

PRIM' AWLA TAL-QORTI ĆIVILI

FL-ATTI TAS-SUBBASTA

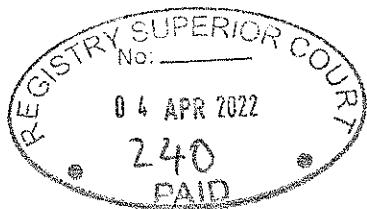
Numru 62/21

Bank of Valletta p.l.c (C2833)

Vs

Raymond Galea (I.D. 221858M)  
u Catherine Galea (I.D. 22057M)

Relazzjoni  
tal-Perit Tekniku  
AIC Robert Fenech



Data: 15 ta' Frar 2022

A handwritten signature consisting of stylized initials, possibly "RH".

## PRIM'AWLA TAL-QORTI CIVILI

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### Relazzjoni tal-Perit Tekniku AIC Robert Fenech

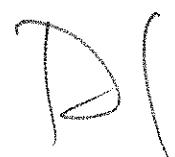
Jesponi bir-rispett illi:

- A. Permezz rikors ipprezentat mill-Avv. Dott. Dominic A. Cassar fl-10 ta' Dicembru 2021 talab għal īħruġ ta' Mandat ta' Qbid ta' ħwejjeġ immobбли għal appartament immarkar bin-numru sitta (6), formanti parti minn blokk ta' flats magħrufa bħala Block A "Pinto Flats", f'numru ufficjalji ħidax (11), Triq San Albert, Gżira, u li għandu in komuni mal-bqija tal-blokk ta' flats oħra, il-bieb principali, l-entrata u l-indana, it-taraġ u ttromba tat-taraġ, il-bejt u d-drains, bid-drittijiet u l-pertinenzi kollha tiegħu.
  
- B. Il-I-Onorabbli Qorti laqqħet it-talba għal īħruġ ta' mandat ta' qbid ta' ħwejjeġ immobibli fuq il-propjeta' msemmjija fir-rikors u għal dan il-fini l-esponent gie maħtur bħala espert sabiex jgħamel deskriżżjoni tal-propjeta' u sabiex ifisser il-piżżejjiet, kirjiet jew jeddijiet ohra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond ikun suġġett, kif ukoll l-aħħar trasferimenti tiegħu u stima tal-valur tal-propjeta'.

In diżimpenju ta' l-inkarigu l-esponent talab lis-Sur Raymond Galea sabiex jipprovi aċċess għall-propjeta fil-5 ta' Frar 2022. Madankollu, meta l-esponent mar sabiex jgħamel aċċess, is-Sur Galea ma għamiex l-arrangamenti neċċessarji sabiex isir l-aċċess. L-esponent sab li l-propjeta kienet okkupata minn persuna ta' nazzjonali barranija li iddikjara li huwa kien jokkupa l-appartament b'titlu ta' kera flimkienm ma erba' persuni oħra.



Għaldaqstant l-esponent reġa ikkomunika mas-Sur Galea u talbu jiprovdji aċċess fit-12 ta' Frar 2022. Fit-12 ta' Frar 2022 is-Sinjura Cathrine Galea ipprovdi aċċess għall-propjeta u saret l-ispezzjoni tal-propjeta'. Is-Sinjura Galea intalbet tipprovdji kopja tal-kuntratt tal-kirja iż-żda hija iddikjarat li il-propjeta kienet okkupata fuq baži informali u li ma kienx hemm kuntratt ta' kirja formali.



## C DESKRIZZJONI U VALUTAZZJONI TAL-FOND

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**Appartament numru 6, Block A "Pinto Flats", 11, Triq San Albert, Gżira**

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### C1 Deskrizzjoni

Il-propjeta' hija appartament ta' tlett' ikmamar tas-sodda b' "footprint" ta' ċirka 128 metru kwardu (inkluži ħitan u gallarija esterna). L-appartament għandu area interna (eskuži ħitan u gallarija esterna) ta' ċirka 108 metru kwardu. L-appartament jinsab fit-tieni sular u għandu faccata fuq Triq San Albert ta' 8.36 metri. Il-propjeta tifforma parti minn block ta' sitt appartamenti (inkluż l-appartament inkwistjoni). L-appartament huwa immobiljat u jinkludi kamra tal-kċina bil-cabinets u appliances. Il-propjeta hija fi stat abitabbi.

Il-propjeta' jikkonsisti f'dan li gej:

#### *Pjan terran*

Intrata komuni  
Taraġ u tromba komuni  
Lift li jservi s-sulari kollha, inkluž il-bejt

#### *It-tieni sular*

Taraġ u tromba komuni  
Salott  
Kamra tal-ikel  
Kċina  
Kamra tas-sodda Nru 1 (li thares fuq il-faċċata)  
Kamra tas-sodda principali Nru 2 (li thares fuq il-bitħha interna)  
Kamra tas-sodda principali Nru 3 (li thares fuq il-bitħha ta' wara')  
Kamra tal-banju principali  
Kamra tal-banju/washroom  
Store

#### *Bejt*

Taraġ u tromba komuni  
Bejt komuni indiviż

L-imsemmi appartament jinsab indikat fuq is-Site Plan annessa u mmarkata DOK 1. Il-pjanti tal-appartament huma annessi u mmarkati DOK2 – DOK 4.



## C2 Permess tal-bini

Minn informazzjoni accċessibbli mill-Awtorita' tal-Ippjanar, jidher ti l-propjeta' imbniet bejn 1968 u 1998.

Ma nstabu ebda permessi li nħargu wara 1992 fis-sistema elettronika tal-Awtorita' tal-Ippjanar.

L-appartament għandu għoli ta 2.72m (bejn madum u saqaf) u għaldaqstant jikkonforma mar-regolamenti sanitariji f'dan ir-rispett.

Jidher li l-appartament jikkonforma mar-regolamenti tal-bini kurrenti u ma hemm ebda indikazzjoni li l-propjeta ma hijex mibnija b' mod legali.

## C3 Kostruzzjoni

Il-propjeta għandha hitan *loadbearing* tal-ġebel u soqfa/kolonna/travi tal-konkos rinfurzat. L-istruttura tal-propjeta' tidher li hija f'kundizzjoni tajba.

## C4 Finishes u fittings

Il-propjeta għandha *finishes* u *fittings* ta' kwalita pjuttost baxxa. Dawn jinkludu:

- Bieb principali tal-block tal-aluminium
- Bieb tal-appartament tal-injam mastizz
- Bibien interni tal-injam
- Twieqi tal-ħadid "single glazed" u tal-aluminium "single glazed"
- Madum taċ-ċeramika mall-art tal-kmamar tal-banju
- Madum "terrazzo" mal-art fil-kmamar t-oħra
- Madum "terrazzo" mal-art fl-intrata komuni
- Madum taċ-ċeramika mal-ħitan tal-kmamar tal-banju
- Madum taċ-ċeramika ma parti mill-ħitan tal-kcina
- 
- "Sanitary fittings" taċ-ċeramika fil-kmamar tal-banju
- Żebgħa mal-ħitan tal-ġebel
- Soqfa b'kisi ta' ramel u siment u żebgħa
- Taraġ komuni miksi bl-irham
- Poġġaman tat-tarag komumi tal-“ferrobattuto”
- Intrata



## **C5 Servizzi**

Is-servizzi ta' dranaġġ, dawl u ilma huma stallati fil-propjeta.

## **C6 Difetti**

Gew innotati xi tbajja ikkawżati minn *leakage* ta' ilma fis-saqaf tal-kuritur quddiem il-bitħha interna. Gew innotati wkoll xi tbajja fl-art tal-kuritur.

## **C7 Planning Policies**

Il-propjeta' tinsab fil-konfini taż-Żona ta' Żvilupp tal-Gżira.

Il-Pjanta Numru GT1 (Dok 5) tan-North Harbours Local Plan tindika li l-propjeta' tinsab f'żona li hija irrgolata permezz ta' Policy NWSP 10.

Il-Pjanta Numru GT2 (Dok 7) tan-North Harbours Local Plan tistipula li l-għoli permissibbli hu ta' erbgħha sulari

Il-Policy NWSP 10 - Policy Development Scheme on St. Paul's Street tindika li l-Awtorita' tal-Ippjanar tista' tapprova żvilupp għal użu tal-art li jikkonforma mal-provvedimenti ta' Policy NWUS 3 (Dok 8) għaż-żona.

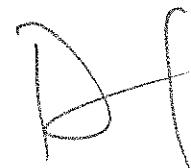
## **C8 Potenzjal ta' Żvilupp**

Skond "Annex 2: Interpretation of Height Limitation" tad-"Development Control Design Policy, Guidance and Standards 2015" l-għoli permissibbli ta' erbgħha sulari jirrizulta f'għoli ta' bini permissibbli ta' 22 metru (ara Anness 2.6E).

Dan ifisser li ježisti l-potenzjal li jinbengħu tlett sulari ohra (inkluz sular irtirat mill-faccata) fuq il-bini eżistenti. Tali żvilupp ikun suġġett għal kundizzjonijiet tal-Awtorita' tal-Ippjanar u jista jkun suggett għal restrizzjonijiet u kwistjonijiet legali.

## **C9 Piżijiet, kirjet jew jeddijiet ohra**

Il-propjeta' kienet ġiet akkwistata mill-konjuġi Galea permezz ta' kuntratt datat 1 ta' Ġunju 1982 fl-atti tan-Nutar Dottor George Bonello Du Puis. Limsemmi kuntratt jinsab anness u mmarkat "Dok 10".



Fuq l-imsemmi fond ġew iskritti s-seqwenti ipoteki u cioe' dawk bin-numri I  
18782/2006, I 18783/2006, I 9576/2009, I 9577/2009, I 9578/2009 u I 11859/2009  
immarkati bħala Dok. "RIC 1" sa "RIC 111" fl-atti tas-subbasta.

Il-propjeta' ma hijiex suigetta għal čens skond il-kuntratt li permezz tiegħu il-konċiġi Galea aakkistaw il-propjeta'.

Kif indikat f'sezzjoni B ta' dan ir-rapport, il-propjeta' kienet okkupata minn terzi persuni meta sar l-access fil-5 ta' Frar 2022. L-okkupant iddikjara li huwa kien jokkupa l-appartament b'titlu ta' kera flimkienn ma erba' persuni oħra.

Fit-12 ta Frar 2022 is-Sinjura Cathrine Galea intalbet tipprovi kopja tal-kuntratt tal-kirja iżda hija iddikjarat li il-propjeta kienet okkupata fuq bażi informali u li ma kienx hemm kuntratt ta' kirja formali.

C10 Servitu'

Il-propjeta tgawdi minn servitu', u hija soggetta għal servitu' skond kif joħroġ u huwa inerenti mill-pożizzjoni tagħha, kif muri fil-pjanti tar-Reġistru tal-Artijiet (DOK 1 – DOK 4).

## C11 Stima tal-Proprieta'

L-esponent uža il-metodu komparativ sabiex tiġi stabilita stima tal-propjeta wara li ittieħdet konjizzjoni tar-restrizzjonijiet u raġunijiet pertinenti.

Wara li kkunsidrajt il-fatturi rilevanti kollha, jiena hawn taħt iffirmat nistma li din il-propjeta' li għandha valur ta' tlett mitt elf Euro (€ 300 000).

ILLUM 06.05.22

DEHER IL-PERIT LEGALI/TEKNIKU Robert Fenech

.....TALEF LI QEDA FEDELMENT  
U ONESTAMENT L-INKARIGU MOGHTI LILU

~~Notary Public  
Notary Public  
Deputy Registrar  
Deputy Registrar  
Law Courts (Malta)~~

~~DERUTAT REGISTRATJU 04 APR 2022~~

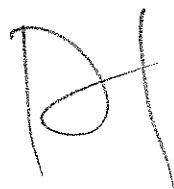
AIC Robert Fenech  
Perit Tekniku

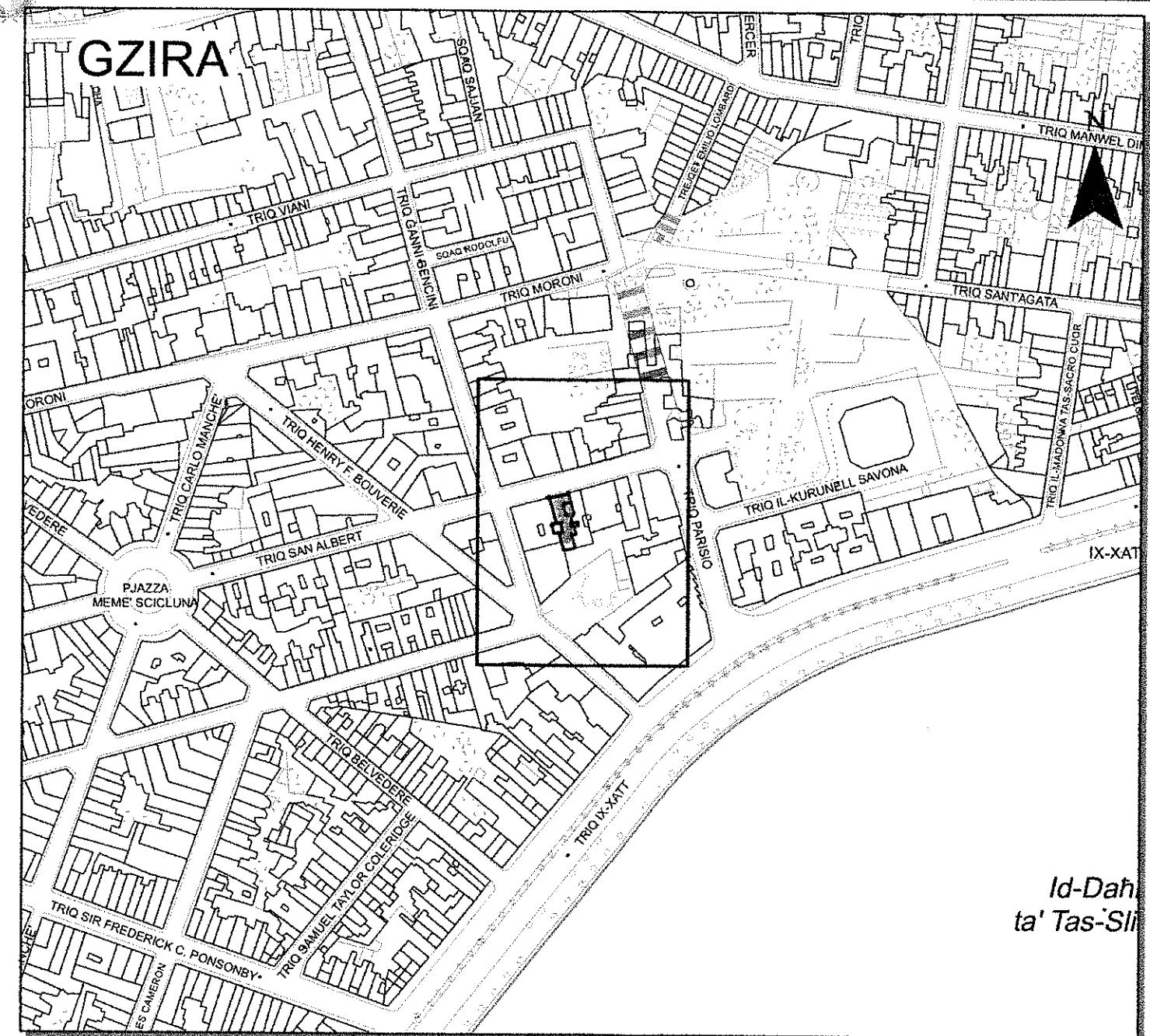
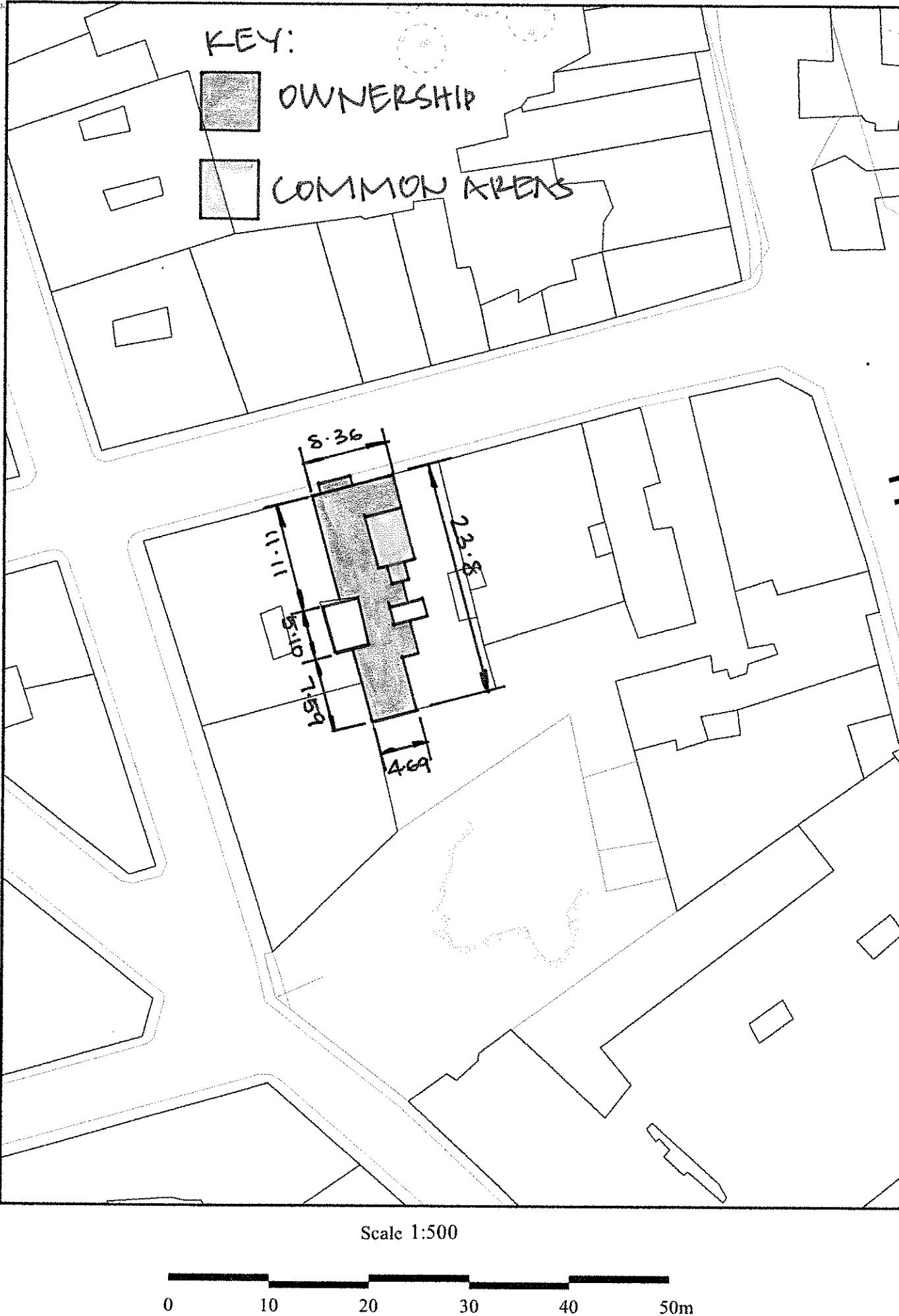
Data: 15 ta' Frar 2022

7

Dokumenti Annessi:

- |        |  |
|--------|--|
| DOK 1  | Site plan tal-Aġenzija Għar-Reġistrazzjoni tal-Artijiet  |
| DOK 2  | Planta tal-pjan terran   |
| DOK 3  | Pjanta tat-tieni sular   |
| DOK 4  | Pjanta tal-bejt  |
| DOK 5  | Pjanta Numru GT1 tan-North Harbours Local Plan   |
| DOK 6  | Pjanta NuDOK 7mru GT2 tan-North Harbours Local Plan  |
| DOK 7  | Policy NHHO 02   |
| DOK 8  | Annex 2: Interpretation of Height Limitation tad-“Development Control Design Policy, Guidance and Standards 2015 |
| DOK 9  | Ritratti tal-propjeta’   |
| DOK 10 | kuntratt datat 1 ta’ Ĝunju 1982 fl-atti tan-Nutar Dottor George Bonello Du Puis                                  |
| DOK 11 | Eight Schedule   |

A handwritten signature consisting of the letters 'PH' in a stylized, cursive font.



**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:

**248520 E**

Map Number:

Pożizzjoni Ċentrali:

**x = 54775**

Centre Coordinates:

**y = 74061**

Parti min S.S.:

**5474**

Extracted from S.S.:

Data:

**01/02/2022**

**128 M<sup>2</sup>**

Perit:

Architect:

**PERIT ROBERT FENECH**  
BE&A (Hons.)

Timbru tal-Perit:

Architect's Stamp:

2, Triq San Timotju  
Naxxar NXR-2111, MALTA  
Tel: 2141 9590, Mob: 9944 8275  
rfenech@melita.com

Firma ta' l-Applicant:

Applicant's Signature:

**LR**

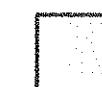
**261861**

Dritt imħallas  
Fee Paid

## KEY:



OWNERSHIP



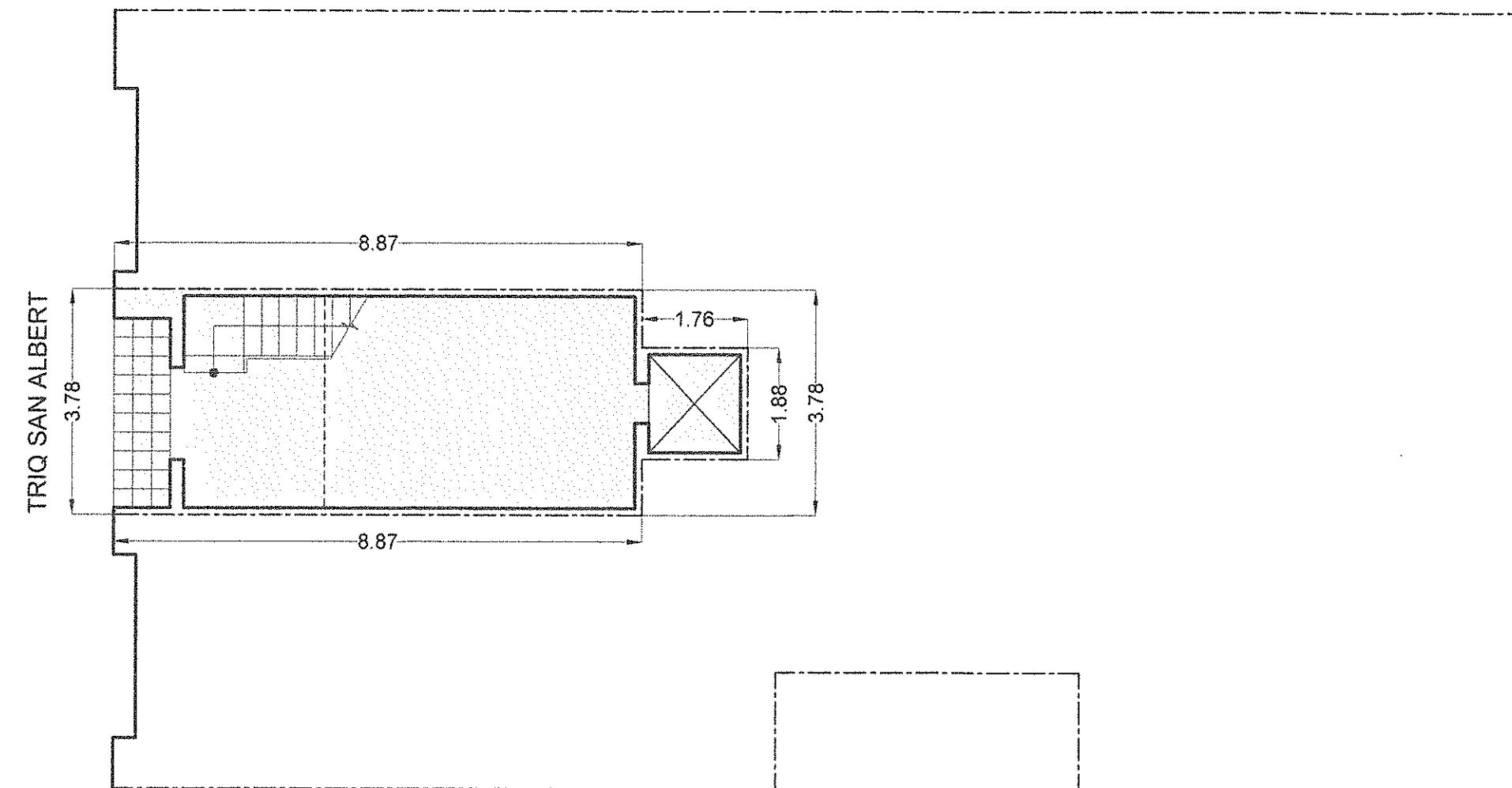
COMMON AREAS



EXTERNAL AREAS

DOK 2

metres  
15  
10  
5  
4  
3  
2  
1  
0  
scale 1:100



metres  
1 0 1 2 3 4 5  
10 15  
scale 1:100



**PERIT ROBERT FENECH BE&A (Hons)**  
2, Triq San Timotju, Naxxar NXR-2111, MALTA  
Tel: 2141 9590, Mob: 9944 8275  
rfenech@melita.com

Job Title  
**FLAT 6, PINTO FLATS**  
**TRIQ SAN ALBERT, GZIRA**

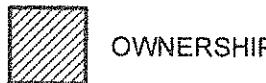
Dwg Title  
**GROUND FLOOR PLAN**  
Client  
**PRIM AWLA QORTI CIVILI**

Scale  
1:100  
Date  
12 FEB 2022

Job No  
2021-809  
Dwg No  
L01

*D. fenech*

## KEY:



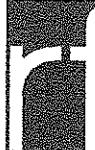
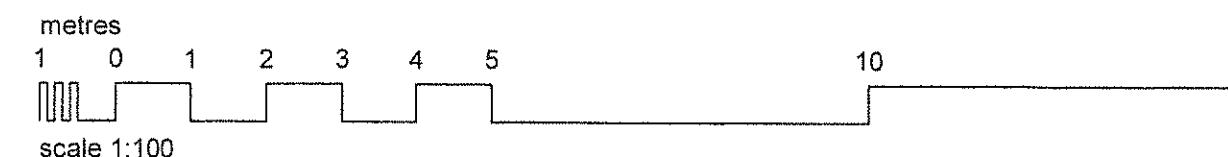
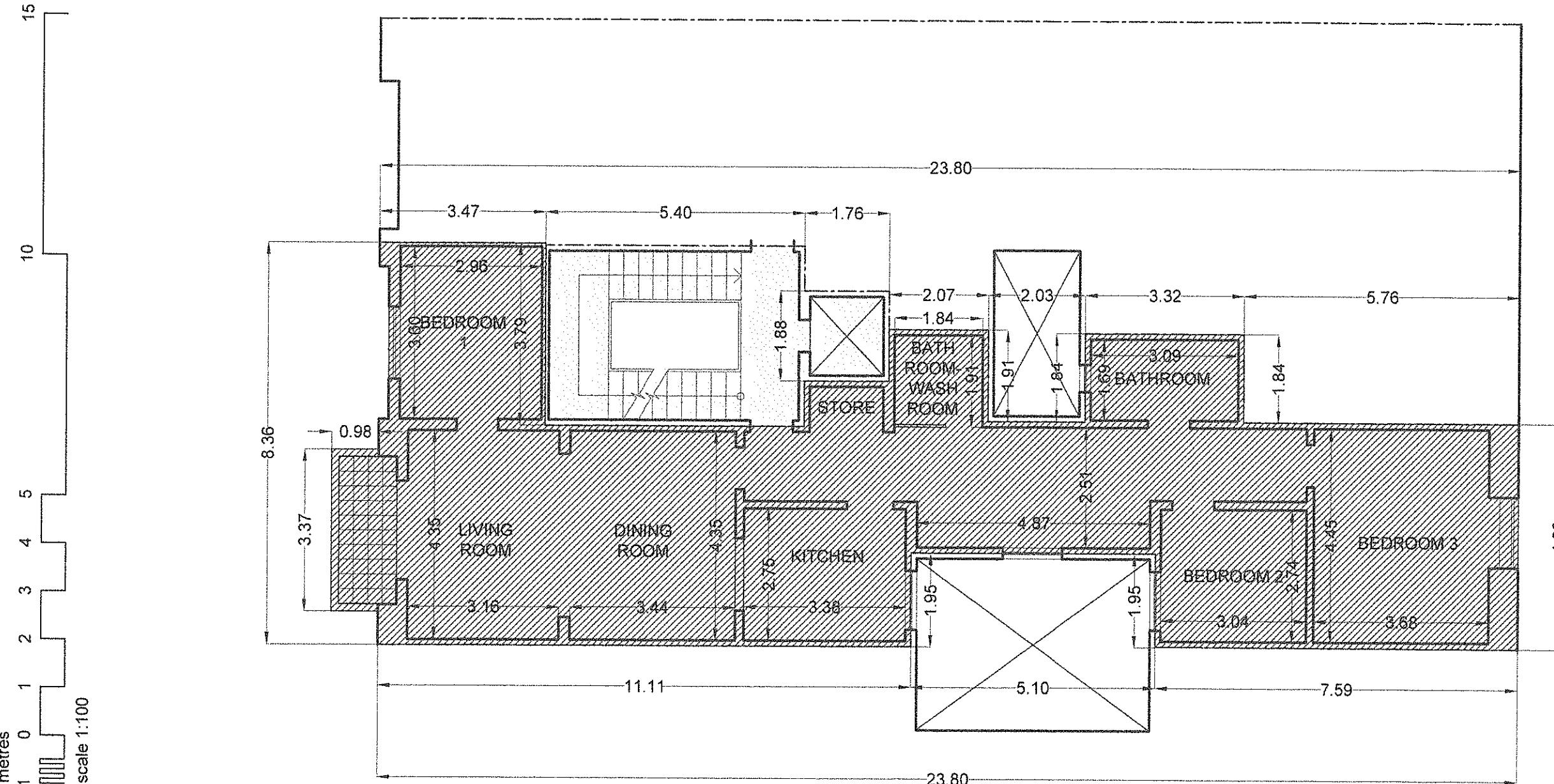
OWNERSHIP



COMMON AREAS



EXTERNAL AREAS



PERIT ROBERT FENECH BE&A (Hons)  
2, Triq San Timotju, Naxxar NXR-2111, MALTA  
Tel: 2141 9590, Mob: 9944 8275  
rfenech@melita.com

Job Title

FLAT 6, PINTO FLATS  
TRIQ SAN ALBERT, GZIRA

Dwg Title

SECOND FLOOR PLAN

Client

PRIM AWLA QORTI CIVILI

Scale

1:100

Date

12 FEB 2022

Job No 2021-809

Dwg No

L02

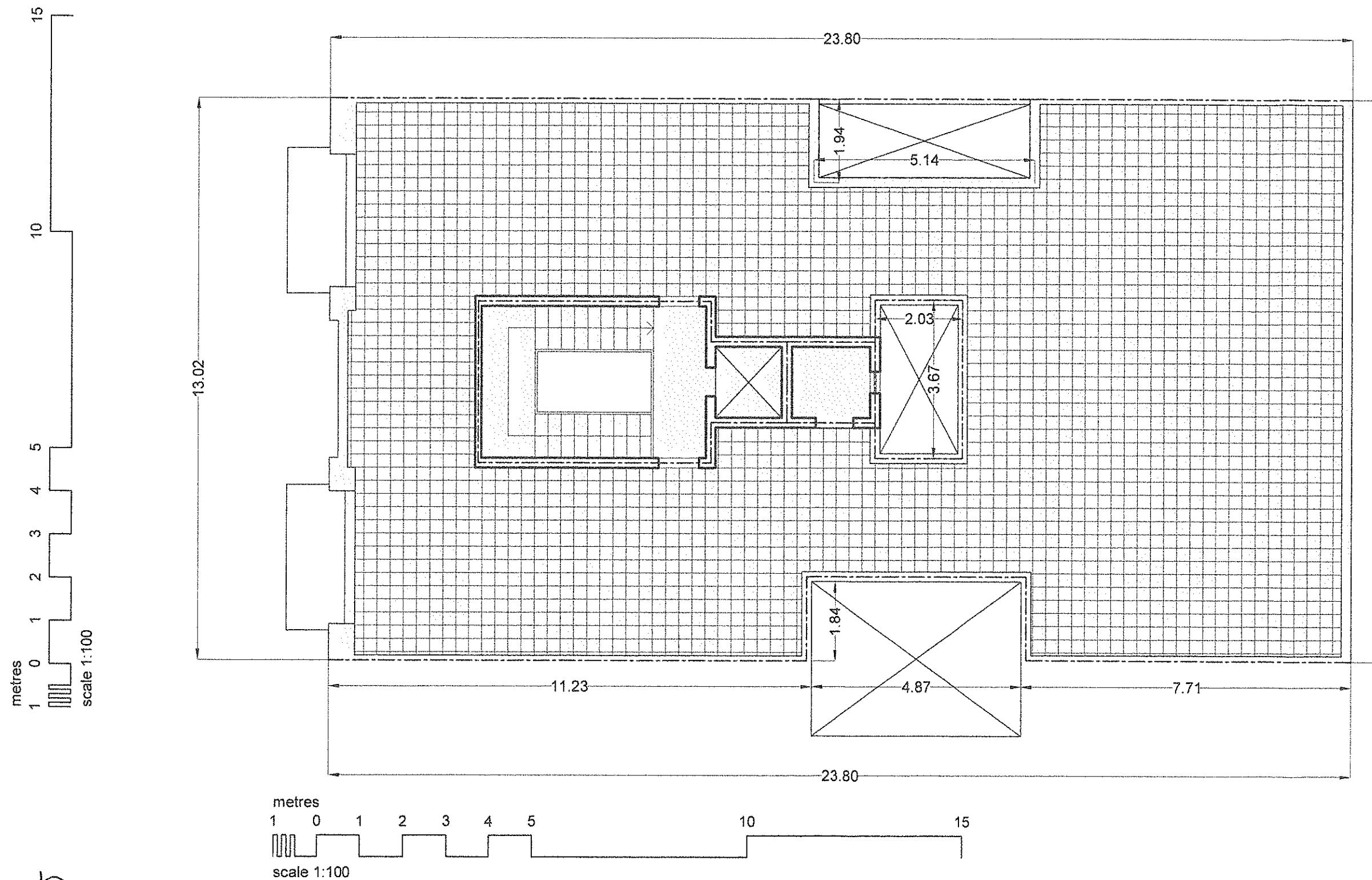
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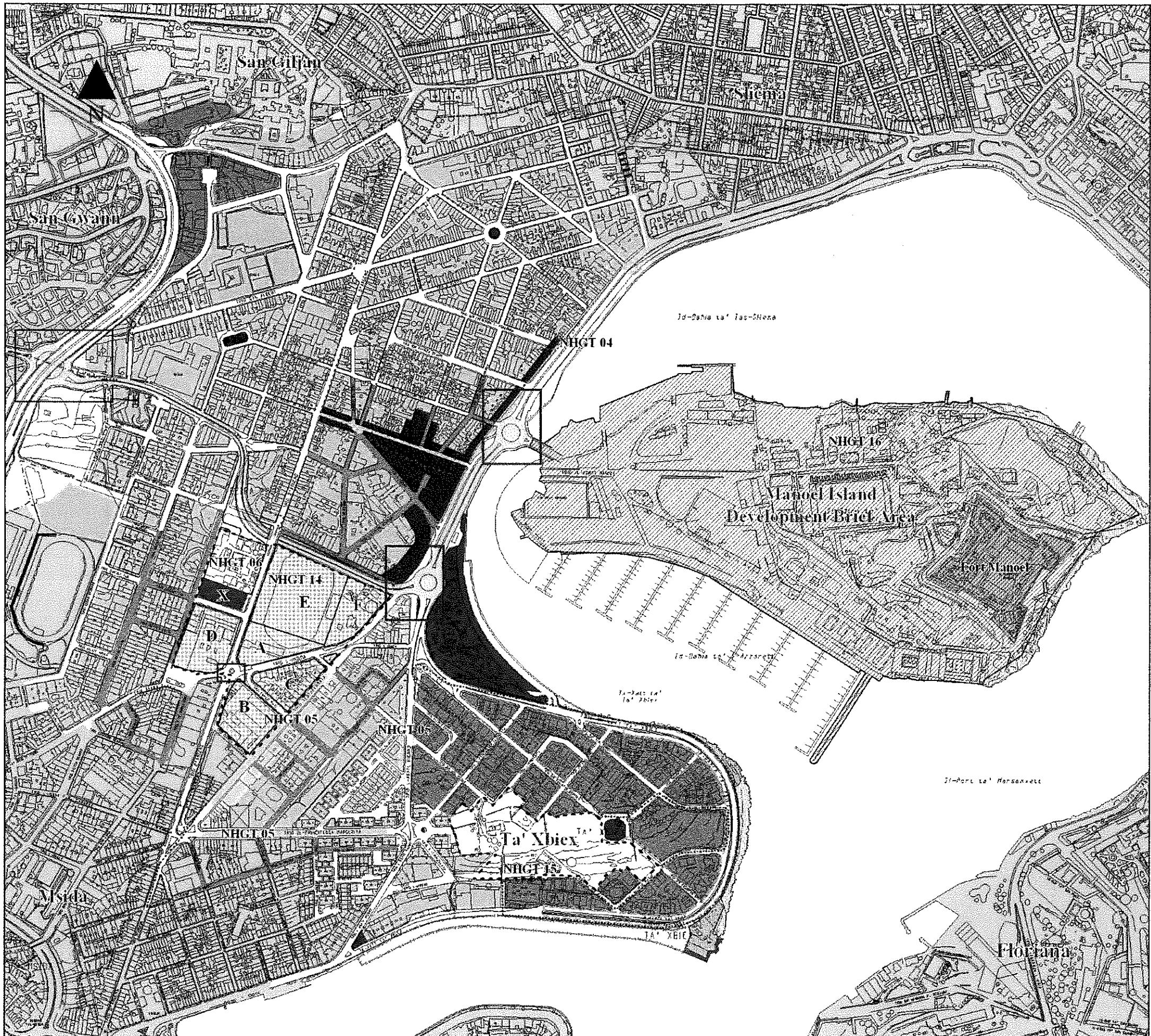
 OWNERSHIP

 COMMON AREAS

 EXTERNAL AREAS

DOK 4





## NORTH HARBOURS LOCAL PLAN



DOK 5

AWTORITA TA' MALTA DWAR L-AMBIENT U L-IPPJANAR  
MALTA ENVIRONMENT & PLANNING AUTHORITY

### Key

- [Solid Black Box] Local Centre NHRE02
- [Dashed Box] Opportunity Sites NHGT 06, 14, 15
- [Hatched Box] Manoel Island Development Brief Area NHGT 16
- [Dark Grey Box] Residential Priority Area NHHO 02 (Detached & Semi-Detached Dwellings)
- [Light Grey Box] Residential Area NHHO 01
- [Dotted Box] Gzira Employment Node NHGT 14
- [Light Blue Box] Environmental Improvements NHGT 04, 05
- [Light Green Box] Natural coast with public access NHCV 03
- [Light Orange Box] Coastal area with leisure uses NHRL 03
- [Dark Grey Box] Public Open Space NHRL01
- [Light Grey Box] Commercial Area NHRE 03
- [Dark Grey Box] Resident Parking Zone NHGT 02
- [White Box] Junction Improvement NHTR 09
- Projected Manoel Island Link Road NHGT 03
- Safeguarding Marina Car Parking NHGT 10
- Control of Boathouses and Garages NHGT 13
- Proposed Urban Conservation Area NHSE 09
- Design Priority Areas NHGT08
- - - Proposed Limit to Development NHSE 01
- - - Existing Limit to Development (TPS)
- - Scheme Alignment

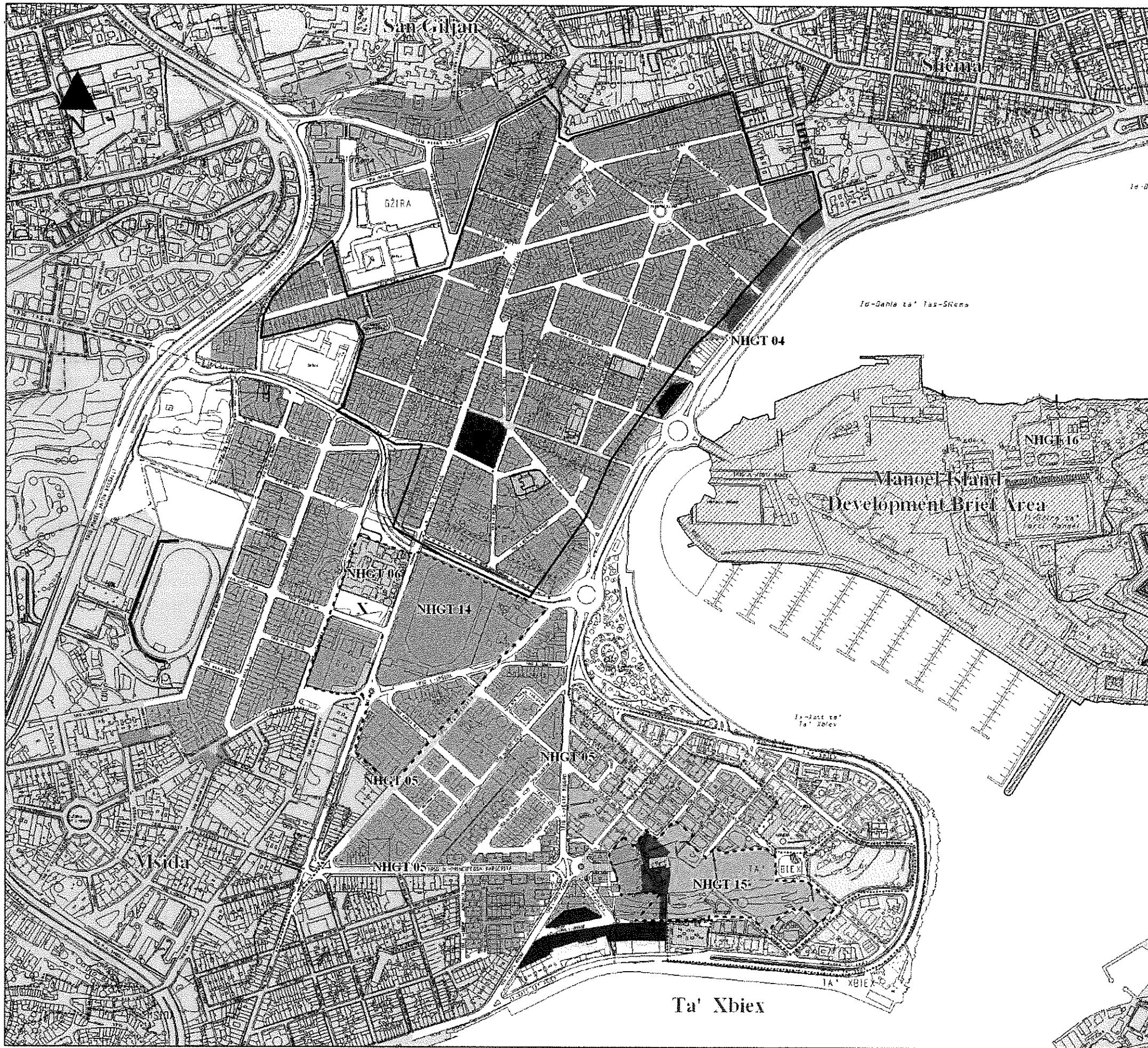
### Gzira & Ta' Xbiex Policy Map

Scale :	Date :	Map
1:6000	July 2006	GT1
INDICATIVE ONLY Not to be used for direct interpretation or for the interpretation of street alignments.		

Base Maps - 1999 Survey Sheets (Updated)  
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1POLCY10Bcc

PH



## NORTH HARBOURS LOCAL PLAN



DOK 6

AWTORITA TA' MALTA DWAR L-AMBENT U L-PIANAR  
MALTA ENVIRONMENT & PLANNING AUTHORITY

### Key Building Height Limitations

NHSE 04, NHGT 07

#### Outside UCA

(All floors indicated here are with semi-basement)


#### Within UCA

(All floors indicated here are without semi-basement)

	2 Floors
	Institutional Buildings or Other Sites with no Specified Building Height NHSE04
	Upgrading of Public Open Space NHSE 05
	Landmark Buildings NHSE 08
	Environmental Improvements NHGT 04, 05
	Opportunity Sites NHGT 06, 14, 15
	Manoel Island Development Brief Area NHGT 16
	Design Priority Area NHGT 08
	Urban Conservation Area NHSE 09
	No semi-basement within area enclosed by black line
	Proposed Limit to Development NHSE 01
	Existing Limit to Development (TPS)
	Scheme Alignment
	Qualifying for Scheduling
	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.

### Gzira & Ta' Xbiex Building Heights & Urban Design

Scale :	Date :	Map.
1:5500 INDICATIVE ONLY	July 2006	GT2
Not to be used for direct interpretation or for the interpretation of street alignments.		

Base Maps - 1988 Survey Sheets  
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PF

# **North Harbours Local Plan**

**Approved Document**

**July 2006**

A handwritten signature consisting of the letters 'PH' in a stylized, cursive font.

- The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply;
- The activity conducted within the premises does not entail extensive and/or prolonged use of percussion hand tools (eg. hammers, mallets etc);
- The activity employs less than 5 people; and
- The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products.

Examples of acceptable uses considered by MEPA include tailor, cobbler, lace making and computer and electronic repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing, spray painting and bakery.

Proposals to convert from existing Class 12 (Use Classes Order, 1994) general industry to Class 11 (Use Classes Order, 1994) business and light industry within designated Residential Areas shall only be considered acceptable by MEPA if all the conditions listed above are adhered to, and provided that it can be proven that the Class 12 Use (general industry) operation is a permitted one and the Class 11 Use (business and light industry) operation is actually more neighbourhood compatible than the Class 12 Use operation it intends to replace.

x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.

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

- 4.4.1 Residential Areas are the predominant land use in the urban areas especially on levels above ground floor. The range of non-residential activities, especially at ground floor level, tends to be a mix of uses and includes shops and offices, mostly of a local scale and serving local need, spread throughout the predominantly residential area. Garage businesses, schools, showrooms, bars and other uses can also be found in some residential areas, but the range and scale of the mix of uses is greatly influenced by the locality itself.
- 4.4.2 This policy seeks to guide the future growth of Residential Areas primarily by encouraging the location of more dwelling units within them. It is not the intention of MEPA to create "dormitory towns" through a rigid zoning policy, but it is important that these areas remain primarily an attractive place to live in and remain predominantly residential in use. This policy applies to all sites within the Residential Areas, unless a specific site is controlled by other policies in this Local Plan, in which case the site-specific policy should take precedence.
- 4.4.3 This policy also identifies those non-residential uses that can be located within the Residential Areas because they support and enhance community amenity (such as very small shops, old people's homes or kindergartens) and/or do not create adverse environmental impacts (such as small offices and small health facilities or visitor attractions). The policy specifically excludes land-uses that are deemed to be incompatible with Residential Areas due to their nature and scale of activity, such as bad neighbour industrial uses. In this regard, acceptable light industrial uses in residential areas shall only include very low impact industrial activities such as electronic repair, servicing and maintenance as well as handcrafts that do not inherently require the use of electrical machinery, especially those related to textiles. Activities which require the extensive use of manual percussive tools (eg. hammers, mallets etc) are not deemed compatible with residential areas.

## NHHO02

## Residential Priority Areas

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

Gzira, Ta' Xbiex, Msida, Pembroke, Paceville, San Gwann, St. Julian's, and Swieqi.



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

- i. A mix of Class 1 (Use Classes Order, 1994) terrace houses, maisonettes and flats on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan.
  - ii. A mix of Class 1 (Use Classes Order, 1994) detached and semi-detached dwellings on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan.
  - iii. Class 5 (Use Classes Order, 1994) offices for sites located within the Ta' Xbiex RPA only, and provided that all the provisions of Policy NHGT11 are adhered to.
- 4.4.4 Residential Priority Areas are used exclusively for residential purposes, and are distinct from the rest of the urban area because of their particular building design and appreciable landscaped areas within individual sites (e.g. villa and bungalow areas). These areas can be extensive such as in Swieqi, Ta' Xbiex and San Gwann, or small enclaves such as in Gzira, Msida, Pembroke, St. Julian's and Paceville. The proliferation of businesses in the Residential Priority Areas can have a serious negative impact on their particular character and amenity, and therefore the location of new businesses is being prohibited to ensure that no bad neighbour developments are permitted. The only exception to this rule is for the RPA of Ta' Xbiex as explained in Policy NHGT11.
- 4.4.5 The Residential Priority Areas that have been designated for Swieqi, Madliena and L-Ibragg areas are dominated by detached and semi-detached villas. The remaining area is dominated by terraced houses and other terraced development. The design regulations and low densities for Madliena and L-Ibragg have created a unique character of relative space which needs to be protected. Business uses are not considered appropriate with the character of Swieqi and have been excluded from these areas.

## NHHO03

### Directing New Housing to Sustainable Locations

In line with the Structure Plan, the Local Plan designates land for new dwelling units during the plan period. The majority of these new units are to be accommodated within the Limits of Development for Pembroke and Swieqi where new community facilities are proposed and where, given their proximity to the Regional Road, further congestion in the Inner Harbours area will be minimised. Within the Inner Harbours area the emphasis will be towards the creation of new dwellings through rehabilitation rather than new-build.

Major housing development schemes are also encouraged in the following locations:

- i. Tignè and Manoel Island;
- ii. Valley Road, Msida;
- iii. Pender Place, Paceville;
- iv. Gzira Stadium Site;
- v. Central Madliena Opportunity Site; and
- vi. Ta' Xbiex Opportunity Site.

- 4.4.6 A key Structure Plan goal is "To use land and buildings efficiently, and consequently to channel urban development activity into existing and planned development areas". In line with this, new housing will be linked more efficiently with areas of new employment and access to the Regional Road and the wider transport network. This in turn helps in reducing the overall need to travel for employment and local services and will ease further increases in congestion in the Inner Harbours Area.

**Annex 2: Interpretation of Height Limitation**

Height limitation shall be interpreted as follows:

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





 **PERIT ROBERT FENECH BE&A (Hons)**  
2, Triq San Timotju, Naxxar NXR-2111  
MALTA  
Tel: 2141 9590  
Mob: 9944 8275  
rfenech@melita.com

Job Title  
**FLAT 6, BLOCK A PINTO FLATS,  
TRIQ SAN ALBERT,  
GŻIRA**

Date:  
**15 FEB 2022**

Job No:  
**2021-809**

First (1<sup>st</sup>) fine wine  
been hundred nights  
Timo 113821

Before us Deets of Court  
George Bonello Dubois a citizen Public  
July admitted and soon has been  
happily come and appeared.

Deets of Laws Eric Pauw  
a son of Francois, born in Thivain and  
residing at Thivain identity card number  
47295740 - who appears known for and in  
staff of First Bank Limited in virtue  
of a resolution of the Board of Directors  
was entitled to a due reward by his  
atty Deets Louis Blittr of the Bank, US  
Bank, minister hundred eighty one thousand  
thereafter referred to as the Bank.

Raymond Galle, store keeper,  
a son of Georges and of Viollet nee Dubois  
born in Thivain limits of Rabat and  
residing at Lymia, identity card  
number 2218581/m/ when after referred  
to as the customer Lymia.

Deets of Laws M. Ward  
Montalvo, a son of the late John

450

Loy and  
Sale.Billed on  
18/1482Loy 16712 hrs  
6729/82Loy 16713 hrs  
6715/182Loy 16718 hrs  
182

PL

requested the Bank to grant him  
on loan the sum of six thousand pounds  
pounds (£6000) - Grinfield called  
the loan - for the purpose of paying for  
part of the price of Mr. Grunde's des-  
cribed property offering as security a  
General Liffite over all his property  
in general present and future and a  
Special privilege over Mr. Grunde des-  
cribed property.

Whereas the Bank has acceded to  
the request of the customer subject to  
the limitations and conditions set  
out hereunder:

Now therefore in virtue of this  
died the Bank deems to accede  
and hereby accedes to grant on loan  
to the customer who accepts the sum  
of six thousand pounds (£6000),  
which sum the customer delegates the  
Bank which accepts to pay it to the  
Company later on in this deed as part  
of the purchase price of the said  
property.

of the loan and of the payment of interest according therin, the customer hereby affirms that in favour of the Bank will accept all his business invent and outlet and now or hereafter in favour of the Bank what accepts a special privilege over the broader described property.

The customer undertakes to give to the Bank full details and all information relating to his business and financial position as requested by the Bank from time to time and to account to the Bank every facility to be required therefor.

Further the customer undertakes at the Bank's request to insure his property against all normal risks with a reputable insurance Company and to have the Bank's interest noted on the relative insurance policies. The customer further authorizes the Bank to effect all such insurances on his property at his expense.



— out of which few hundred dollars were paid over to the day worth Harry saw involved in the Library debris to be removed from the building. He turned his hundred pounds off, but business went.

The Bank is a sort of kid's night school to it business goes down to nothing. He now stands at four thousand pounds (fours) — which diminishes yearly. His old Bank business is all gone. He closed his office a time or two.

The Company wants his job in time of war by reflecting all its stability in general went and letters in favor of themselves, who really.

The cost and expenses of this debt are at the charge of insurance. Premium of two per cent on each note.

To the burdens of the Death and Dastard Duties set of year



you mention should be early or  
1904; two hundred and thirty two  
(232) of the year nineteen hundred  
seventy two and one hundred and  
nineteen (1973) of the year nineteen  
hundred and seventy two (1972) were  
in the office of Mr. Vallet. Two  
hundred and forty seven (247)  
and two hundred and fifty three  
(253) were in the office of Mr.  
Gaudenzi on all other subjects of the  
said enquiry.

Four, year and established after  
the administration of the above-mentioned  
at (notary) Vallet, number 22057, dated  
seventeen one thousand and nineteen (1919).

1 add: - Vallet.

2 add: - and Catherine Camara,  
unmarried daughter of Louis and  
of Anna nee Sallo, born in and  
residing at Agira - identity card  
number 22057/m/.

3 add: - Raymond Galle

4 add: - and a special hypothesis

5 add: - an undivided half of

**PART III**  
**EIGHTH SCHEDULE**

**Physical Attributes of Immoveable Property**

Locality     

Address     

Total Footprint of  
Area Transferred \*     

***Tick where applicable***

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

Type of Property	<input type="checkbox"/> Villa <input type="checkbox"/> Penthouse <input type="checkbox"/> Terraced House	<input type="checkbox"/> Semi-Detached <input type="checkbox"/> Mezzanine <input type="checkbox"/> Ground Floor Tenement	<input type="checkbox"/> Bungalow <input type="checkbox"/> Maisonette	<input checked="" type="checkbox"/> Flat/Apartment <input type="checkbox"/> Farmhouse
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WW2	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input 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 <i>Tick as many as appropriate</i>	<input checked="" type="checkbox"/> With Garden <input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> With Pool <input type="checkbox"/> One Car Garage	<input checked="" type="checkbox"/> With Lift <input type="checkbox"/> Two Car Garage	<input type="checkbox"/> With Basement <input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input checked="" type="checkbox"/> Shared Ownership	

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

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

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

Date: 15 February 2022

Perit's Signature:



277

Warrant Number:

Rubber Stamp:

 PERIT ROBERT FENECH  
BE&A (Hons.)

Subbasta Numru 31/2020

**Inspections:**

5 Feb 2022

12 Feb 2022

**Expenses:**

Land Registry plan: €6.00



PERIT ROBERT FENECH  
BE&A (Hons.)

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2, Triq San Timotju  
Naxxar NXR-2111, MALTA  
Tel: 2141 9590, Mob: 9944 8275  
[rfenech@melita.com](mailto:rfenech@melita.com)

Robert Fenech  
2 Triq San Timotju  
Trix San Timotju  
Naxxar  
NXR2111  
Malta

## Cash Sale

01/02/2022

248519E

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

Land Registration Agency  
116, Casa Bolino  
Trix 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)