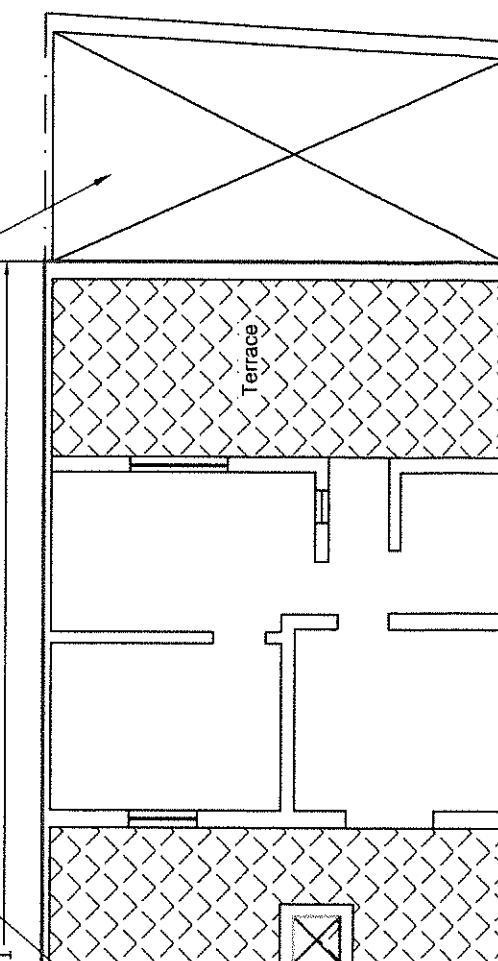
P2  
Schematic First Floor  
Scale 1:100  
DP1

Third Party Internal  
Yard Under



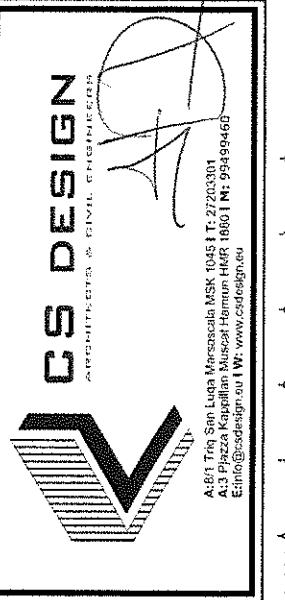
Indicative Sketch Layout not based on full site survey  
Scale 1:100

Third Party Back  
Yard Under



Indicative Sketch Layout not based on full site survey  
Scale 1:100

job:	Subbasta Nru. 43/2021	file no:	21/252
drawing title:	Chester Holdings Limited (C74645) vs Alexander Mercieca (K.I. 85363M).	drawn by:	J.D.
notes:	Schematic Plans-4, Anil Triq il-Hawt Swieqi	apprvd by:	JUNE 2022
	Not to be Scaled from Drawing	scale:	1:100
	All Dimensions As Indicated	Rev:	dp1
	Site not surveyed	Plan based on basic site dimensions	1.00



Scale 1:50 0 1 1.5 2 2.5 metres

Scale 1:100 0 1 1.5 2 2.5 metres

Scale 1:150 0 1 1.5 2 2.5 metres

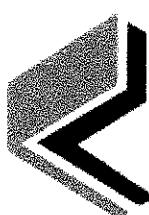
Scale 1:200 0 1 1.5 2 2.5 metres

Scale 1:300 0 1 1.5 2 2.5 metres

Dok 15 Ritratti 14, Trip il-Hawt, Swieqi

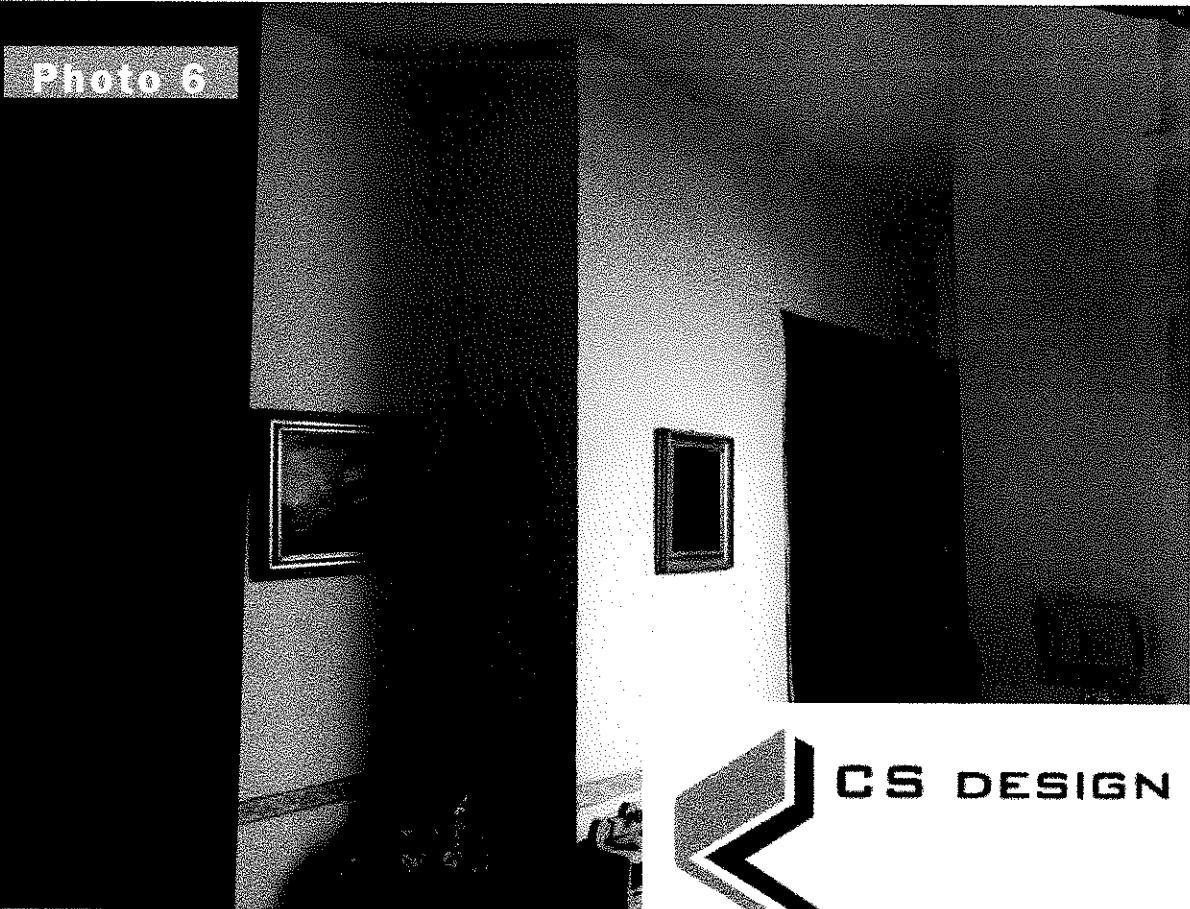


**Dok 45 Rittat 14, Triq il-Hawt, Swieqi**



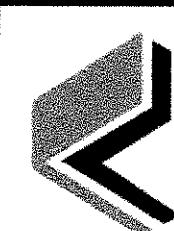
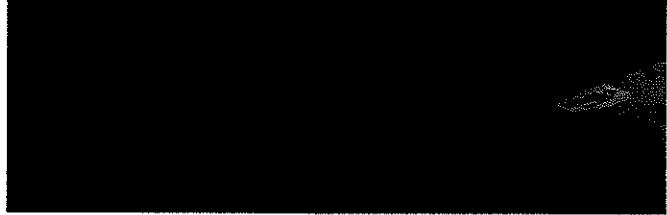
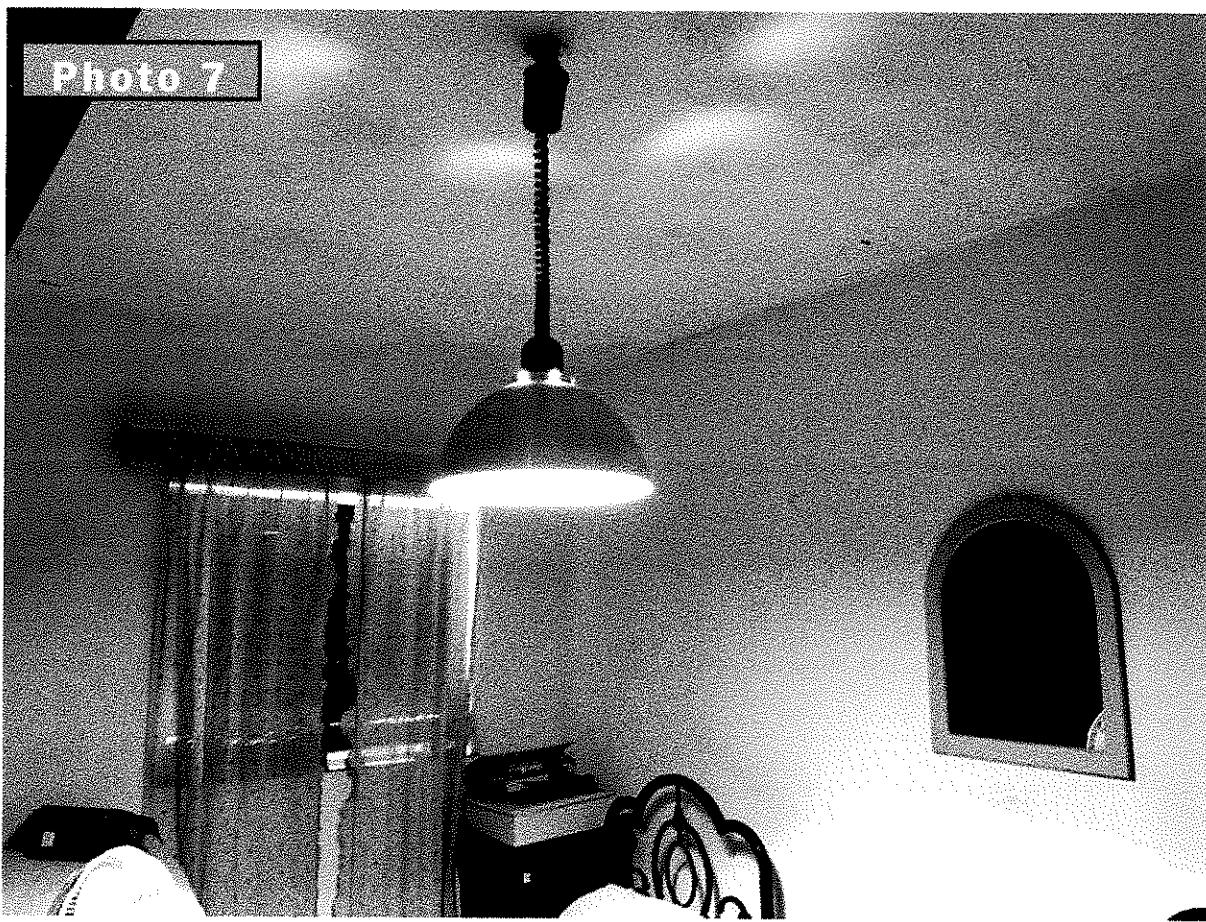
**CS DESIGN**

Dok. 15 Ritratti 4, Trip II-Hawt, Swieqi



CS DESIGN

Dok 15 Ritratti 4, Trip il-Hawt, Swieqi

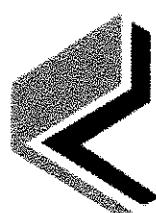
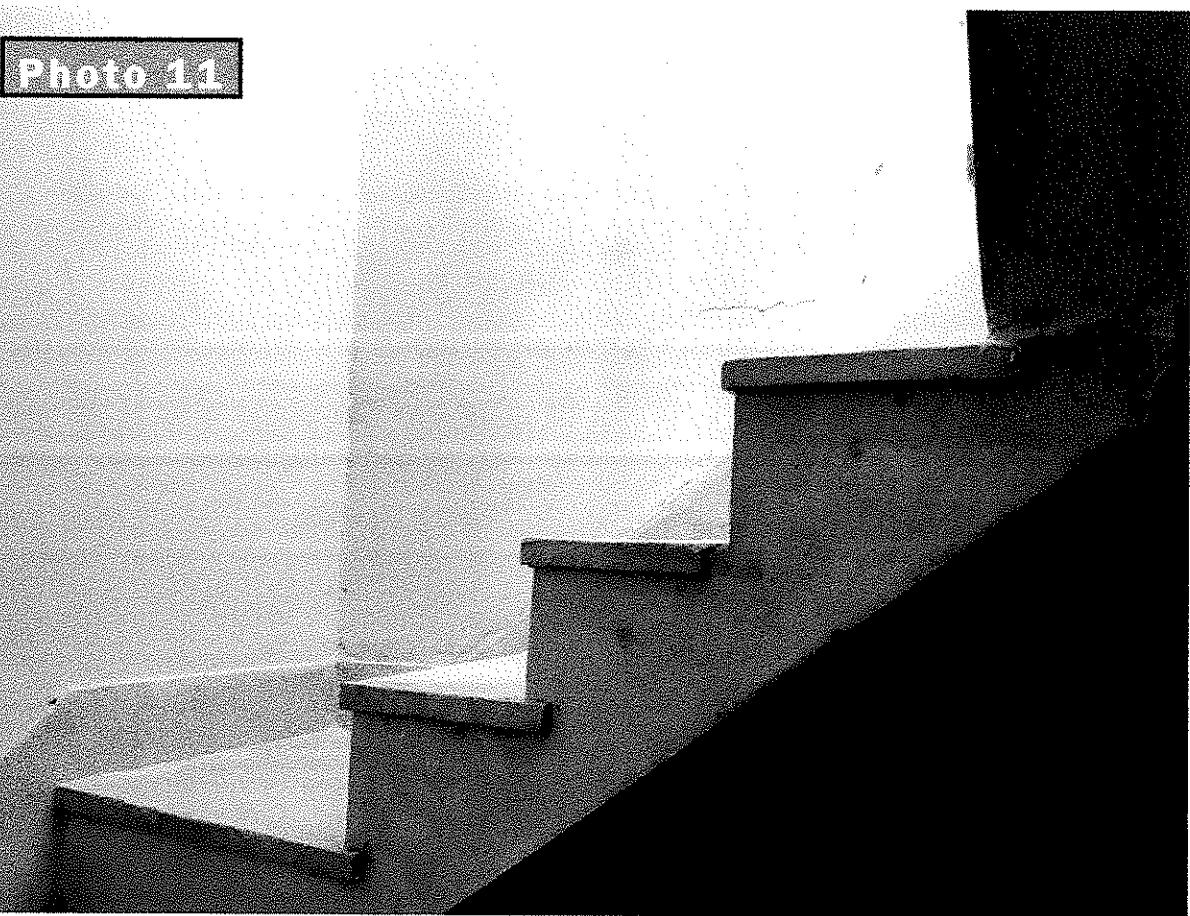


CS DESIGN

Dok 1-5 Ritratti 1-4, Trip II-Hawt, Swieqi



Dok 15 Ritratti 4, Triq il-Hawl, Swieqi



CS DESIGN

Dok 13 Ritratti 4, Triq il-Hawla, Swieqi

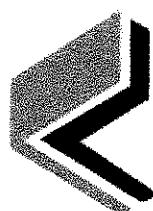


Blok 45 Riffaldi 4, Trig Il-Hawt, Swieqi

Photo 15



Photo 16



CS DESIGN

Dok 45 Ritratti 4, Trio II-Hawt, Swiegj



CS DESIGN

Dok 15 Ritratti 4, Triq il-Hawi, Sliema

Photo 19

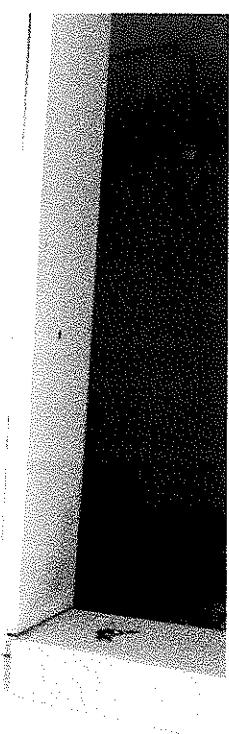
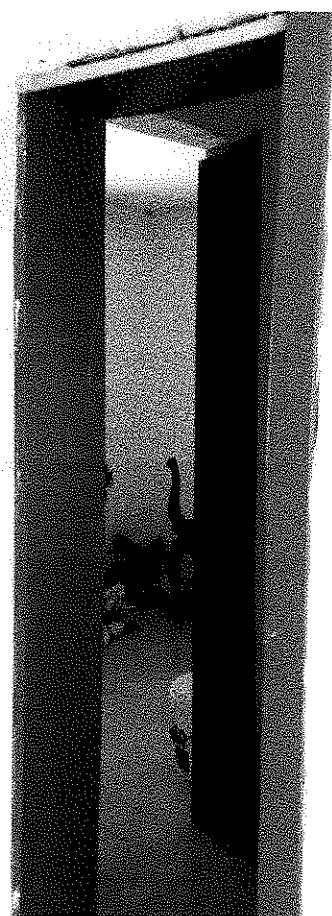
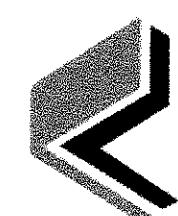


Photo 20



CS DESIGN



Dok 13 Ritratti 4, Trig II-Hawt, Swieqi

Photo 23

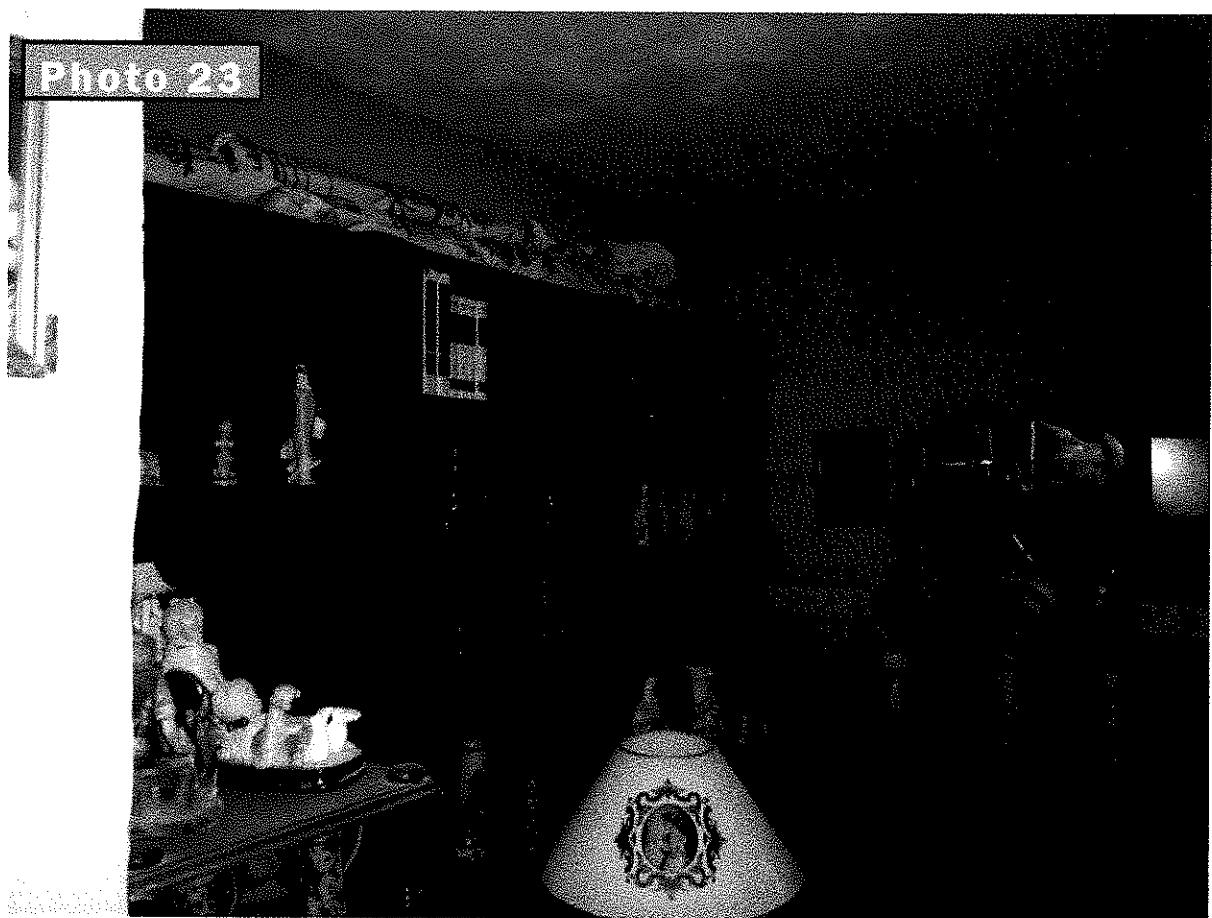
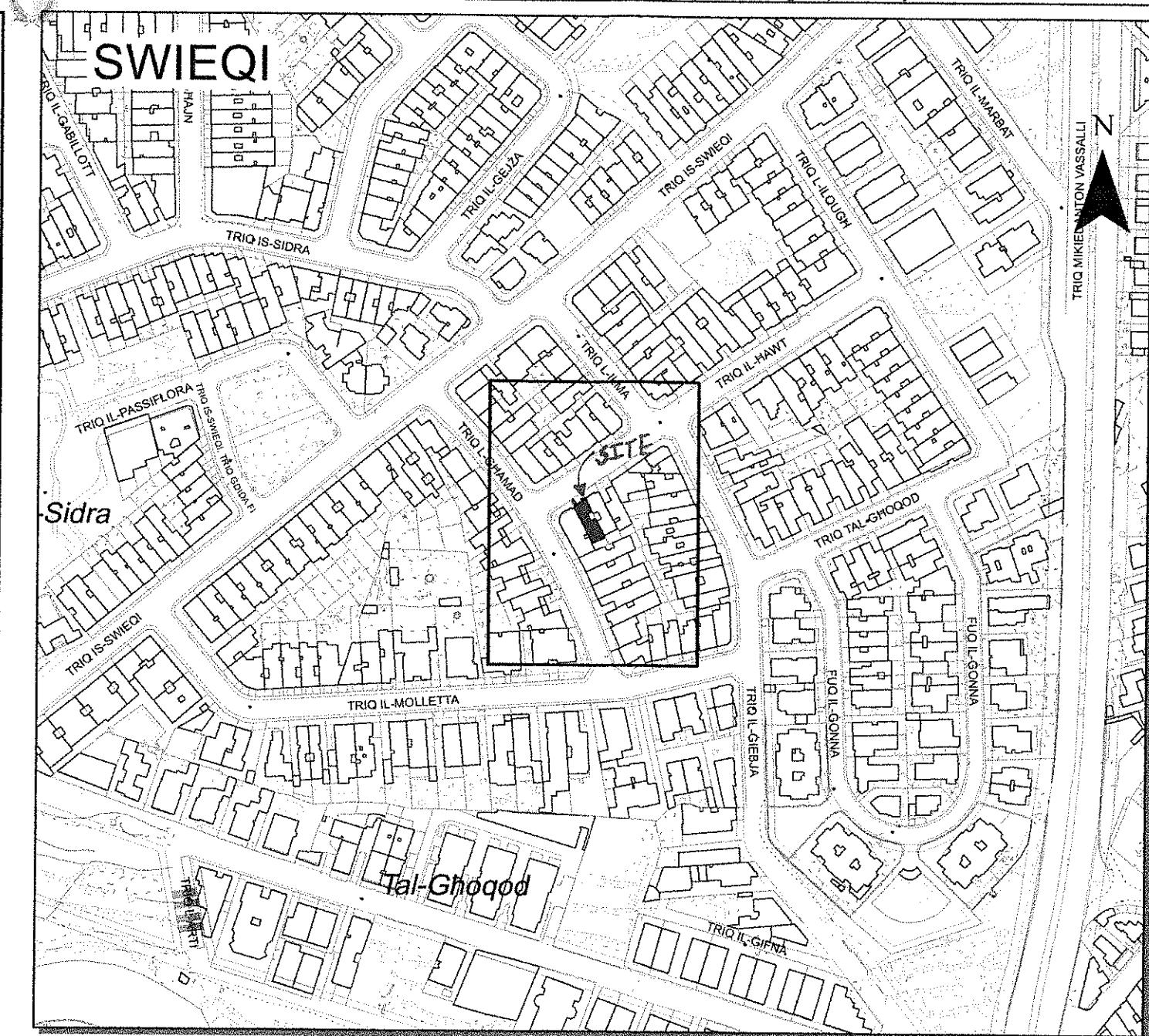


Photo 24





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:  
Map Number:

244889 E

Pożizzjoni Ċentrali:  
Centre Coordinates:

x = 53530  
y = 75314

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

5275  
Date:  
04/01/2022  
Date:

Perit:  
Architect:

Qies (metri kwadri):

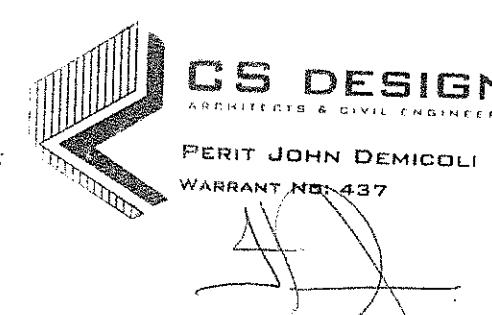
AREA A: 45QM (JRA)

AREA B: 4.4SQM (JRA)

Area (square metres):

AREA C: 112 SQM (JRA)

Timbru tal-Perit:  
Architect's Stamp:



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

LR 258660

Dritt imhallas  
Fee Paid

John Demicoli  
3  
Pjazza Kappillan Muscat  
Hamrun  
HMR1880  
Malta

**Cash Sale**

04/01/2022

244888E

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

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

Tel: +356 21239777, 25904700

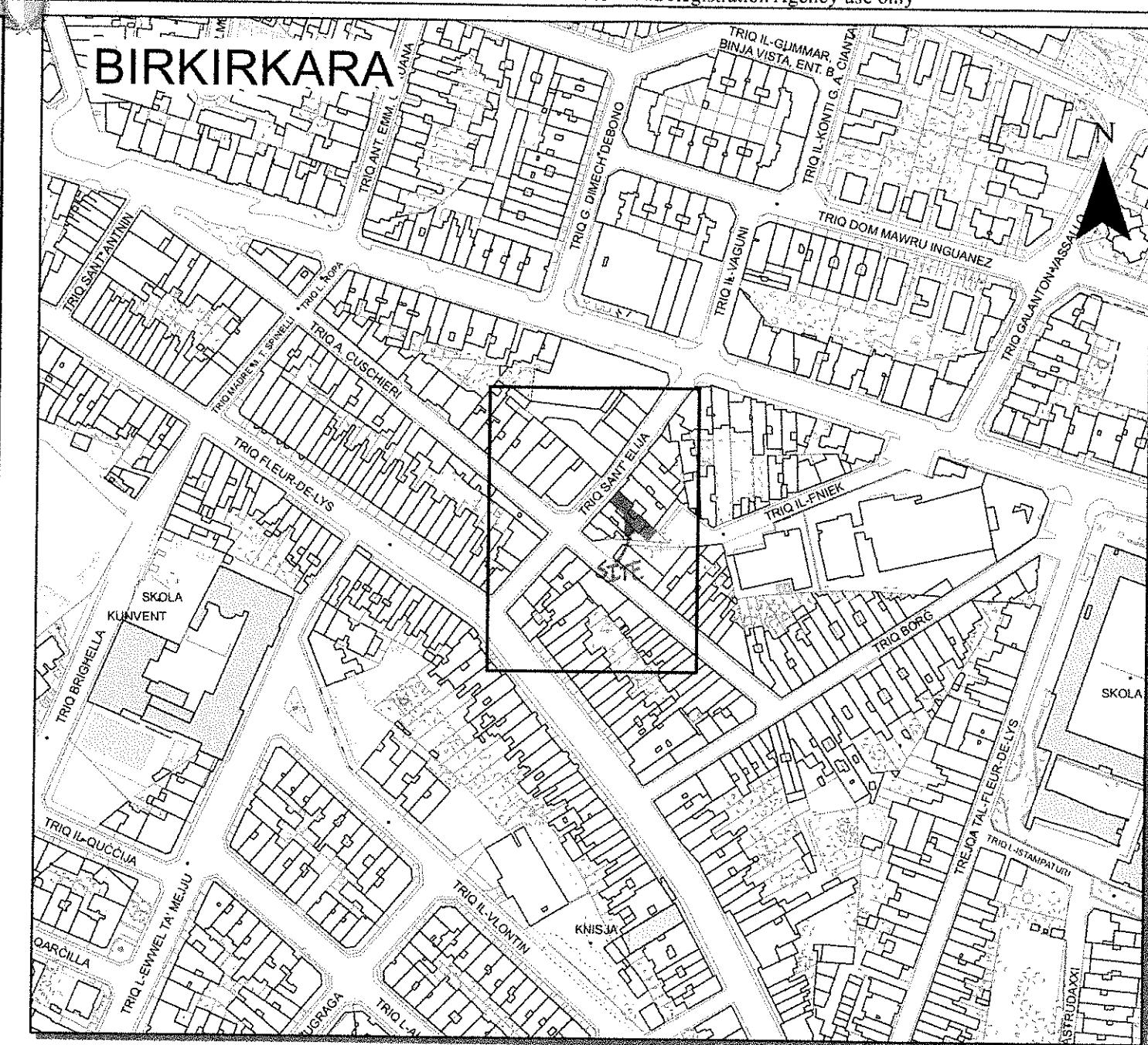
Email: [enquirieslandregistry@gov.mt](mailto:enquirieslandregistry@gov.mt)

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



Scale 1:500

0 10 20 30 40 50m



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:  
Map Number:

245270 E

Pożizzjoni Ċentrali:  
Centre Coordinates:

x = 52354  
y = 72461

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

5272

Data:  
Date:

07/01/2022

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:



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

LR

240842

Dritt imħallas  
Fee Paid

John Demicoli  
3  
Pjazza Kappillan Muscat  
Hamrun  
HMR1880  
Malta

## Cash Sale

07/01/2022

245270E

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

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

Tel: +356 21239777, 25904700

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

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

FIL-PRIM' AWLA TAL-QORTI CIVILI

Fl-Atti tas-Subbasta  
Nru. 43/2021 fl-ismijiet:  
**Chester Holdings Limited**  
**(C74645)**  
vs  
**Alexander Mercieca (K.I.**  
**85363M).**

**NOTA TAL-PERIT AIC JOHN DEMICOLI**

Li permezz tagħha bil-prezenti qiegħed igib a formal konjizzjoni ta' din l-Onorabbi Qort kjarifika mitluba rigward il-konfini tal-propjeta' hawn taht imsemmija.

Għal dan il-ghan, nesponi bir-rispett illi l-konfini ta' dawn il-propjeta' huma:

- i. *Il-mezzanin bin-numru uffiċjali erbgħa u għoxrin (24) u denominat bħala 'Mary House' u ġia qabel bl-isem 'Rita', fi Triq Sant' Elija, B'Kara;*

**Konfini:**

Minn ricerki li rcevejna ma' l-inkartament il-konfini ta' din il-propjeta' huma:

"konfinanti mit-Tramuntana mal-imsemmija Triq (Sant' Elija), mill-Punent ma' proprejta' ta' Joseph Fenech u mill-Lvant ma' proprieta' ta' Spiridiona Bezzina, jew l-aventi kawza tagħhom jew irjeh ohrajn verjuri, kif sovrapost għal beni ta' terzi"

- ii. *Il-mezzanin bin-numru uffiċjali tnejn u sebghin (72), ġja numru għoxrin ittra a (20a), Triq Clarence, Pieta;*

**Konfini:**

Minn ricerki li rcevejna ma' l-inkartament il-konfini ta' din il-propjeta' huma:

"liema fond jikkonfina min-nofsinhar mal-imsemmija Triq Clarence, punent mal-mezzanin għja innumerat tnejn u gpoxrin itta a (22a) u mit-tramuntana mal-art zdingata proprieta tal-aventi kawza ta' Bernarda Aquilina, jew irjeh iktar korretti"

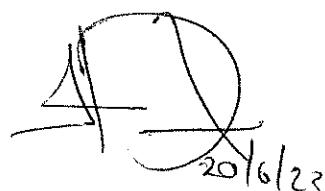
iii. Terz indiviż (1/3) mill-fond bin-numru erbgħa (4), Anil, Triq il-Hawt, Swieqi.

**Konfini:**

Din il-propjeta' tikkonfina mill-Majjistral ma' triq il-Hawt, Swieqi filwaqt li mill-Grigal, Xlokk u Lbic tikkonfina ma' propjeta ta' terzi.

Anness ma' din in-nota qieghda tigi pprezentata wkoll Skeda 8 għal kull wahda minn dawn il-propjettajiet imsemmija hawn fuq. Skeda 8 għal propjeta' ta' B'Kara ma tistax tintela b'mod komplut ghaliex meta saret l-ispezzjoni din il-propjeta kienet imwaqqqa ghajnejha għal facċata u skeda 8 ma' tagħid lok għal deskrizzjoni ta' tali spazju mhux zviluppat. Għal dan il-ghan zidt xi notamenti sabiex inkunu aktar cari.

Tant għandu l-esponent jissottometti a-savju gudizzju ta' din l-Onorabbi Qorti.



20/6/23

Perit John Demicoli  
BE&A (Hons), MSc (Road Eng.), A&CE

**Annessi:**

Skeda 8 għal kull propjeta'.

Illum 21 JUN 2023

Ipprezentata mill- Perit John Demicoli  
bla dok/b / dokument

MINI TAL-GUSTIZZA - MALTA  
IL-KOMMISSIONATA U MAHLUFA QUDDIEMI  
ILLUM 21 ta' Guju, 2023



Carina Abdilla  
Deputat Registratur



## EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	Swieqi
Address	4, Anil, Trik il-Hawt, Swieqi
Total Footprint of Area Transferred *	120 sq.m (Circa)

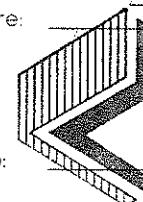
**TICK WHERE APPLICABLE** (Tick one box in each case except where indicated otherwise)

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 WWII	
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 type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input checked="" type="checkbox"/> Poor	
Amenities Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

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

\*\* Includes \*\* plus bathrooms and apertures

\*\*\* Includes plastering, electricity, plumbing and floor tiles

Date:	20/6/23	Perit's Signature:	
Warrant Number:	437	Rubber Stamp:	 <p>CS DESIGN ARCHITECTS &amp; CIVIL ENGINEERS PERIT JOHN DEMICOLI WARRANT-NOT-437</p>



## EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	Pieta
Address	72, Trik Clarence, Pieta
Total Footprint of Area Transferred *	132 sq.m (Circa)
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 WWII
Surroundings	<input type="checkbox"/> Sea View <input type="checkbox"/> Country View <input checked="" type="checkbox"/> Urban
Environment	<input type="checkbox"/> Quiet <input checked="" type="checkbox"/> Traffic <input type="checkbox"/> Entertainment <input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell <input type="checkbox"/> Semi-Finished** <input checked="" type="checkbox"/> Finished***
Level of Finishes	<input type="checkbox"/> Good <input type="checkbox"/> Adequate <input checked="" type="checkbox"/> Poor
Amenities Tick as many as appropriate	<input type="checkbox"/> With Garden <input type="checkbox"/> With Pool <input type="checkbox"/> With Lift <input type="checkbox"/> With Basement <input checked="" type="checkbox"/> No Garage <input type="checkbox"/> One car Garage <input type="checkbox"/> Two Car Garage <input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof <input type="checkbox"/> No Ownership of Roof <input type="checkbox"/> Shared Ownership
<ul style="list-style-type: none"> <li>* Includes all lands and gardens but excludes additional floors, roofs and washrooms</li> <li>** Includes ** plus bathrooms and apertures</li> <li>*** Includes plastering, electricity, plumbing and floor tiles</li> </ul>	
Date:	20/6/23
Perit's Signature:	
Warrant Number:	437
Rubber Stamp:	



## EIGHTH SCHEDULE

### PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	B'Kara
Address	24 Mary House Trik Sant' Elija, B'Kara
Total Footprint of Area Transferred *	140 sq.m (Circa)

### 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	Airspace at time of inspection	
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	Facade	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input type="checkbox"/> Quiet	<input checked="" type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input type="checkbox"/> Finished***	Airspace
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	N/A
Amenities Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

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

\*\* Includes \*\* plus bathrooms and apertures

\*\*\* Includes plastering, electricity, plumbing and floor tiles

Date: 20/6/23

Perit's Signature: AFJ

Warrant Number: 437

Rubber Stamp:

