



FARSTONE CONSTRUCTION AND  
RESTORATION LIMITED  
VS.  
VLT BOUTIQUE LIMITED

10 ta' Lulju 2023

Referenza tal-Perit. 2023.01-021

**VALUTAZZJONI TA' L-IMMOBILI**  
**Nru. 98, Triq ir-Repubblika, Valletta, Malta**

**Espert Mahtur bit-thaddim tal-artikolu 644 tal-Kap 12 tal-Ligijiet ta' Malta:**



Perit Malcolm Cachia, A&C.E.  
BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
MRCD Building, Level 2, Triq Karmenu Camilleri, Qormi, QRM 4631, Malta  
Warrant #1060

**Introduzzjoni għad-dokument**

Segwiti għal l-istruzzjonijiet mgħotija lili, hawnhekk iffirmit, mill-Prim' Awla tal-Qorti Ċivili, bħala espert mahtur bit-thaddim tal-artikolu 644 tal-Kap 12 tal-Ligijiet ta' Malta, ***bil-ghan li ssir descrizzjoni tal-fond jew fondi indikat fir-rikors promotur u sablex tfisser li-pizijiet, kirjiet u jeddjet ohra, sew reali kemm personali, jekk ikun hemm, li għallhom dan il-fond jew fondi ikun suggett kif ukoll l-ahhar trasferiment tiegħu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur skond r-regolamenti ta' Art. 310 ta' Kap. 12 tal-Ligijiet ta' Malta.***

Il-Perit qiegħed jiddikraja illi ma sar l'ebda komunikazzjoni ma' xi waħda mill-partijiet dwar is-sugġett ta' din il-kawża u li qatt ma sar xi xogħol ta' kull natura lil xi waħda mill-partijiet fil-kawża u illi mhemmx kunflitt ta' interess.

**Baži tal-Valutazzjoni**

Il-valutazzjoni tal-prezz ta' l-immobbli sar bil-ħsieb li s-seguenti kundizzjonijiet jkunu fatt, fid-data mmarkata f'dan d-dokument:

- Xerrej interessat.
- Illi din il-valutazzjoni saret fuq medda ta' żmien fejn l-prezz ta' immobbli simili seta' jseñh sabiex jkun maqbul prezz, flimkien ma termini u kundizzjonijiet tas-suq;
- Ma saret l'ebda distinzjoni bejn bejgh li señh sa ftit xhur qabel d-data tal-valutazzjoni ta' dawn l-immobbli.
- Illi l-prezz mhuwix manipulat minn beghjaha b'interess specifiku.
- Illi l-kerrej u s-sid tal-fond jaqblu mingħajr ma kienu mgiegħla.
- Ma kien hemm l-ebda konflitt ta' interess.

B'referenza għal-fatt ukoll illi ghalkemm l-immobbli jista jkun addattat għal uzu partikolari ulteruri minn dak illi illum huwa utillizzat, u li jista jinbiegh iktar minn darba, il-valur tas-suq jibqa wiehed stabbilit skond l-uzu ta' l-immobbli hekk kif inhu illum.

## Konsiderazzjoni Generali

Nigbdu l-attenzjoni illi l-valutazzjoni ta' l-immobbli fi hdan id-dokument saru:

- Minghajr ebda manipulazzjoni għall-bilanċ ta' 'self pendent' jew spejjeż oħra li jistgħu jeżistu, jew fir-rigward ta' kapital jew imġax fuqhom
- Minghajr ebda manipulazzjoni fil-valutazzjoni għal-spejjes barranin inkluża taxxa u boll.
- A bazi li l-proprjetajiet *freehold* u *leasehold* huma kapaċi li jittrasferixxu minghajr restrizzjonijiet lil xerrejja terzi (fil-każ ta' 'proprjetajiet *leasehold* soġġetti għall-kunsens tas-sidien, li ma jinżammux b'mod mhux raġonevoli).
- Billi tirrifletti biss dak l-avvjament li huwa trasferibbli. Huwa jeskludi r-rieda tajba, li tagħti lir-reputazzjoni u l-kwalitajiet personali.

## Deskrizzjoni u Zona ta' l-Immobili

L-immobbli in kwistjoni huwa fond antic, mibni madwar 350-400 sena ilu, fuq still Baroque. Fl-istojra tagħha, din il-propjeta' giet uttilizzata bhala kerrejja, stampa u kunvert, liema evidenza, forma ta' skultura u dekorazzjonijiet ta' religion Kattolika li għadu jidher sa illum il-gurnata (Said, 2014). Id-dekorazzjoni arkitettonika li hemm gewwa l-immobli hija ukoll riflessa fuq barra tal-propjeta' fejn wiehed jsib lavur konsiderevoli, inklux certu dettalji li jagħmlu referenza għal nobilta' (Said, 2014).

L-immobbli illum il-gurnata kif murija fir-ritratti allegati ma dan id-dokument huwa fi stat li jigi reabilitat. L-uzu ta' dan l-immobbli illum huwa stabbilit fil-process ta' l-Awtorita' ta' l-Ippjanar bis-sahha tal-permess PA/06398/17 li huwa validu. Għaldaqstant, d-deskrizzjoni għawn that ha tagħmel referenza għal l-ispazji kif approvati sabiex jinftiehem d-dokument. L-immobli għandha medda superficjali ta' art ta' circa mija, tlieta u tmenin metru kwadru (183m.k.).

L-immobli hija maħduma fuq gebel antic, xriek u arkati fis-sulari ta' isfel, kif ukoll soqfa tal-konkos fis-sulari ta' fuq. Hemm ukoll evidenza ta' soqfa li gew mibdula f'dawn l-aħhar hames (5) snin, li gew mibnija bil-konkos.

Fil-pjan terran, hekk kif tidhol fil-propjeta, il-bniedem jiltaqa ma kurudur twil li umbad jinfetah al bitha interna, li minnha il-kmamar ta' kull sular jiehu d-dawl u l-arja, u li minnu l-bniedem jsib access ta' tarag u lift. Dan l-istil ta' bini huwa komuni hafna fil-Belt Valletta, fejn jkollok binja mibnija wahda wara l-oħra, bil-ghan li jintuza l-ispazju kollu għal-bini u akkommodazzjoni. Sala ta' l-ikel, kcina u servizzi sanitarji jinstabu fil-pjan terran. Mill-bitha interna, direttament, wiehed jista jnzel sular tarag biex jidhol fil-kantina li ser jkun qed jintuza għal-skopijiet kummercjali bhala *Spa*.

Mill-ewwel sular il-fuq, l-immobli qeda tigi maqsuma fi kmamar tas-sodda għal skopijiet kummercjali. Ghawnekk nsibu tlett kmamar flimkien mas-servizzi sanitarji u officju zghir għal-haddiema ta' l-istess *Guest House*. Din il-pjanta hija ripetuta ukoll fit-tieni u t-tielet sular bid-differenza li fit-tielet sular hemm kamra tas-sodda flok l-officju msemmi fl'ewwel u t-tieni sular.

Ir-raba u il-hames sular murija fuq il-pjanta mhumiex mibnija sal-gurnata ta' l-ispezzjoni. Meta jkunu lesti, ser jkunu qeghdin jakkomodaw erba' (4) kmamar u tlett kmamar (3) rispettivament. Għal din ir-raguni, il-binja tista titqies bhala mhux konformi mal-permess.

## Storja tas-Sit, l-Immobili u Permessi

Il-binja tidher b'mod car fl'iskema ta' wirt mibni ta' qabel l'1967. Modankollu, jezisti eleku ta' permessi fuq dan is-sit li jagħmlu referenza għal alterazzjonijiet, u bini gdid skond il-lista ta' permessi li jinsabu hawn taht:

| <b>Table 2: Standardised EDITDA</b>                                     |              |
|---|--------------|
| Expected Annual Income  | € 378,304.95 |
| Gross Operating Profit according to MHRA Q4 Survey (79% of 2019 Levels) | 35%          |
| EBITDA  | € 132,406.73 |

| <b>Table 3: Discounted Cash Flow Method</b>                   |              |                      |                       |
|---|--------------|----------------------|-----------------------|
| Assumption 1: 2.75% Yearly Growth                             |              |                      |                       |
| Year  | EDITDA       | Discounted Cash Rate | Value                 |
| 1   | € 132,406.73 | 0.644                | € 85,269.93           |
| 2   | € 135,716.90 | 0.577                | € 78,308.65           |
| 3   | € 139,109.82 | 0.517                | € 71,919.78           |
| 4   | € 142,587.57 | 0.464                | € 66,160.63           |
| 5   | € 146,152.26 | 0.415                | € 60,653.19           |
| 6   | € 149,806.06 | 0.372                | € 55,727.85           |
| 7   | € 153,551.21 | 0.334                | € 51,286.11           |
| 8   | € 157,389.99 | 0.300                | € 47,217.00           |
| 9   | € 161,324.74 | 0.268                | € 43,235.03           |
| 10  | € 165,357.86 | 0.240                | € 39,685.89           |
| 11  | € 169,491.81 | 0.215                | € 36,440.74           |
| 12  | € 173,729.10 | 0.193                | € 33,529.72           |
| 13  | € 178,072.33 | 0.172                | € 30,628.44           |
| 14  | € 182,524.14 | 0.154                | € 28,108.72           |
| 15  | € 187,087.24 | 0.138                | € 25,818.04           |
| 16  | € 191,764.42 | 0.124                | € 23,778.79           |
| 17  | € 196,558.53 | 0.111                | € 21,818.00           |
| 18  | € 201,472.50 | 0.099                | € 19,945.78           |
| 19  | € 206,509.31 | 0.089                | € 18,379.33           |
| 20  | € 211,672.04 | 0.080                | € 16,933.76           |
| 21  | € 216,963.84 | 0.070                | € 15,187.47           |
| 22  | € 222,387.94 | 0.060                | € 13,343.28           |
| 23  | € 227,947.64 | 0.050                | € 11,397.38           |
| 24  | € 233,646.33 | 0.050                | € 11,682.32           |
| 25  | € 239,487.49 | 0.040                | € 9,579.50            |
|   |              |                      |                       |
| Terminal Value  |              |                      | € 916,035.31          |
|   |              |                      |                       |
| EBITDA Multiplier (11)  |              |                      | € 2,634,362.39        |
| <b>Revenue Based Market Value when Finished / Operational</b> |              |                      | <b>€ 3,550,397.70</b> |

| <b>Table 4: Construction &amp; Finishing Costs</b> |   |             |                     |
|--|---|-------------|---------------------|
| Description  | Qty - /sqm                                | Rate - /sqm |                     |
| Construction                                       | Assumed as being Sold in Shell Form – N/A | 265.00      | € 0.00              |
| MEPs   | 1,060                                     | 375.00      | € 397,500.00        |
| Internal Finishes                                  | 1,060                                     | 220.00      | € 233,200.00        |
| External Finishes                                  | 75.00                                     | 350.00      | € 26,250.00         |
|  |   |             |                     |
| Contingency  |   | 20%         | € 131,390.00        |
| Professional Fees                                  |   | 7%          | € 45,986.50         |
| <b>Total Construction Costs</b>                    |   |             | <b>€ 834,326.50</b> |

| Table 5: Current Market Valuation                   |                  |                       |
|---|------------------|-----------------------|
| Revenue Based Market Value (Finished & Operational) |                  | 3,550,397.70          |
| Deductions  |                  |                       |
| Total Construction Cost                             |                  | € 834,326.50          |
| Financing (2year period at 5% per annum)            | 5% /annum (2yrs) | € 85,518.46           |
| Notarial Fees                                       | 7%               | € 248,527.84          |
| <b>Current Market Value</b>                         |                  | <b>€ 2,382,024.90</b> |

B'hekk, il-valur finali ta' l-immobli Numru 98, Triq ir-Repubblika, Belt Valletta, illum, l'10 ta' Lulju 2023, fi-suq hieles hekk kif mitlub skond r-regolamenti ta' Art. 310 ta' Kap. 12 tal-Ligijiet ta' Malta huwa ta' Zewg Miljuni, Tlett Mija, Tnejn u Tmenin Elf, u Erba u Ghoxrin Ewro u Disghin centezimu (€ 2,382,024.90).

#### Confidentiality Disclaimer

Ma naċċetta l-ebda responsabbiltà għall-użu ta' din il-valutazzjoni minn kwalunkwe parti terza; sia fit-totalità u lanqas in parti minn dan ir-rapport, u lanqas kwalunkwe referenza għalih, ma jistgħu jiġu nkluzi fi kwalunkwe dokument, ċirkulari jew dikjarazzjoni ppubblikata u lanqas ippubblikata bl-ebda mod mingħajr l-approvazzjoni bil-miktub minn qabel tal-forma u l-kuntest li fih jista' jidher.

Sinċerament,



**Perit Malcolm Cachia, A & C.E.**  
 Architect & Civil Engineer  
 BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
 Warrant #1060

#### Annessi ma dan ir-Rapport:

1. Ritratti tal-faccata tal-fond.
2. Planning Authority Zoning Restrictions
3. Ritratti Interni tal-fond
4. Pjanti migbura tal-fond PA/06398/17.

#### Risorsi

Edward Said, 2014.

Restoration Method Statement PA/06398/17/59B Retrieved through:

<https://eapps.pa.org.mt/File/DownloadDocument/MDS0axrq4VrhVxbacksasheVJbY1w==?case=1&user=Registra>  
 PA

MHRA Hotel Survey by Deloitte Key Highlights: Q4 2022 and Year to Date

Retrieved through:

[https://www2.deloitte.com/content/dam/Deloitte/mt/Documents/finance/dt\\_mt\\_hotel\\_performance\\_2022\\_q4\\_ytd.pdf](https://www2.deloitte.com/content/dam/Deloitte/mt/Documents/finance/dt_mt_hotel_performance_2022_q4_ytd.pdf)

#### PERIT MALCOLM CACHIA

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E: peritmalcolmcachia@gmail.com

VAT No: MT 2571-5616

*Handwritten signature of Perit Malcolm Cachia*  
 G. Avenue Casson  
 Dep R

illum 11 JUL 2023

Ipprezentata mill- *Perit M. Cachia*

B/bla dok *divers* numri dokumenti 19 ta' Fror, 2024

Deher il-Perit Legali / Tekniku:  
*Malcolm Cachia*  
 Li wara li ddikjara li ttrajjas l-ammont jitt  
 dovut, halef/halfet li qeda/qdlet fedelme  
 u onestament l-inkarigu mogħti lilu/ha.

# ANNEX 1

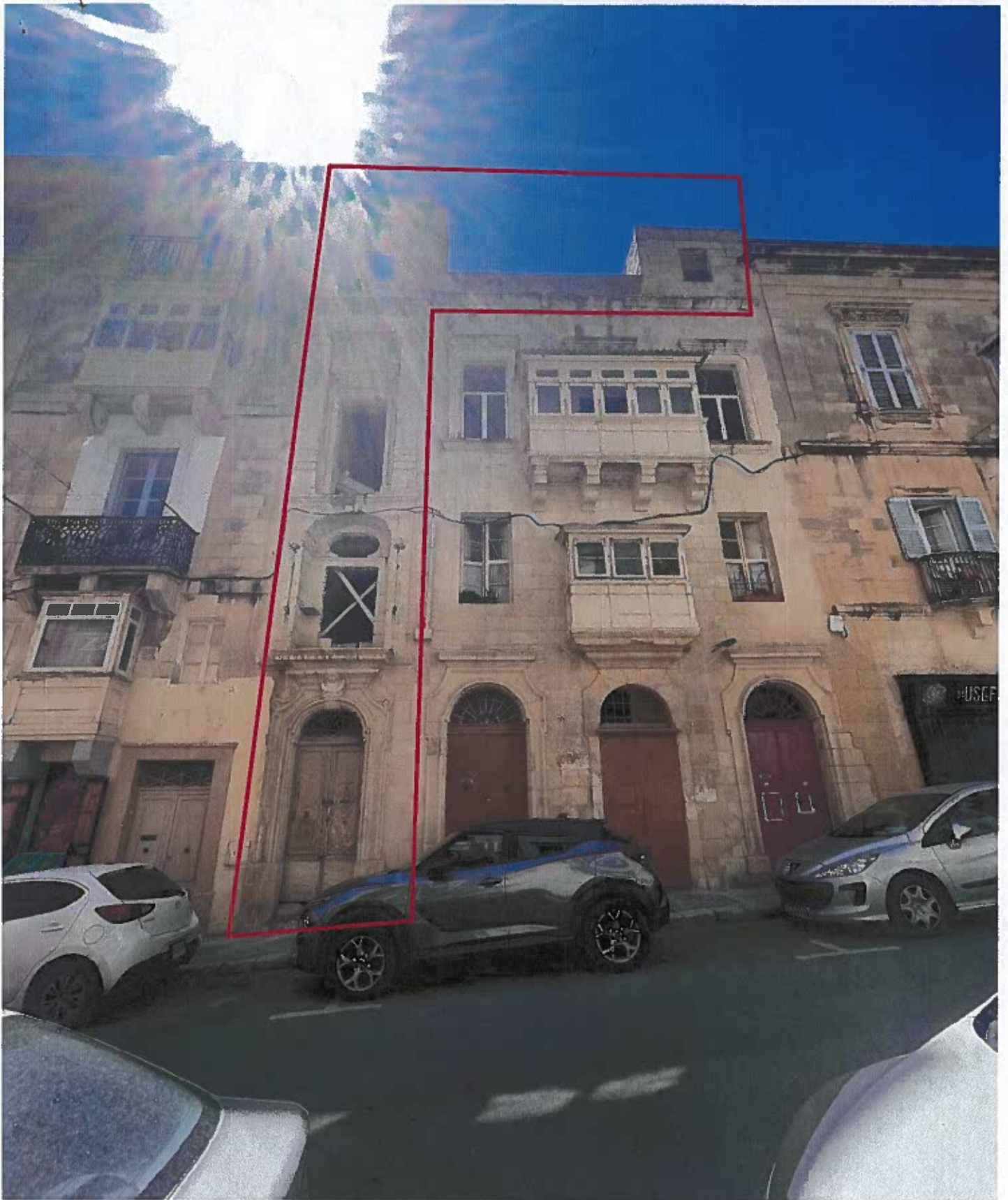
## FAÇADE SITE PHOTOS



**Perit Malcolm Cachia, A&C.E.**  
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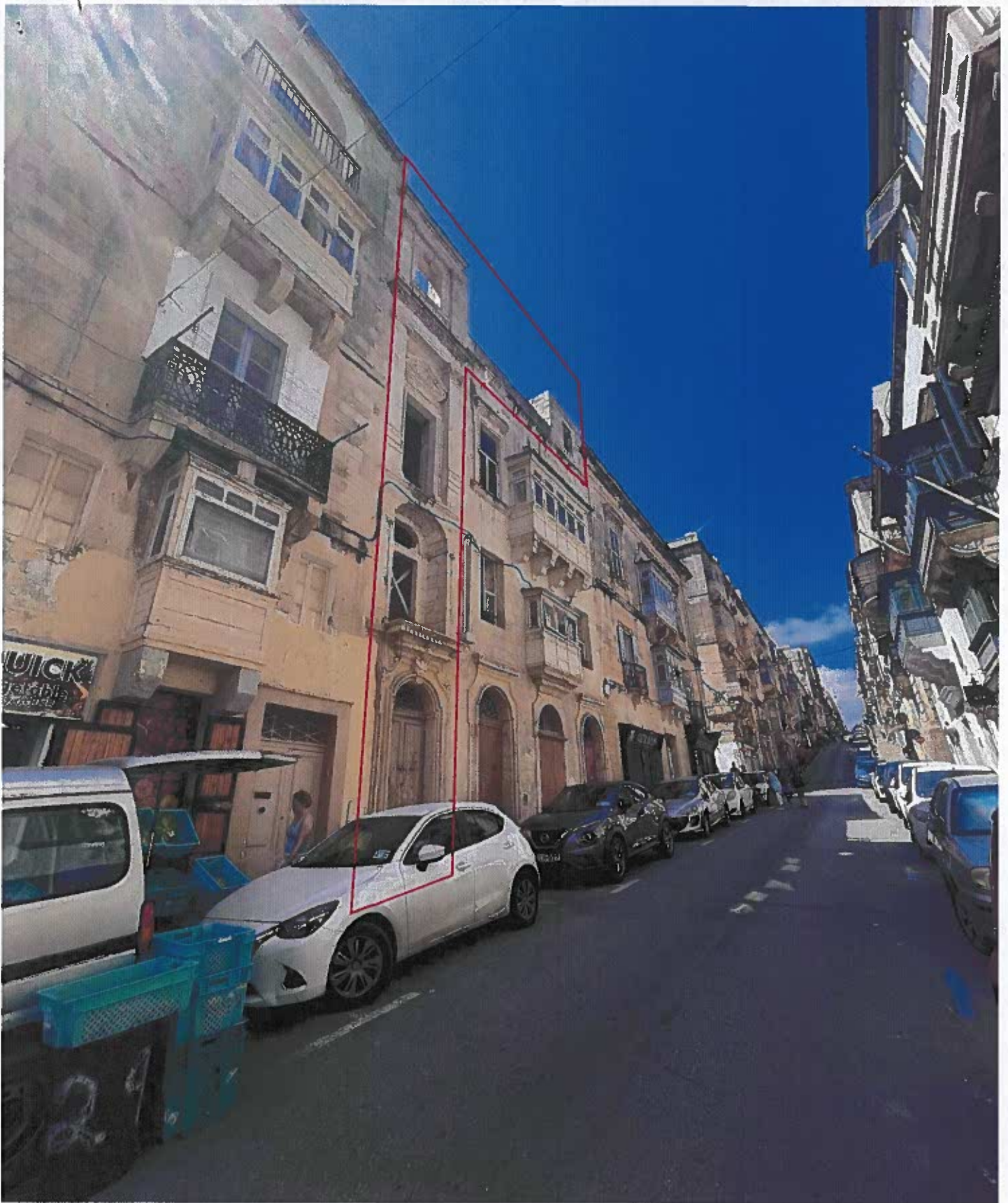


**Perit Malcolm Cachia, A&C.E.**  
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Photo Reference 1



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# **ANNEX 2**

## **VALLETTA LOCAL PLAN RESTRICTIONS**



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# GRAND HARBOUR LOCAL PLAN



AWTORIETA TA' LEPPIANAR  
PLANNING AUTHORITY

## Key

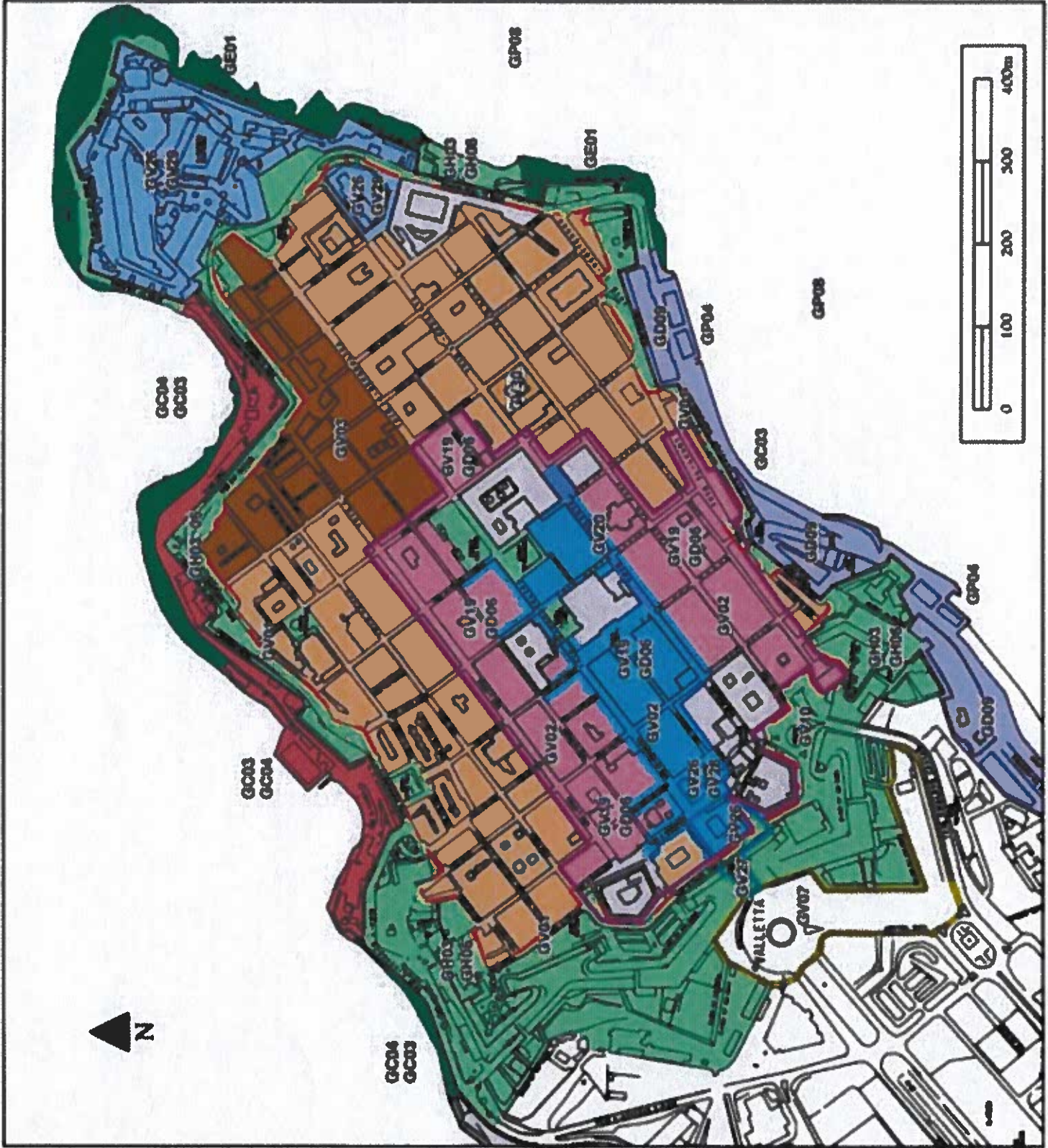
- Development Brief
- Sites for Re-development
- Primary Town Centre
- Primary Retail Frontage
- Secondary Retail Frontage
- Retention of Existing or new Environmental Friendly Uses
- Transport Infrastructure Upgrading
- Street Market
- Residential Zone
- Housing Improvement Action Area
- Old University Site
- Maritime Related Uses (the Class 10 & the Class Code, 1994 as amended)
- Light Port Related Uses (including the Class 11 to 15 & the Class Code, 1994 as amended)
- Areas of Open Space (to retain open space character)
- Site of Scientific Importance / Area of Ecological Importance
- Pedestrian Bridge
- Urban Development Boundary

## Valletta Inset Map

Scale: 1:5000  
Date: April 2002  
Figure: 7

INDICATIVE ONLY  
Not to be used for direct interpretation.

Blue Water - 2000 Survey (Source of Valletta)  
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# GRAND HARBOUR LOCAL PLAN



L-Awtorita' ta' Malta Dwar l-Ambjent u l-Ippjanar  
Malta Environment & Planning Authority

## Key

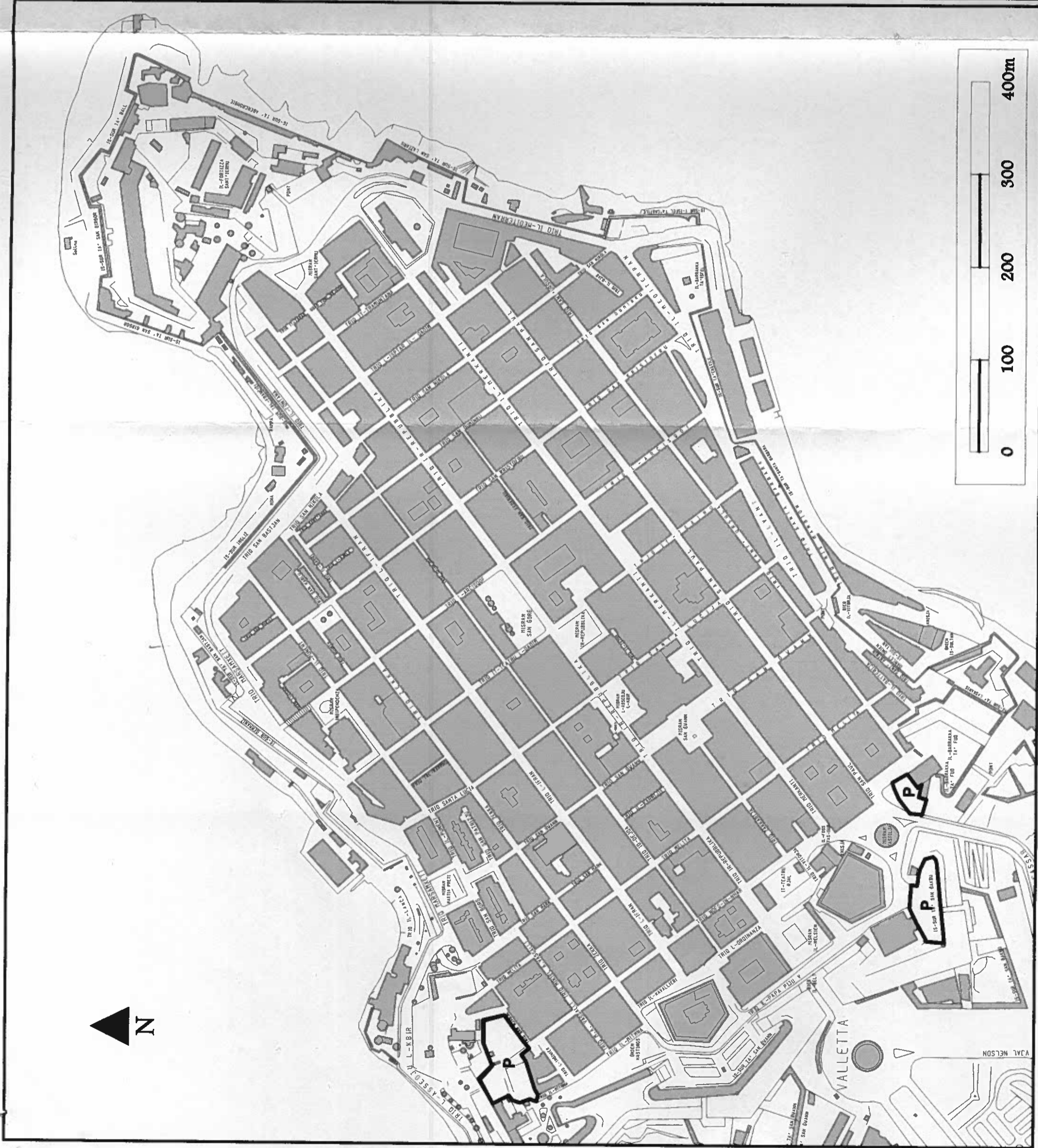
**P** Safeguarded Parking Areas

## Valletta Parking Strategy

Scale : 1:4000 Date : March 2010 Map: **9**

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Maps to be used in conjunction with Policy Document.  
For the detailed interpretation of alignments kindly contact  
the Planning Directorate's Planning Control Unit.

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# GRAND HARBOUR LOCAL PLAN



L-Awtorità ta' Malta Dwar l-Ambjent u l-Ippjanar  
Malta Environment & Planning Authority

## Key



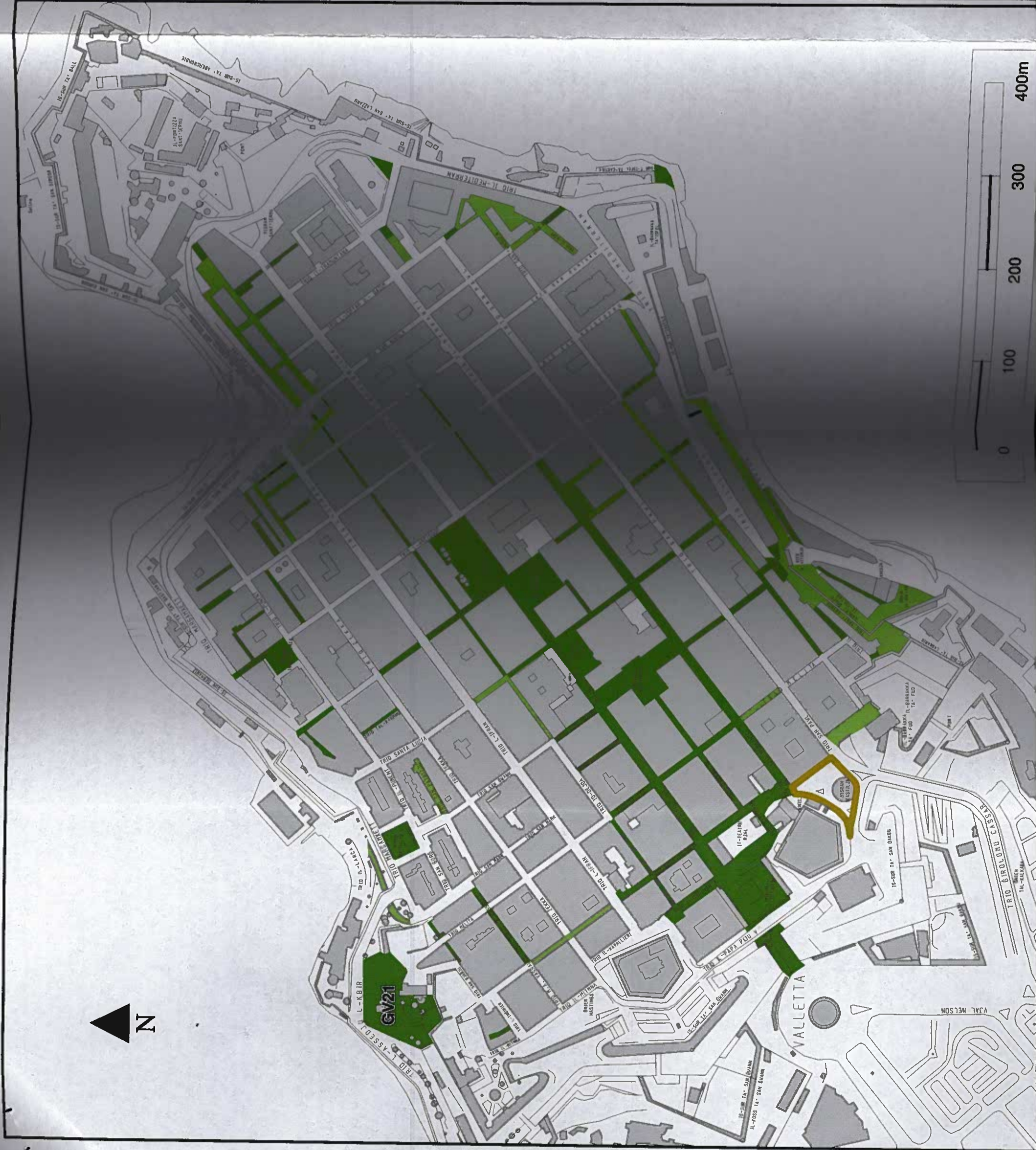
Pedestrianised Zone



Pedestrian Priority Area



Junction Redesign



## Valletta Transport Strategy

Scale : 1:4000 Date : March 2010

Map:

8

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# **ANNEX 3**

## **INTERNAL PHOTOS OF PROPERTY**



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# **LEVEL -1**

## **BASEMENT LEVEL**



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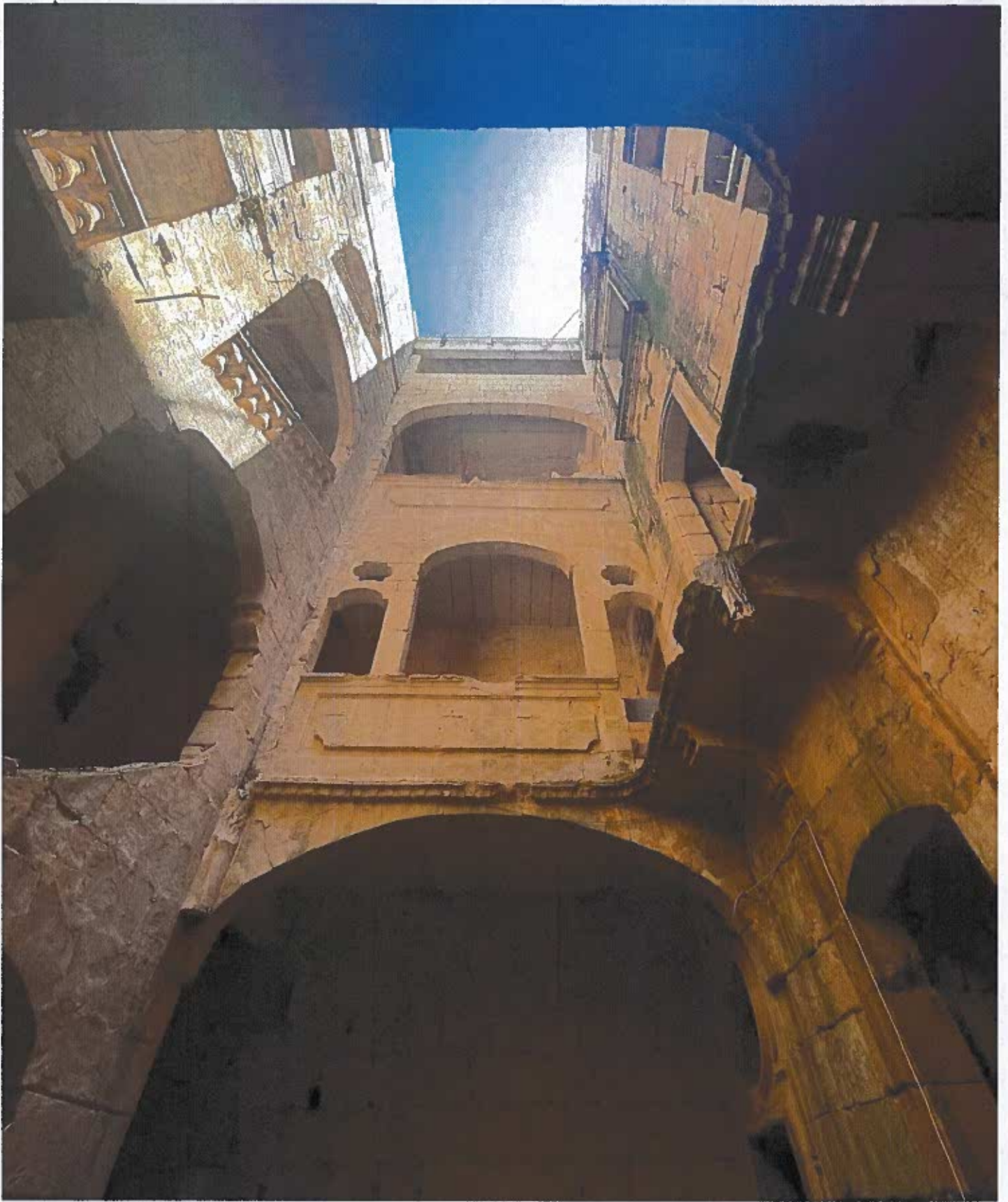
# **LEVEL 0 GROUND FLOOR LEVEL**



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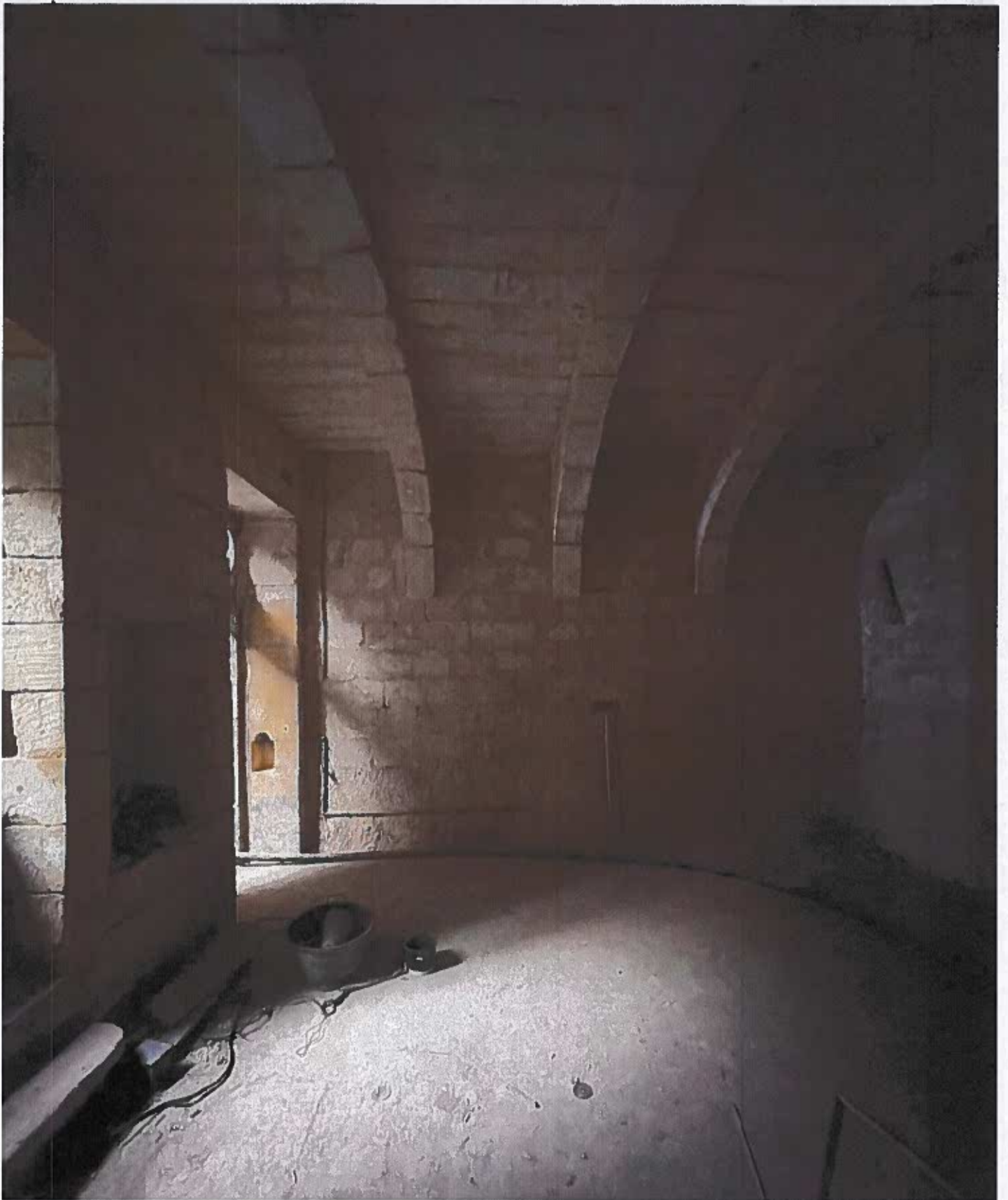


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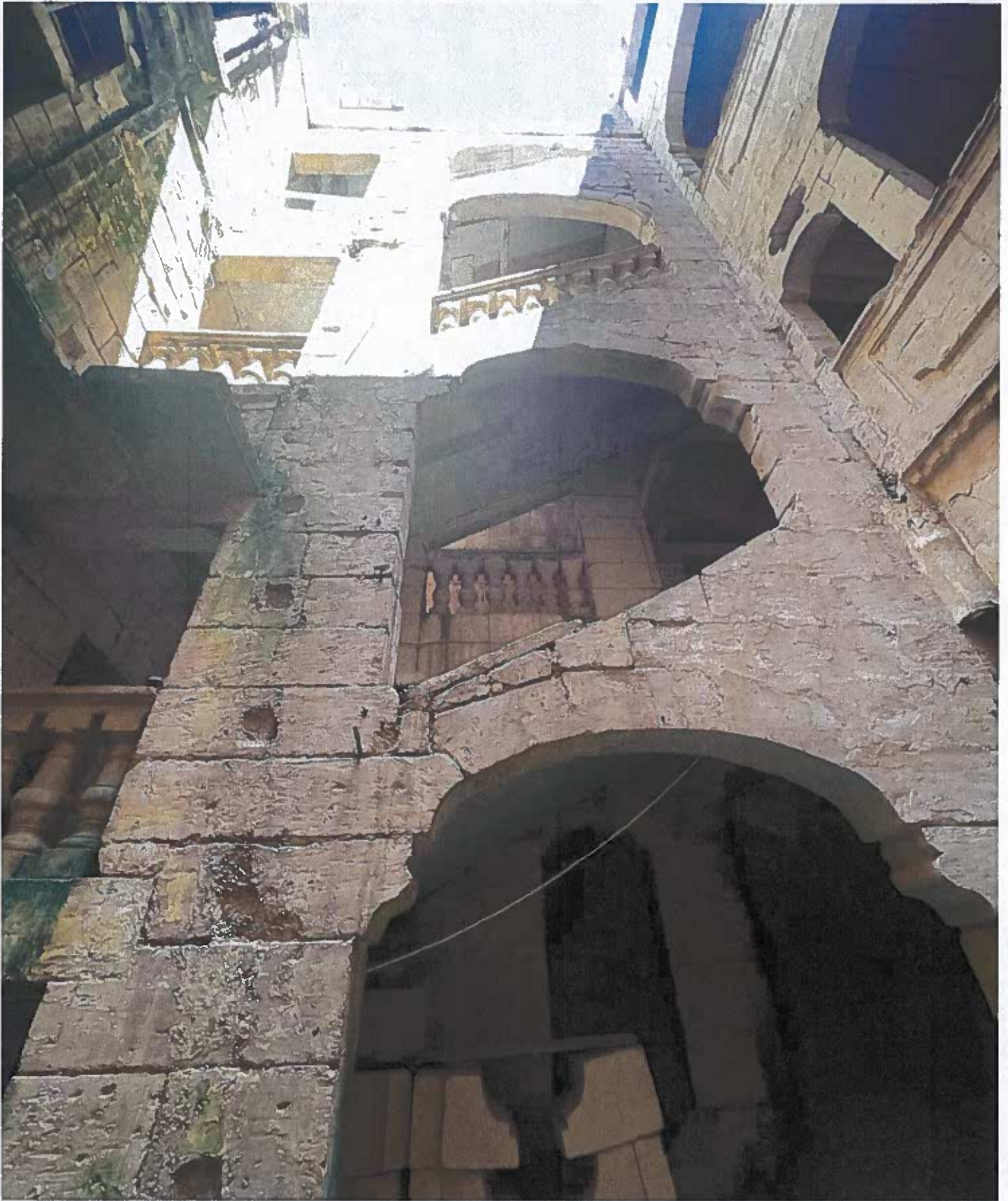
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BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
MRCD Building, Level 2, Triq Karmenu Camilleri,  
Qormi, QRM 4631, Malta  
Warrant #1060

Job Ref: 2023.01-021

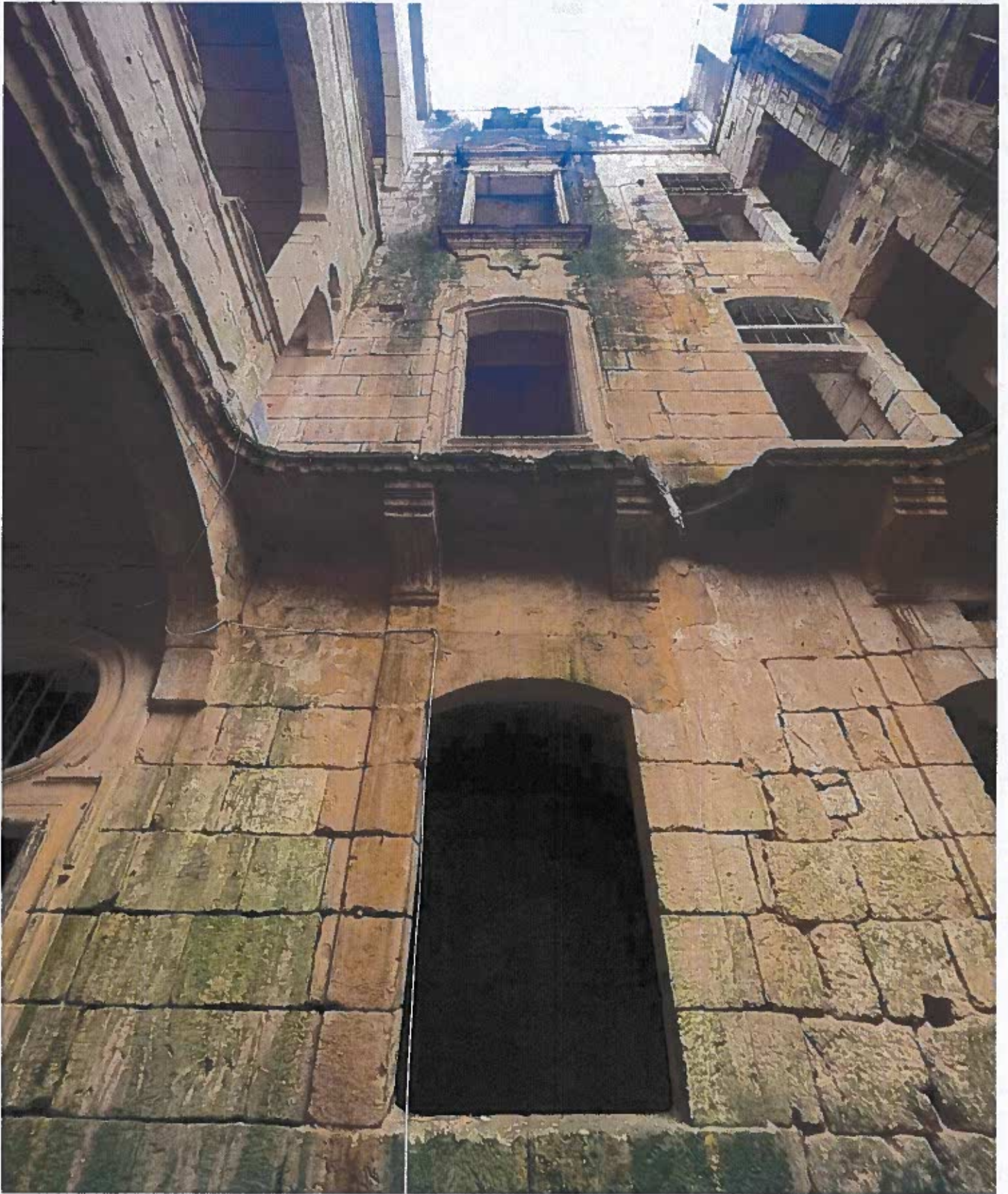
Nru. 98,  
Triq ir-Repubblika,  
Valletta, Malta



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BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
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Job Ref: 2023.01-021

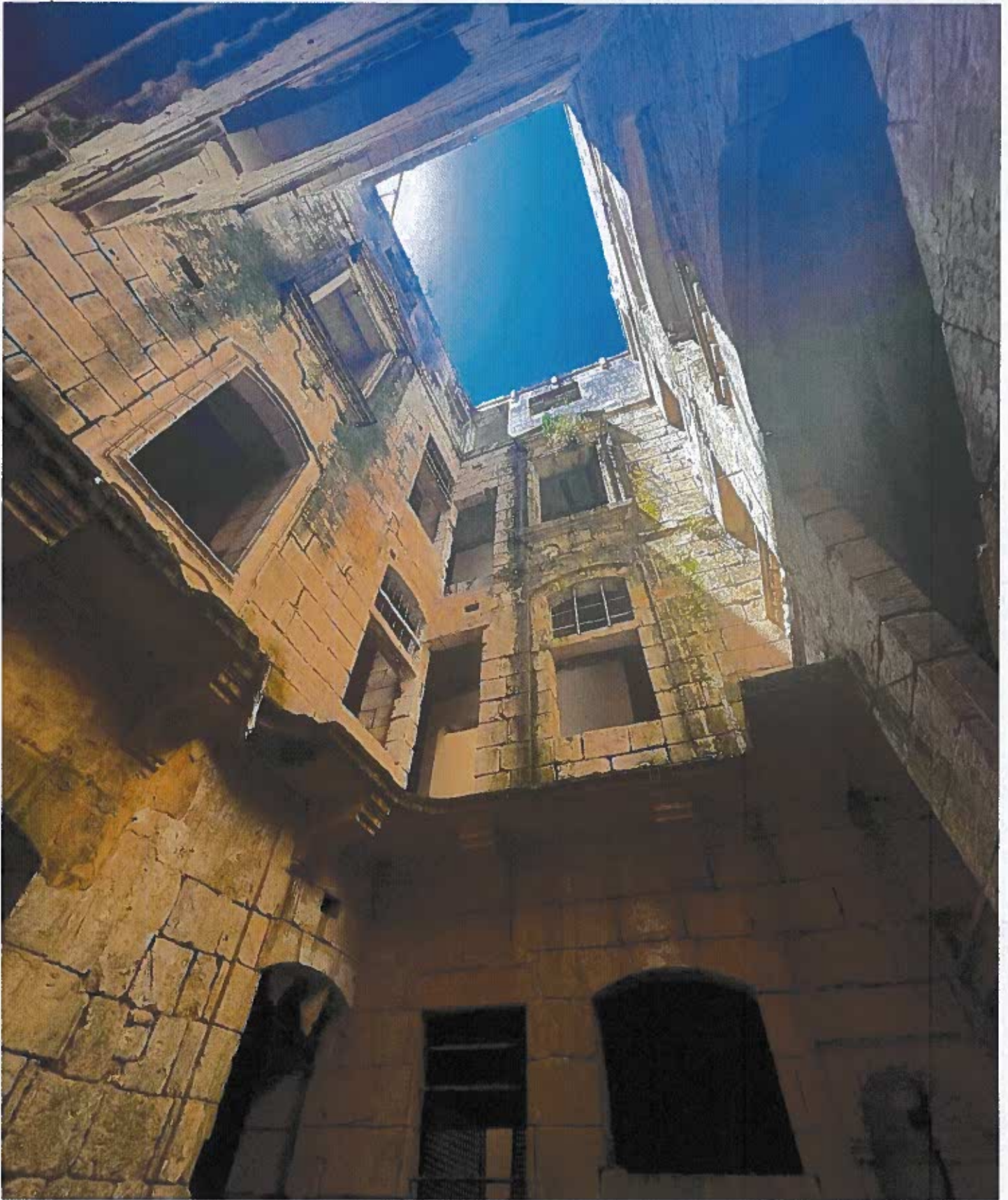
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Job Ref: 2023.01-021

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Triq ir-Repubblika,  
Valletta, Malta

# **LEVEL 1**

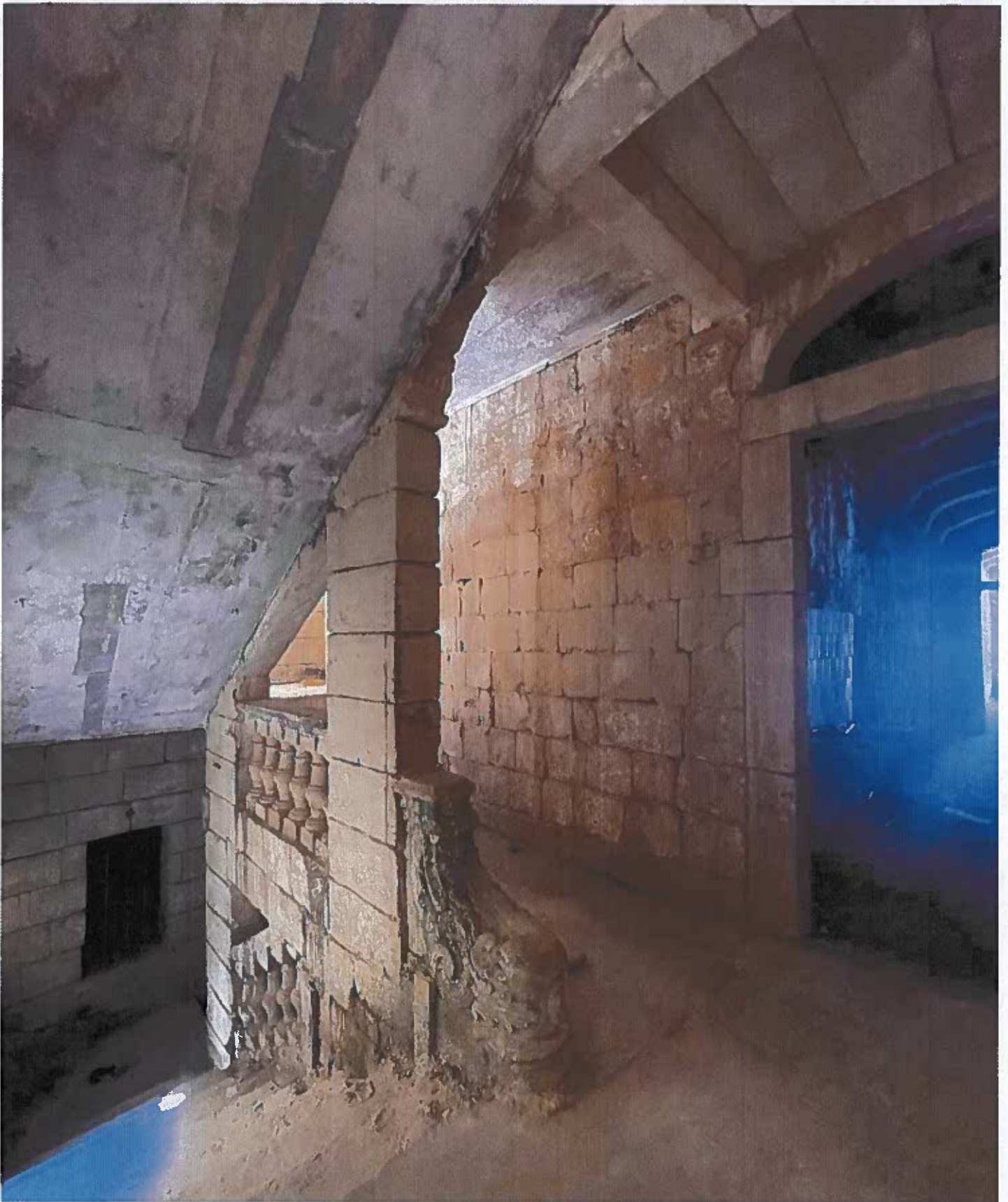
## **FIRST FLOOR LEVEL**



**Perit Malcolm Cachia, A&C.E.**  
BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
MRCD Building, Level 2, Triq Karmenu Camilleri,  
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Job Ref: 2023.01-021

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Job Ref: 2023.01-021

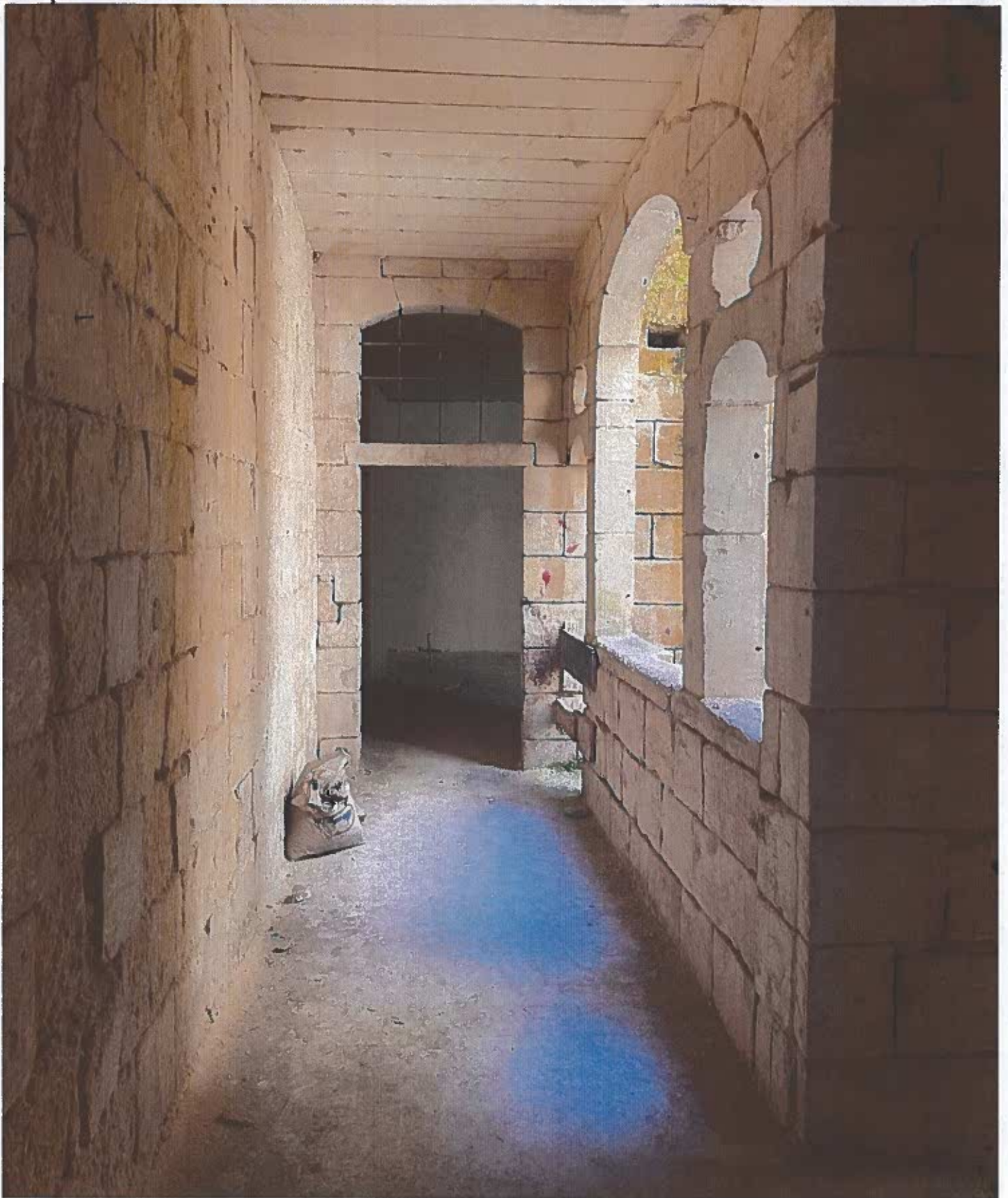
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Valletta, Malta



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BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
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Job Ref: 2023.01-021

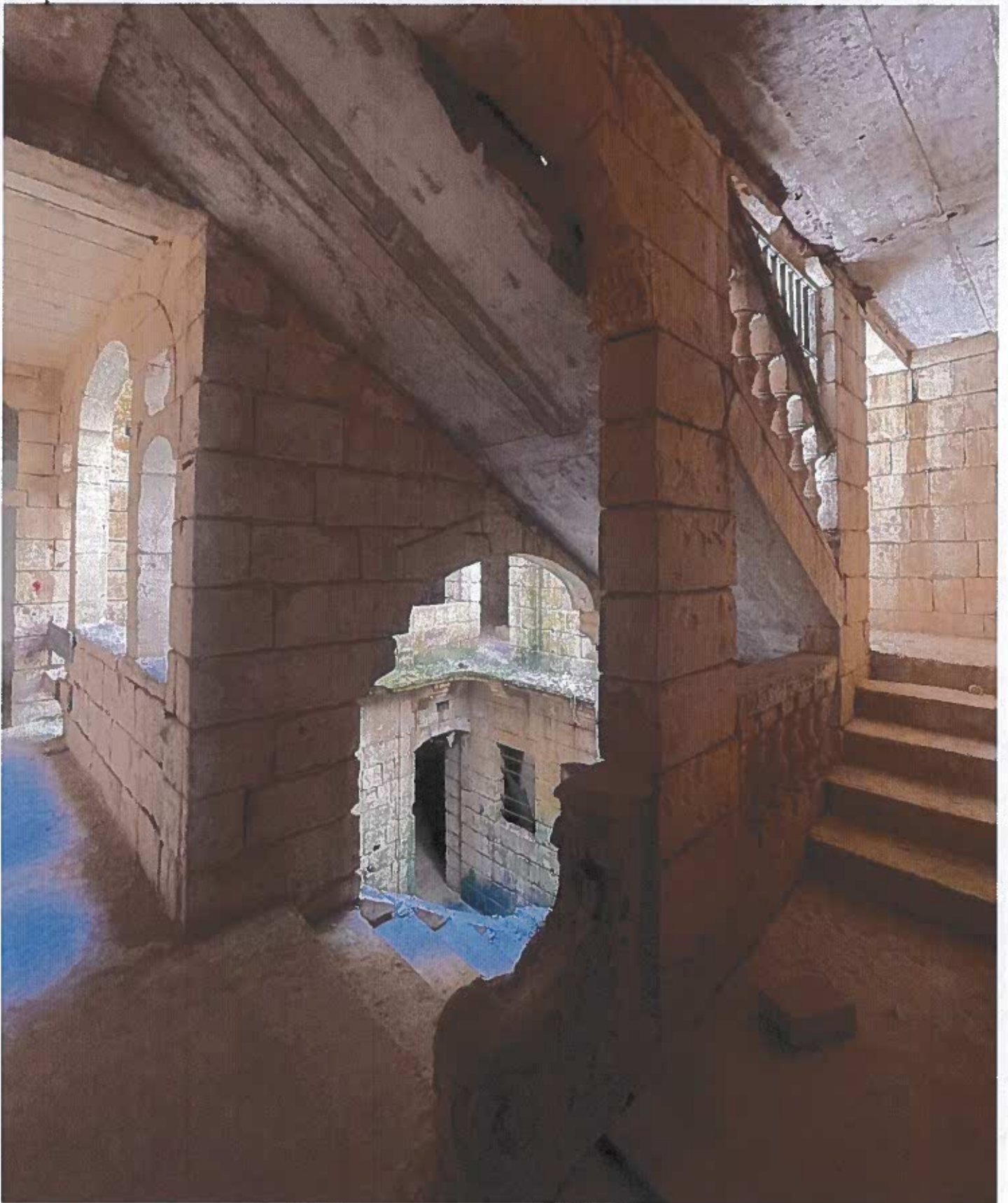
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Valletta, Malta



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Warrant #1060

Job Ref: 2023.01-021

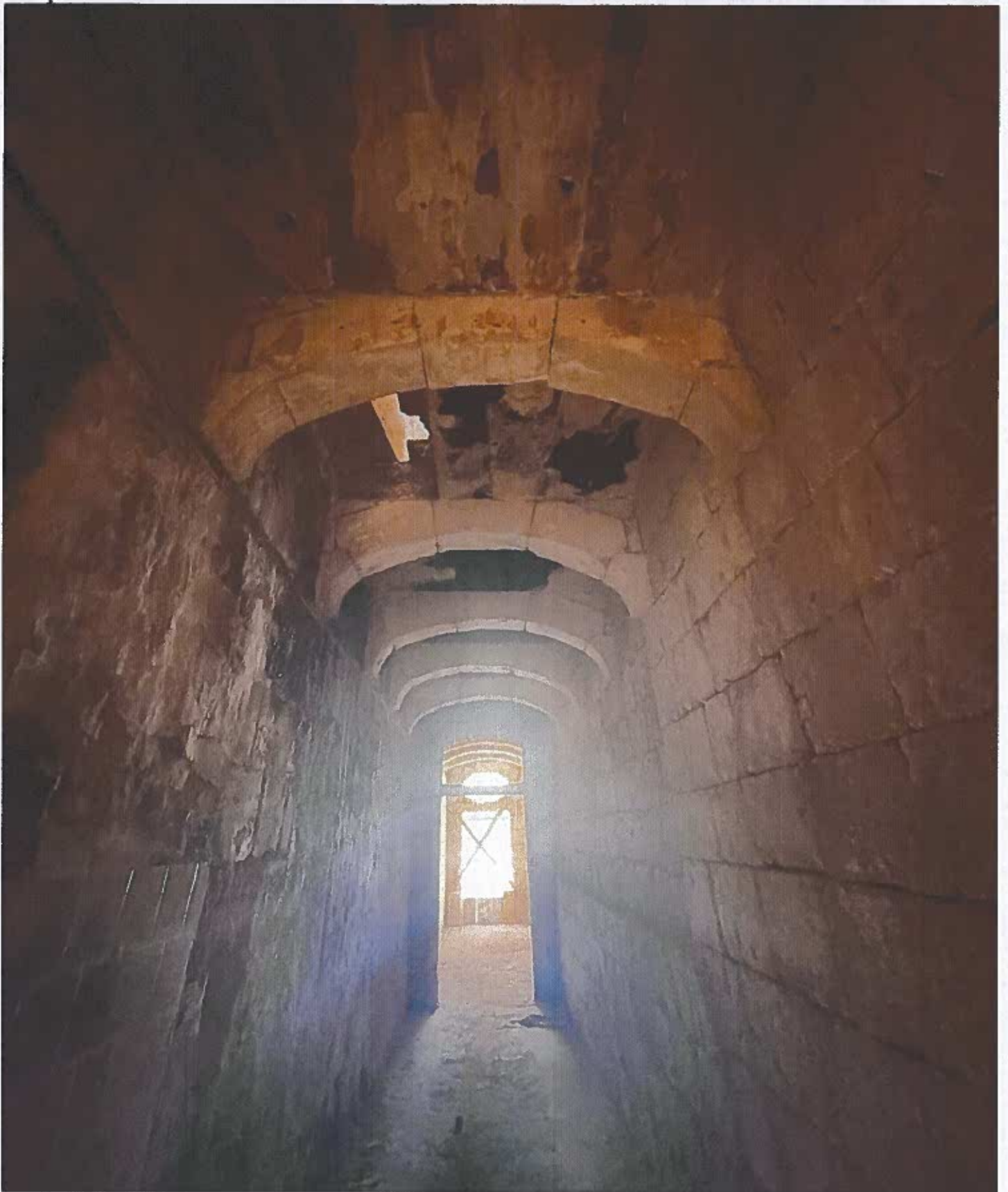
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Warrant #1060

Job Ref: 2023.01-021

Nru. 98,  
Triq ir-Repubblika,  
Valletta, Malta

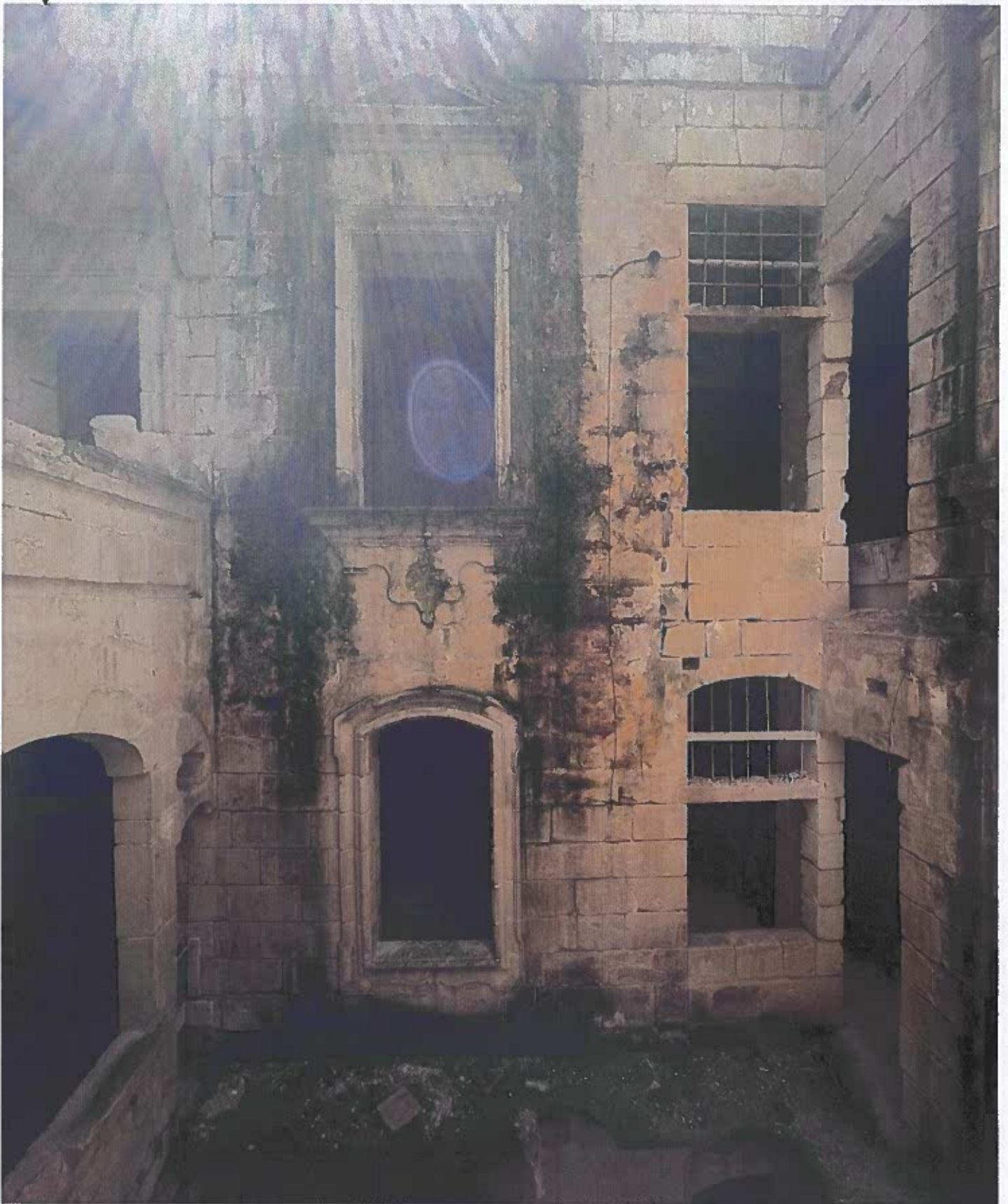


**Perit Malcolm Cachia, A&C.E.**  
BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
MRCD Building, Level 2, Triq Karmenu Camilleri,  
Qormi, QRM 4631, Malta  
Warrant #1060

Job Ref: 2023.01-021

Nru. 98,  
Triq ir-Repubblika,  
Valletta, Malta

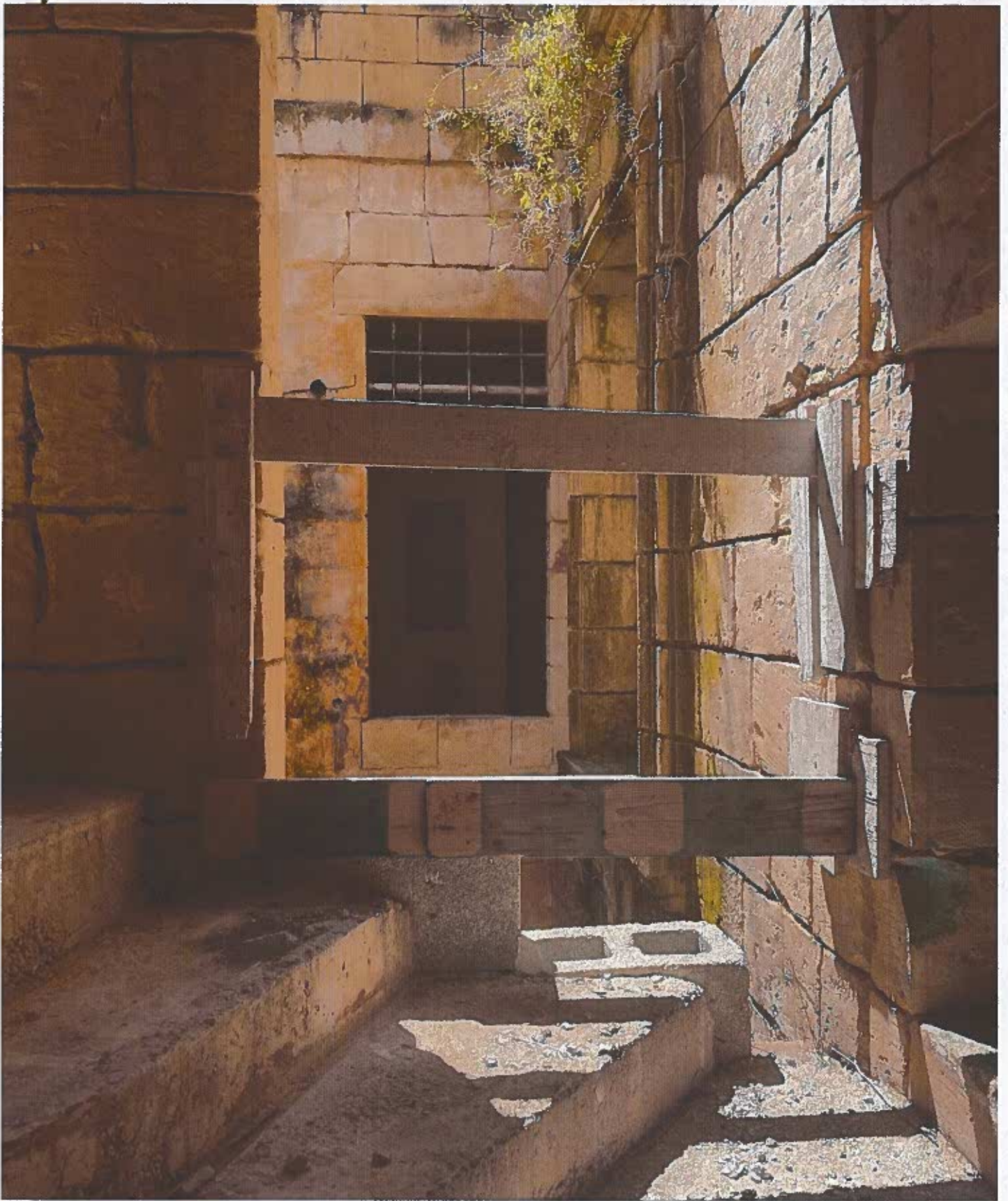




**Perit Malcolm Cachia, A&C.E.**  
BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
MRCD Building, Level 2, Triq Karmenu Camilleri,  
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MRCD Building, Level 2, Triq Karmenu Camilleri,  
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Warrant #1060

Job Ref: 2023.01-021

Nru. 98,  
Triq ir-Repubblika,  
Valletta, Malta

# **LEVEL 2**

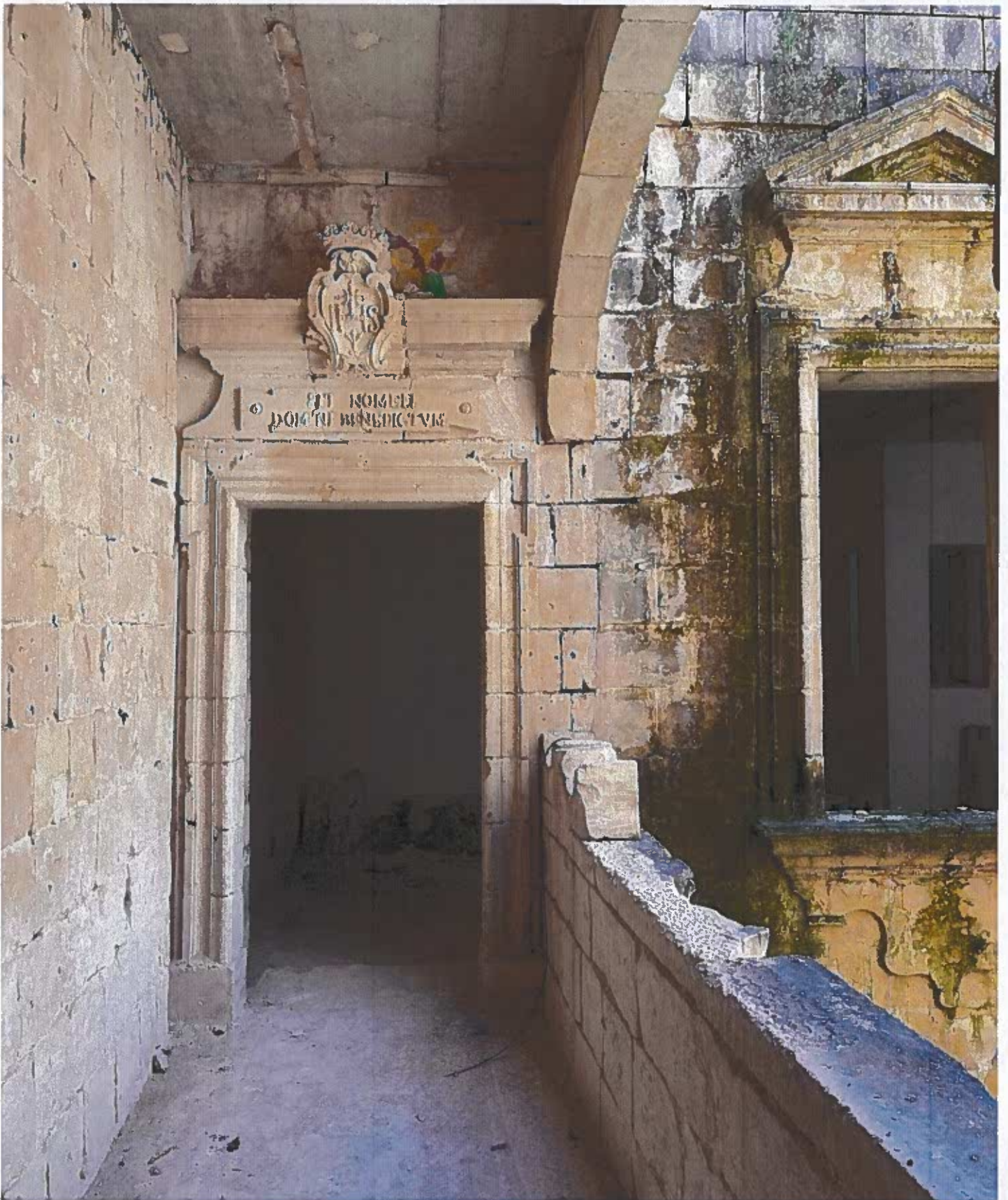
## **SECOND FLOOR LEVEL**



**Perit Malcolm Cachia, A&C.E.**  
BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
MRCD Building, Level 2, Triq Karmenu Camilleri,  
Qormi, QRM 4631, Malta  
Warrant #1060

Job Ref: 2023.01-021

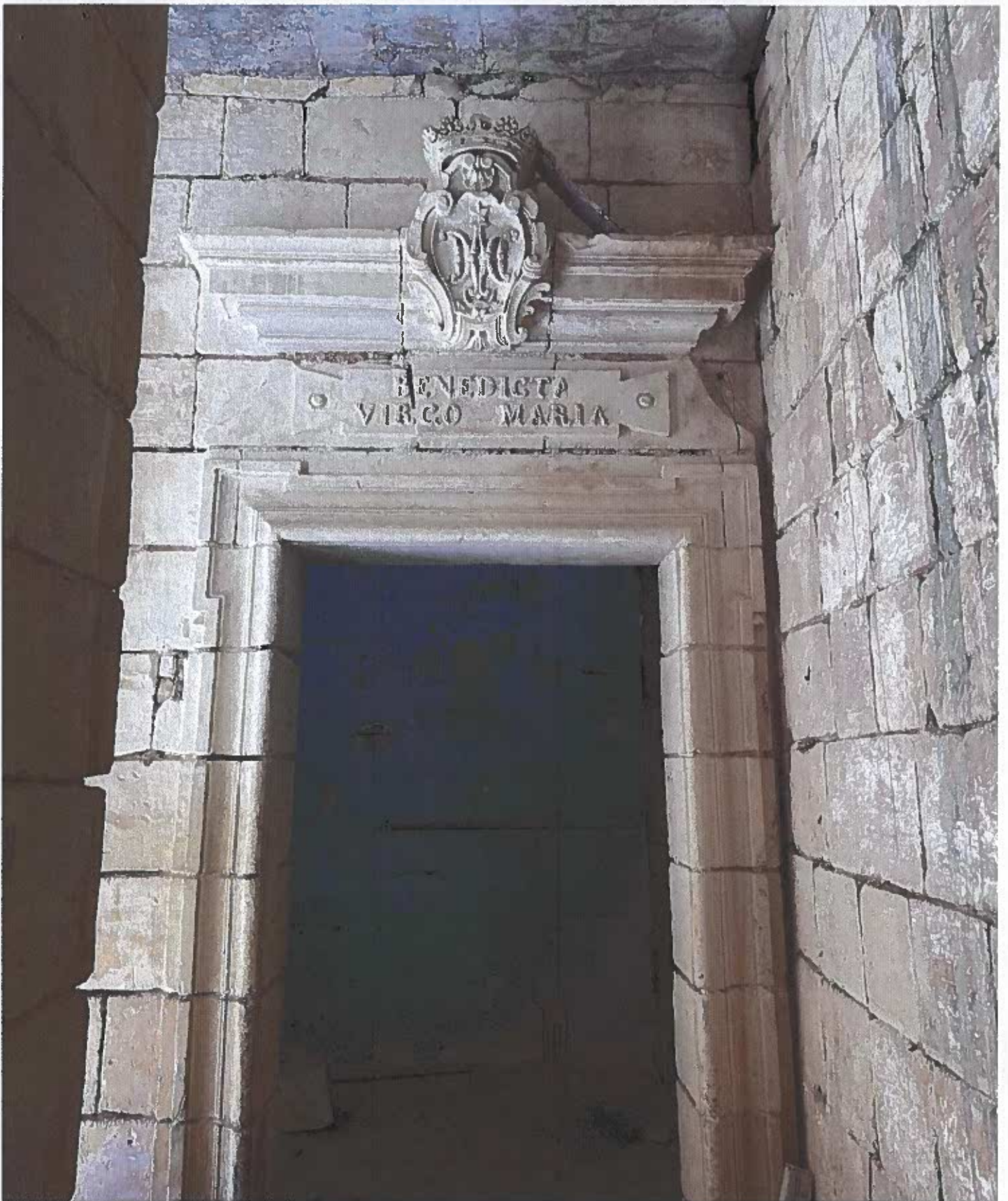
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**Perit Malcolm Cachia, A&C.E.**  
BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
MRCD Building, Level 2, Triq Karmenu Camilleri,  
Qormi, QRM 4631, Malta  
Warrant #1060

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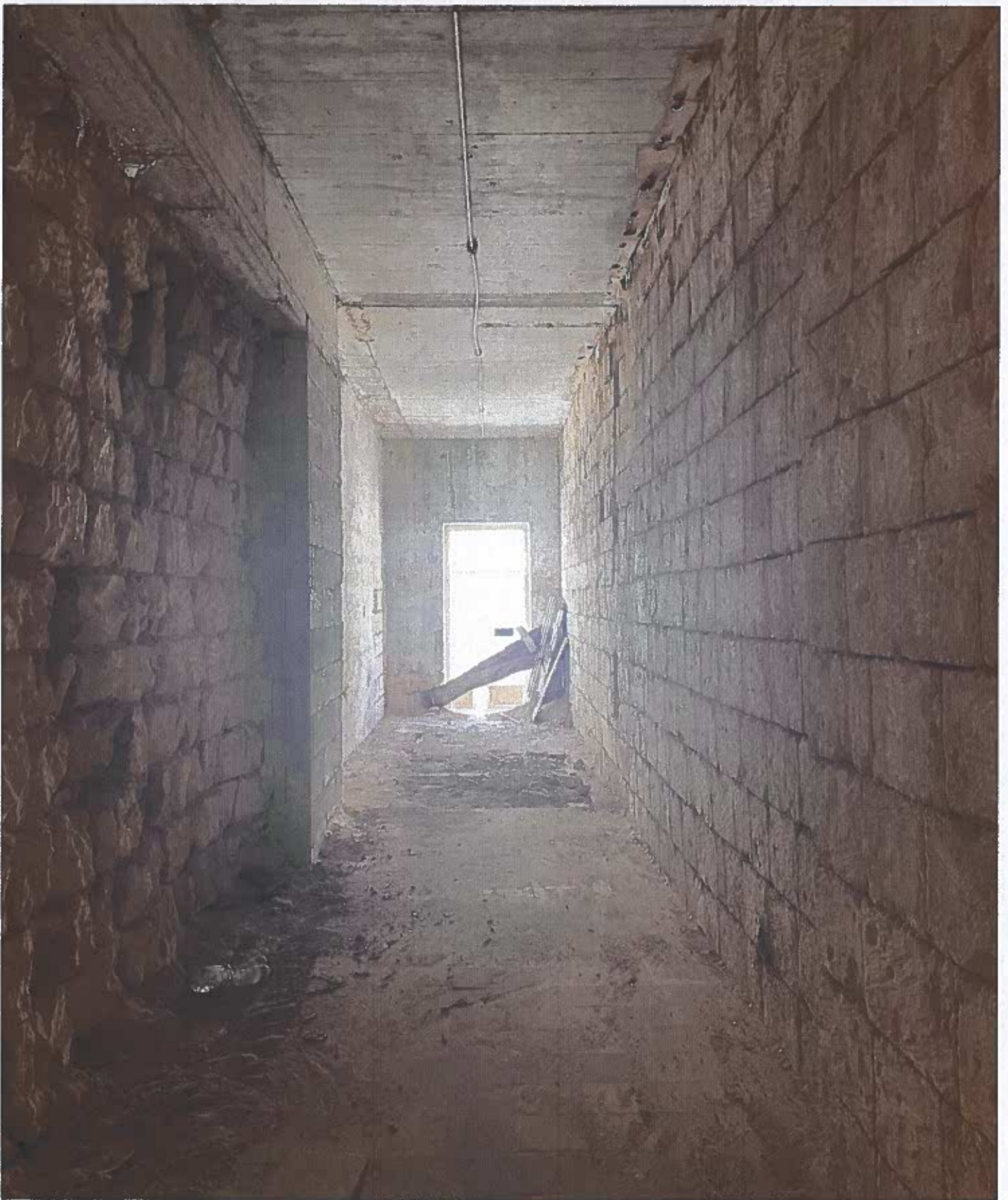
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**Perit Malcolm Cachia, A&C.E.**  
BSc (Hons), M. Eng. (Civil Engineering), MELIT.  
MRCD Building, Level 2, Triq Karmenu Camilleri,  
Qormi, QRM 4631, Malta  
Warrant #1060

Job Ref: 2023.01-021

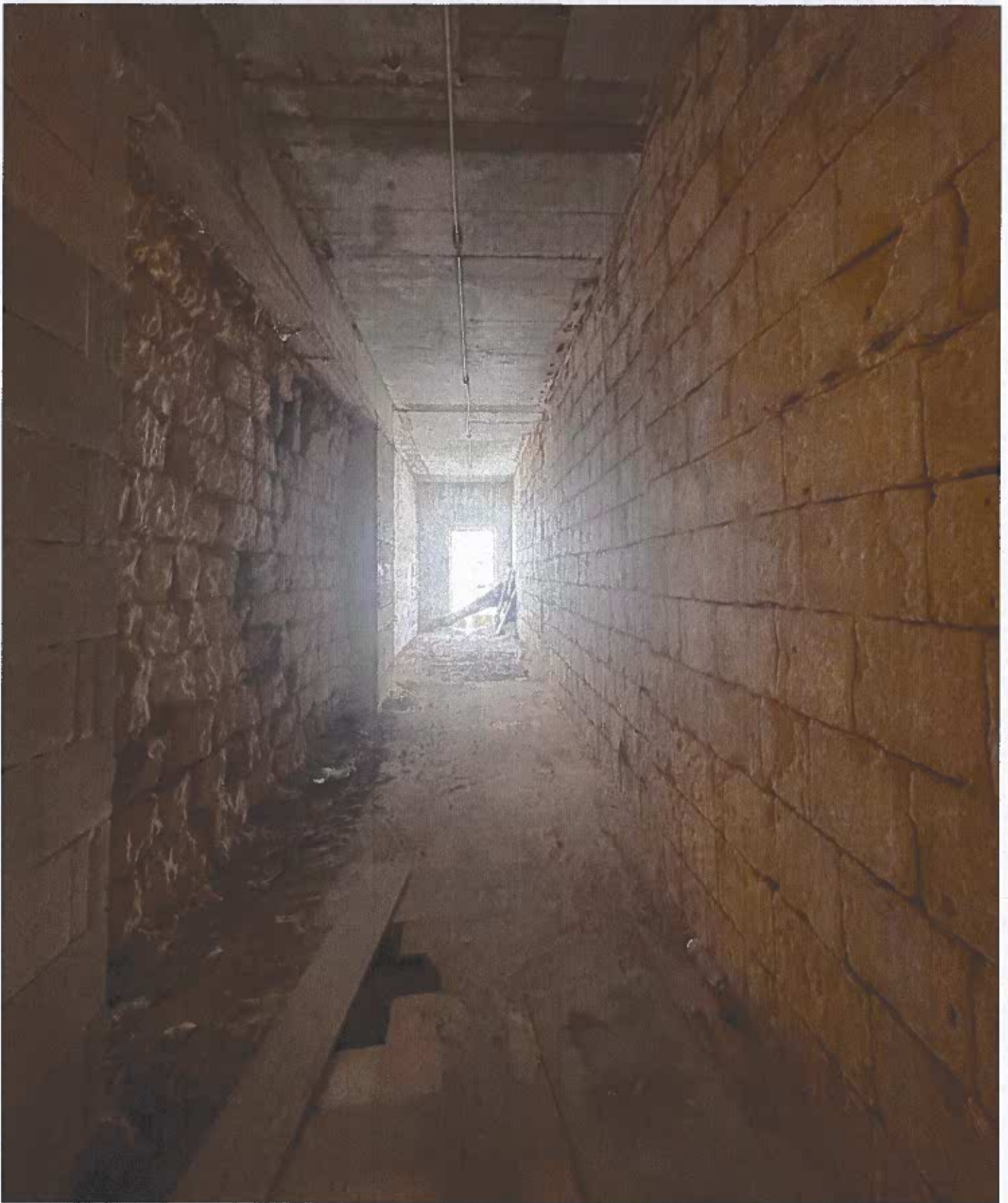
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MRCD Building, Level 2, Triq Karmenu Camilleri,  
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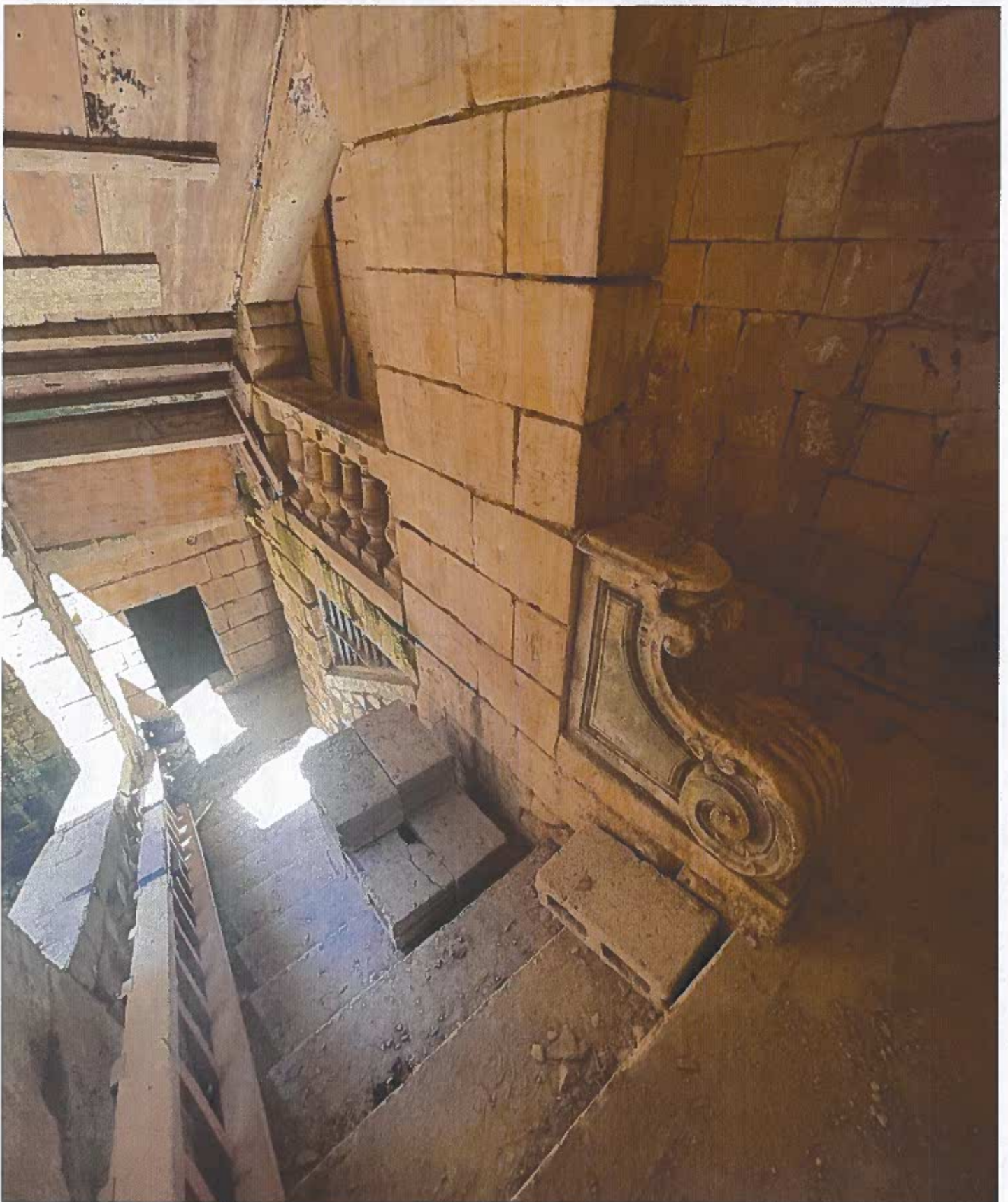
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Valletta, Malta

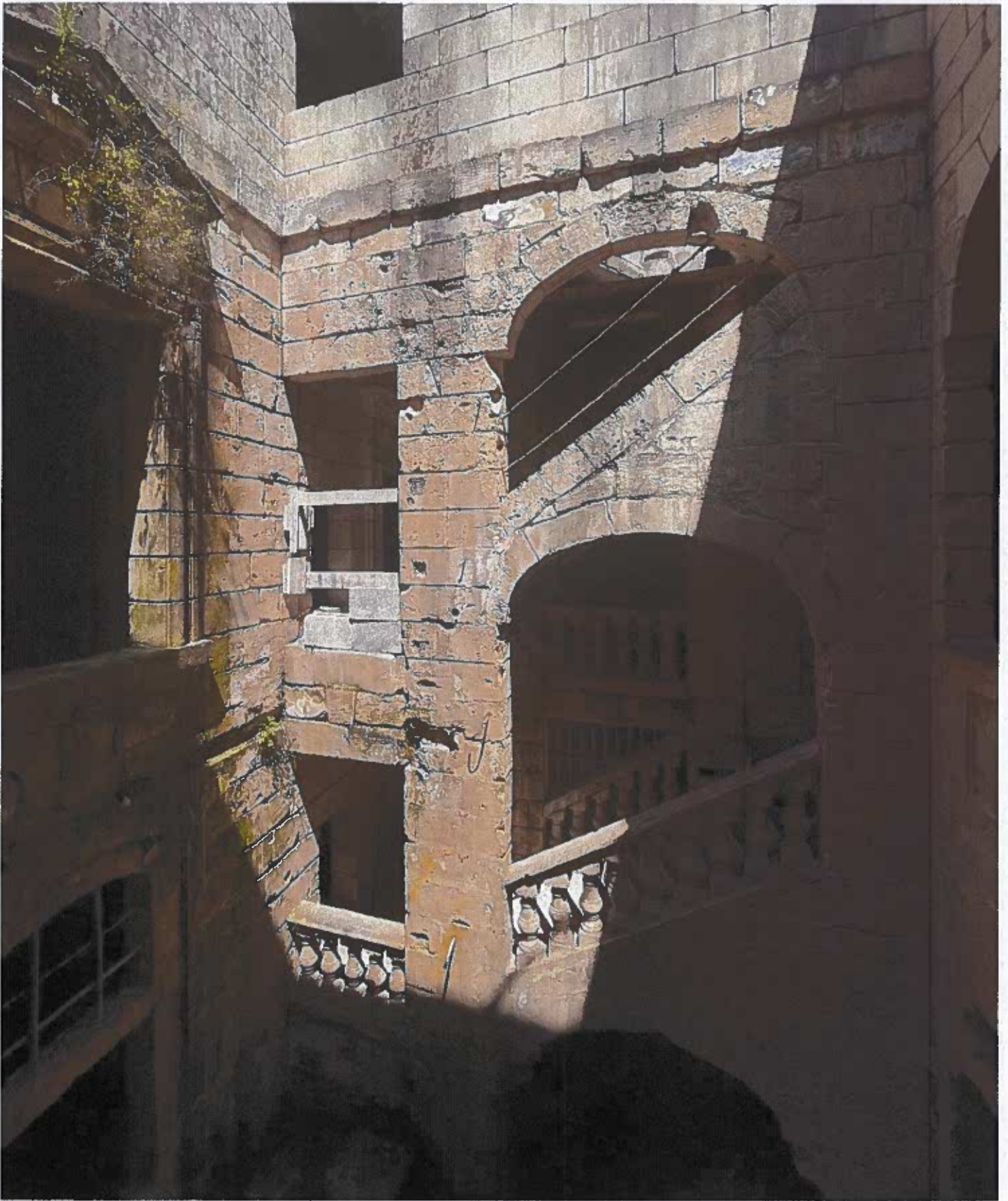


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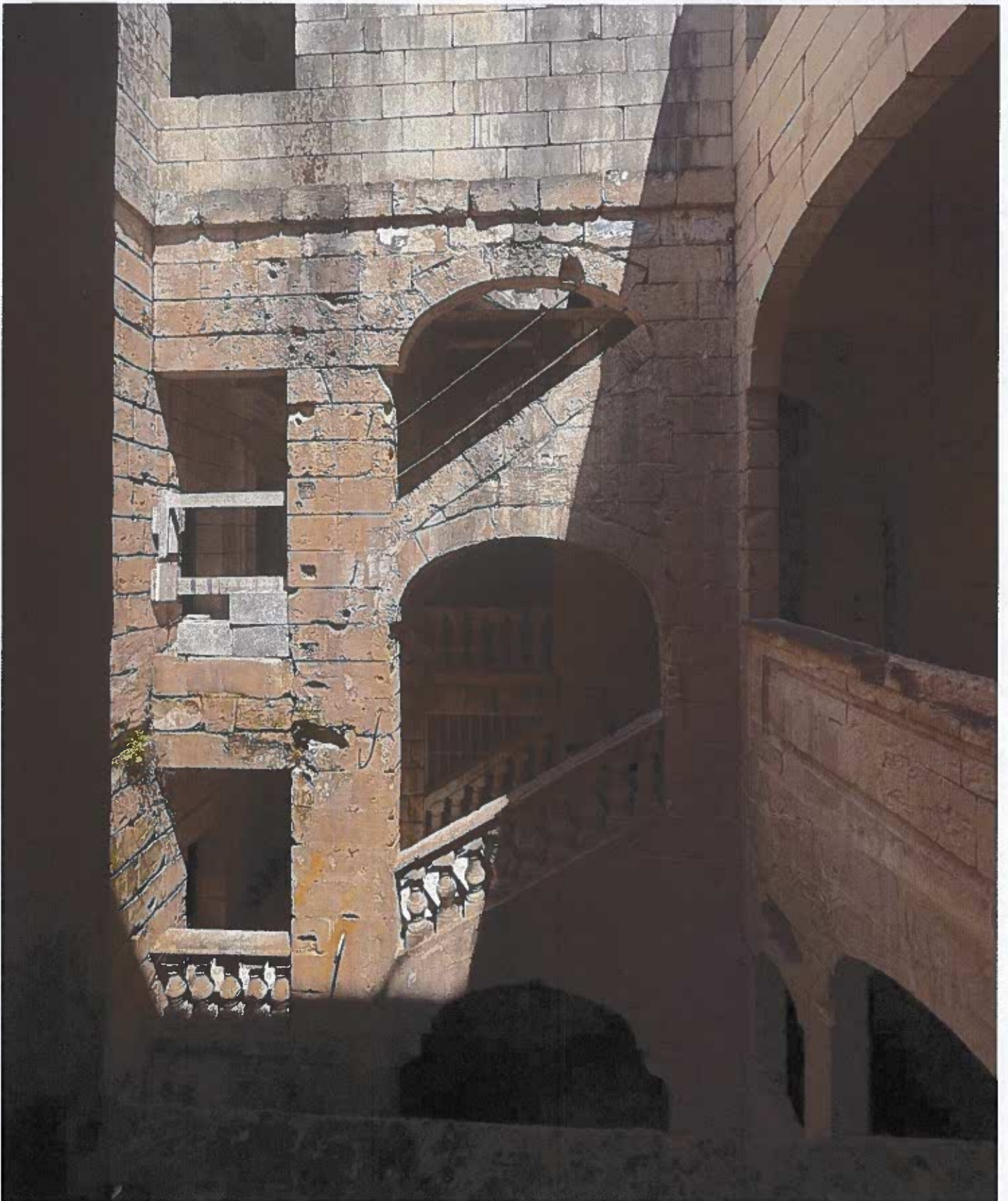




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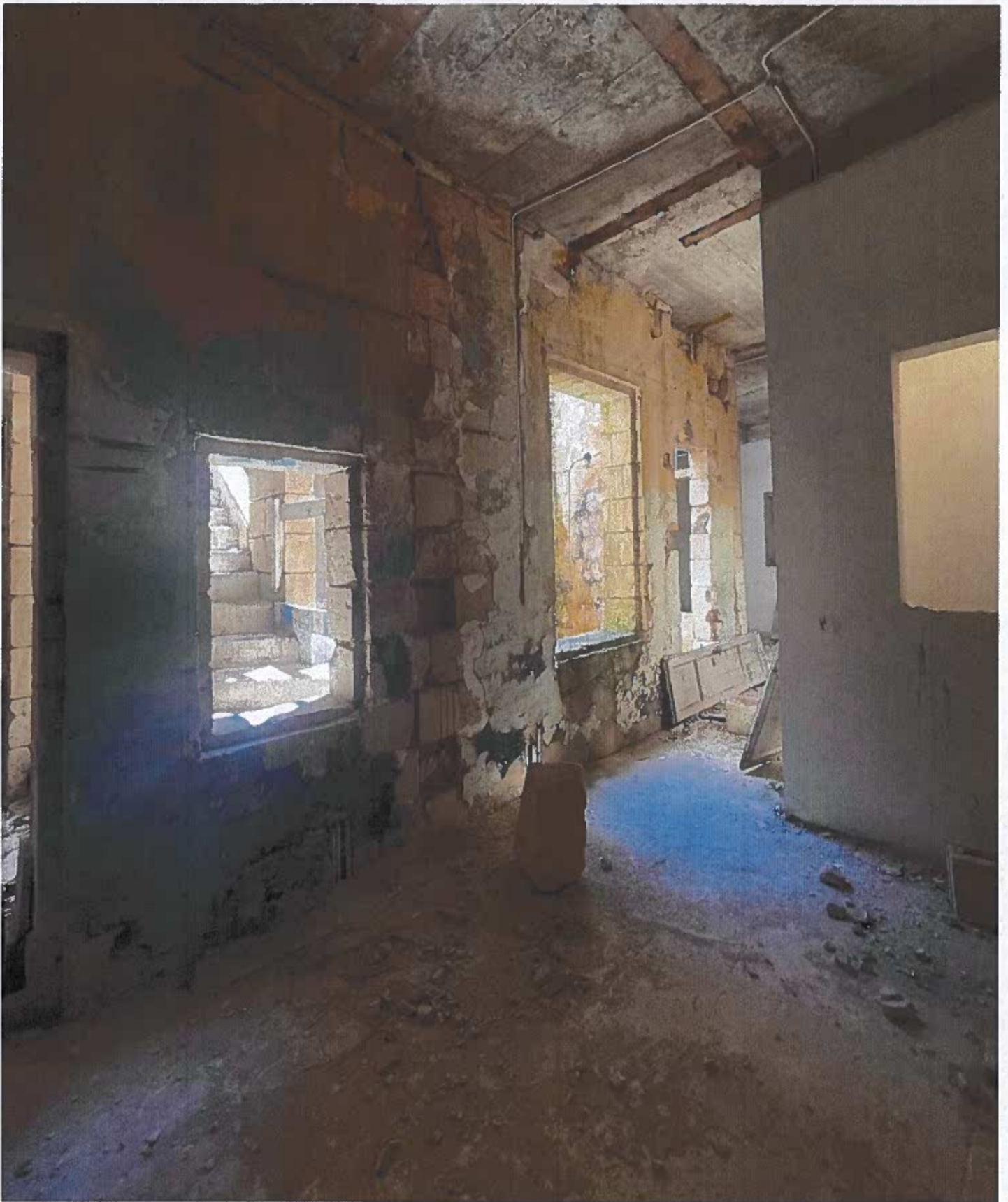
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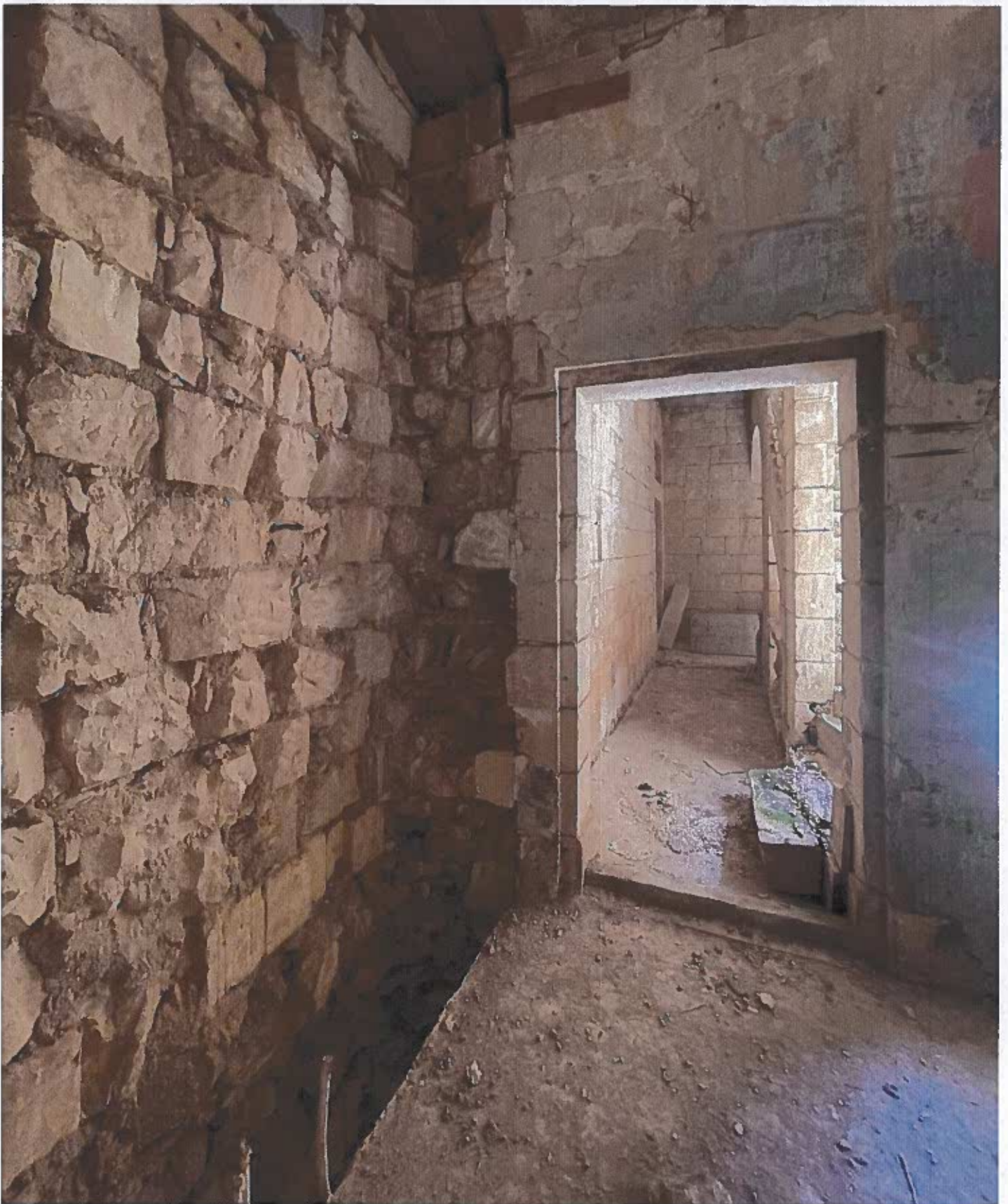
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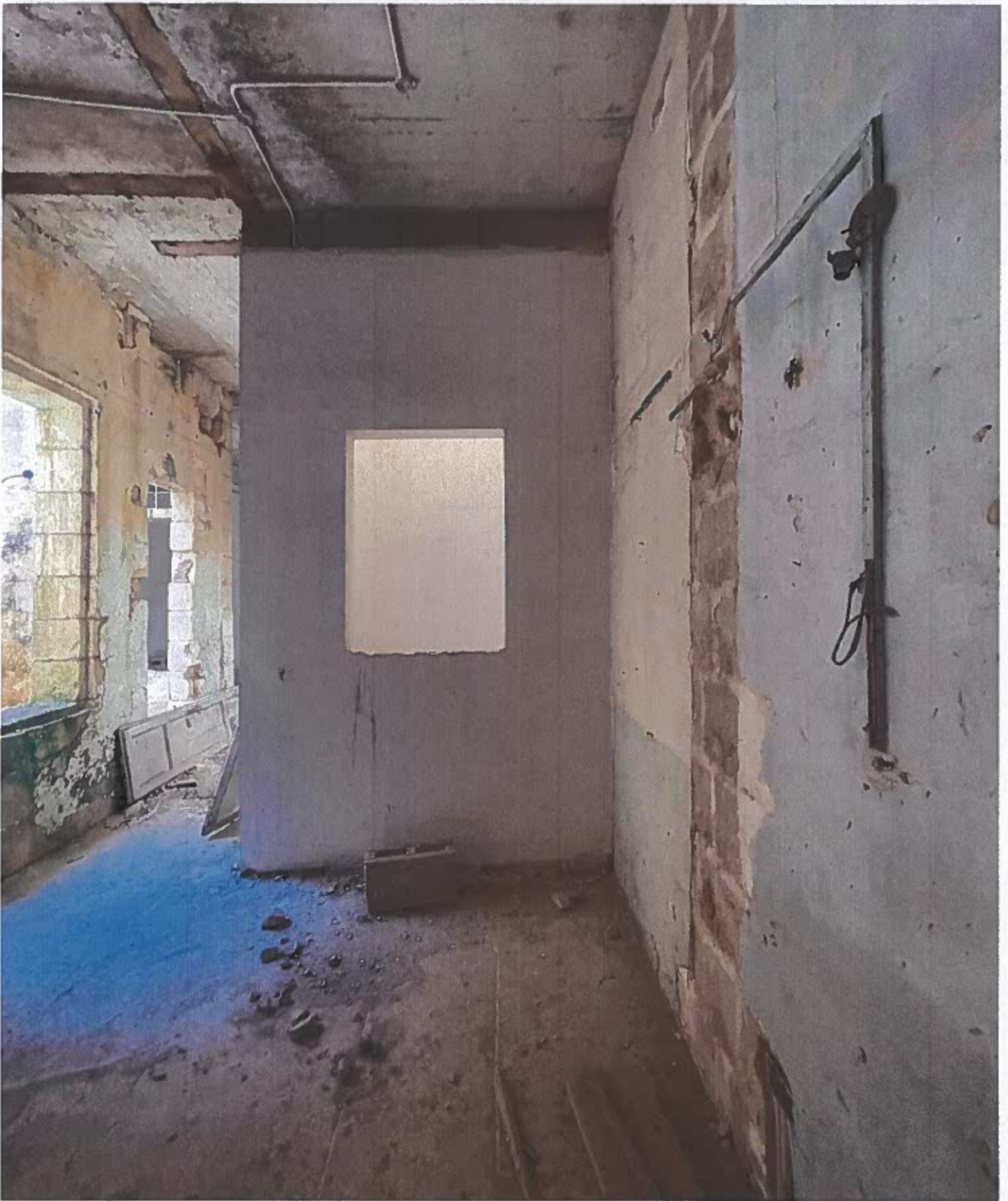
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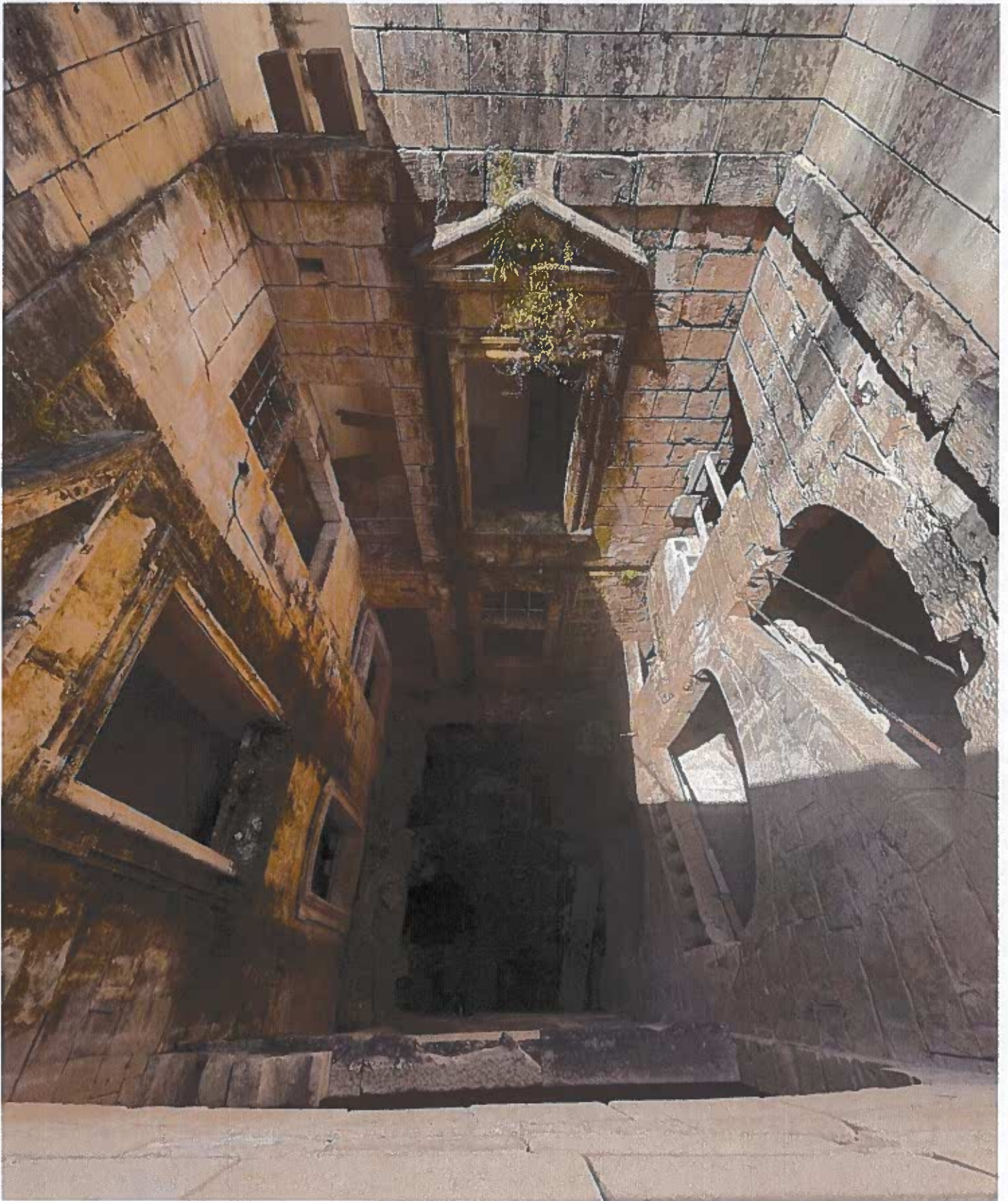
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Job Ref: 2023.01-021

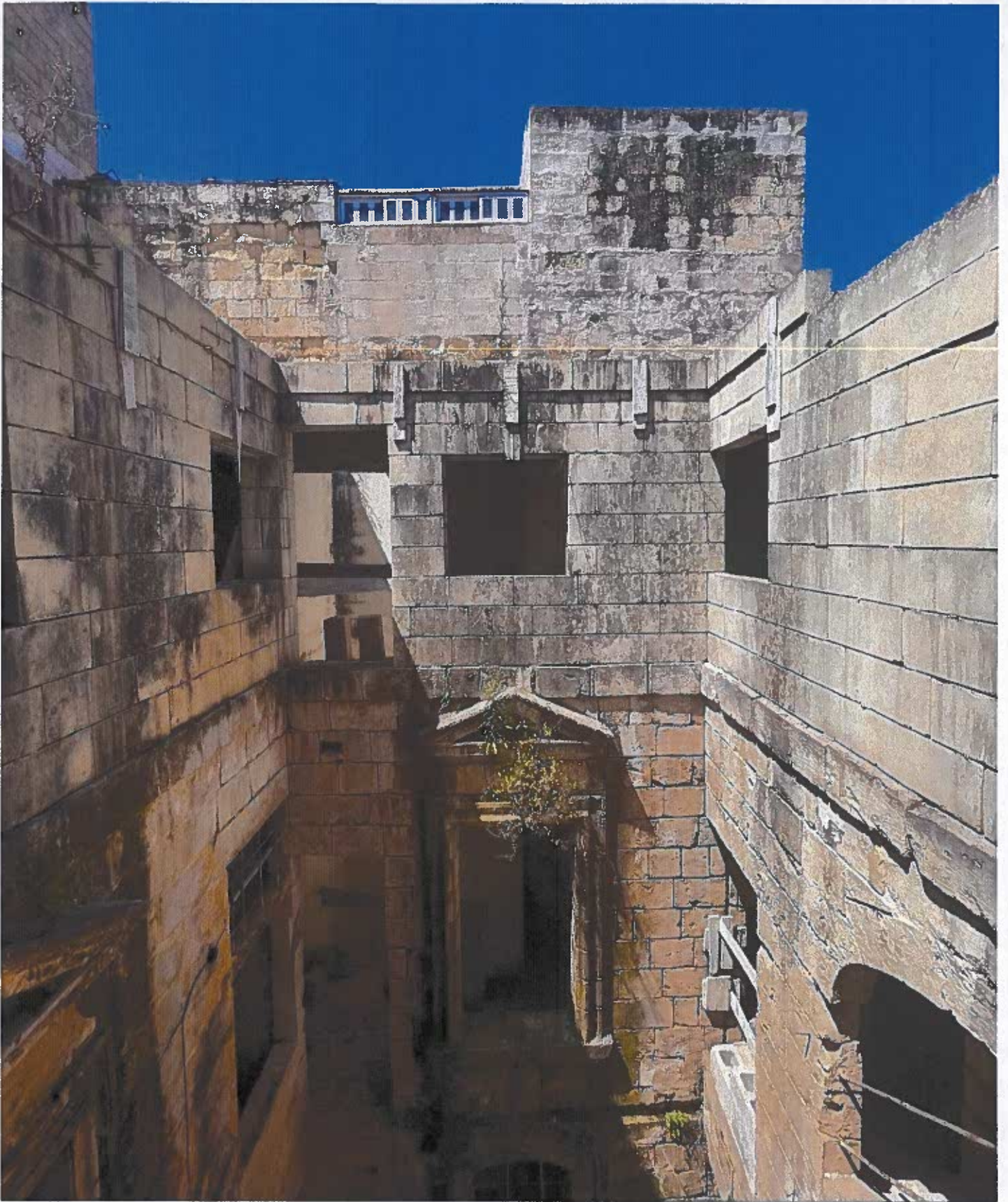
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Nru. 98,  
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Valletta, Malta

# **ANNEX 4**

## **APPROVED COPY OF PLANS & PERMITS**



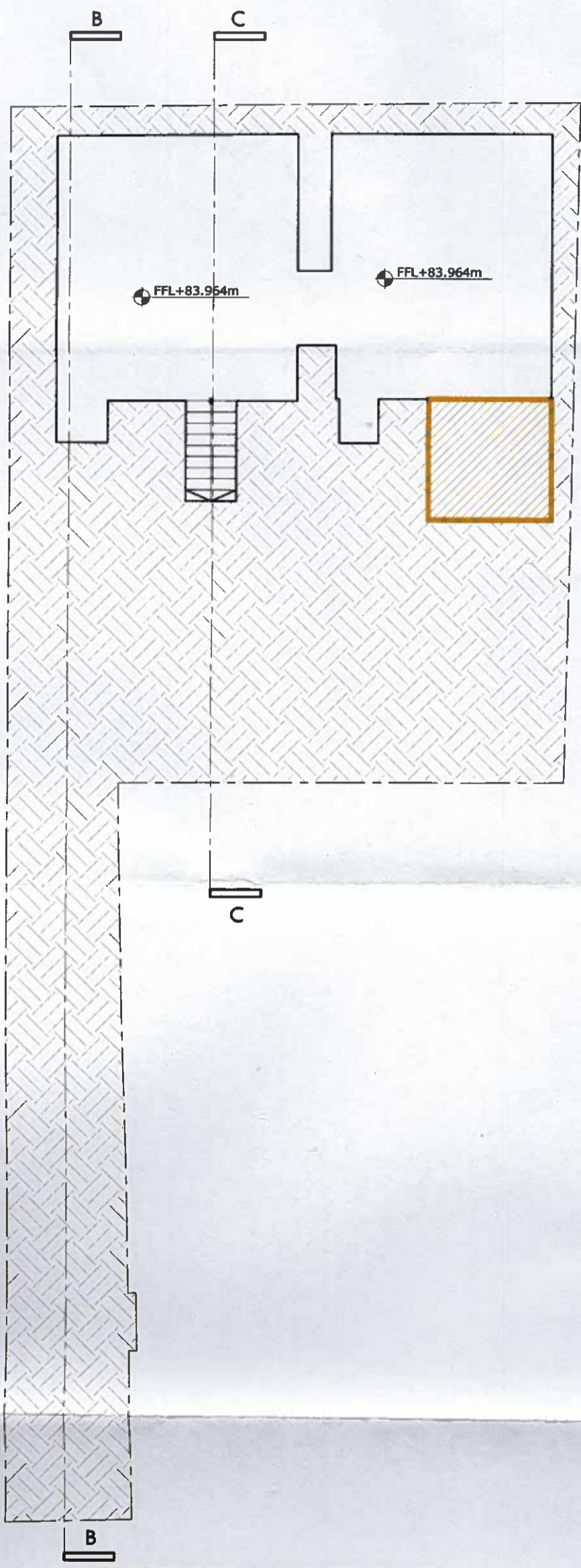
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MRCD Building, Level 2, Triq Karmenu Camilleri,  
Qormi, QRM 4631, Malta  
Warrant #1060

Job Ref: 2023.01-021

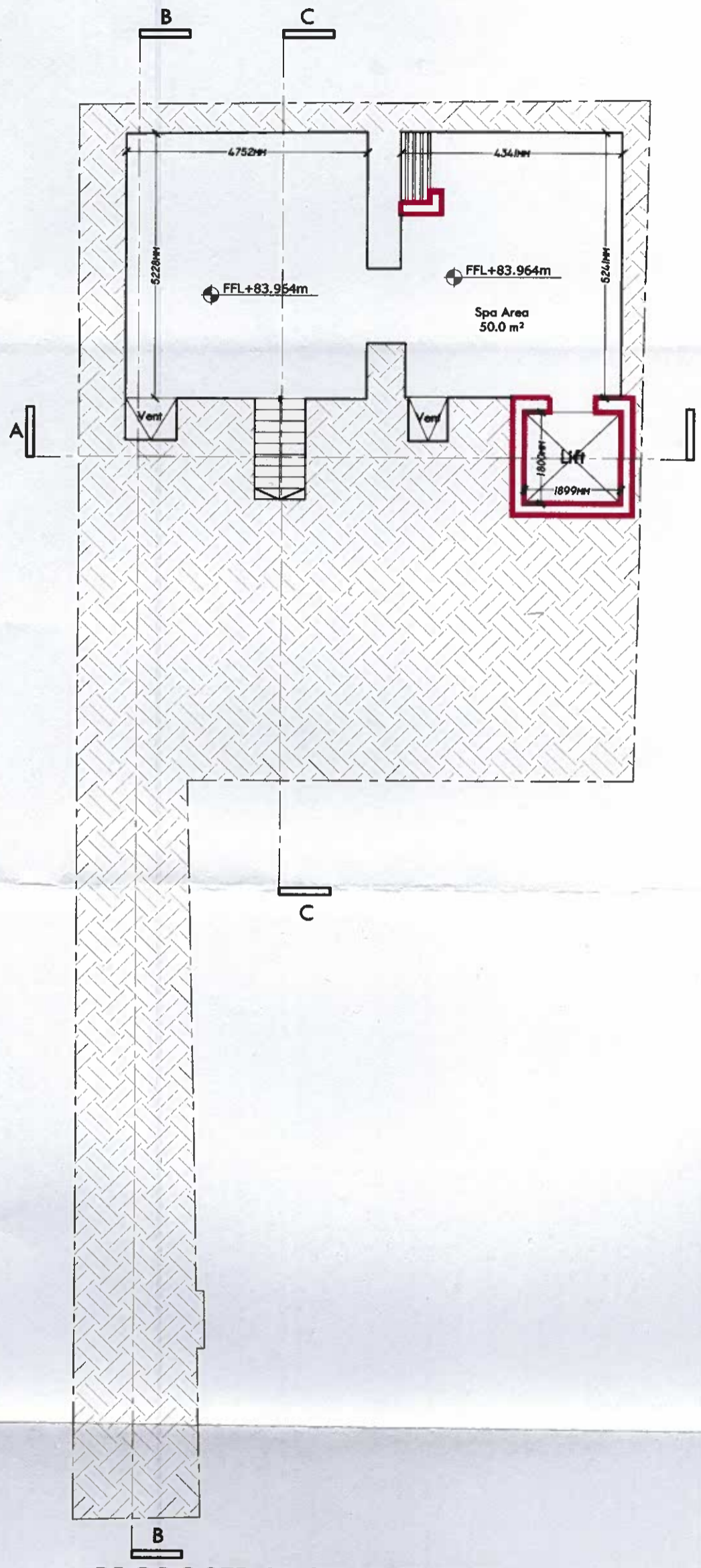
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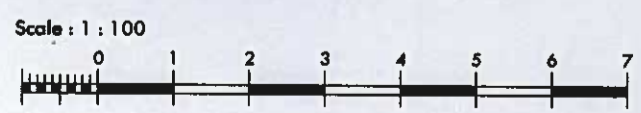





EXISTING BASEMENT LEVEL

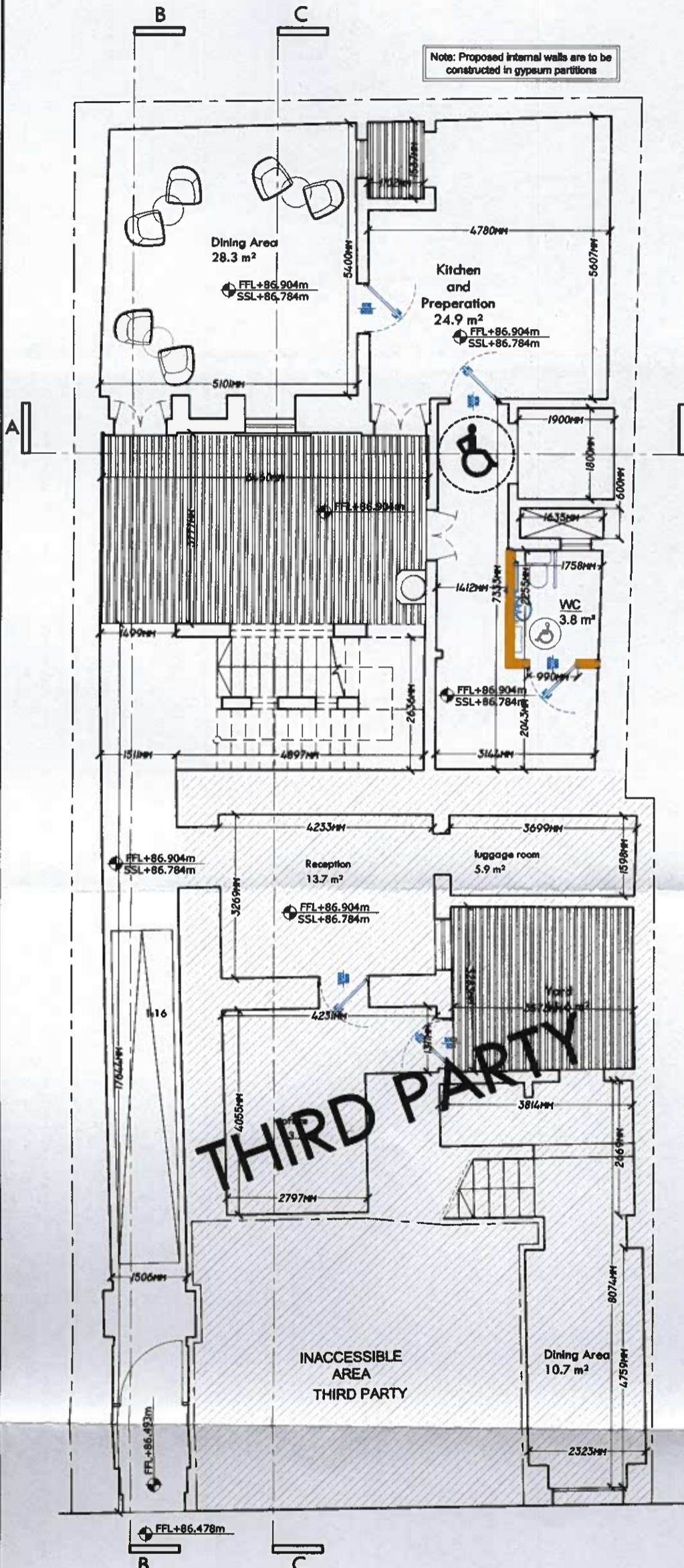


PROPOSED BASEMENT LEVEL

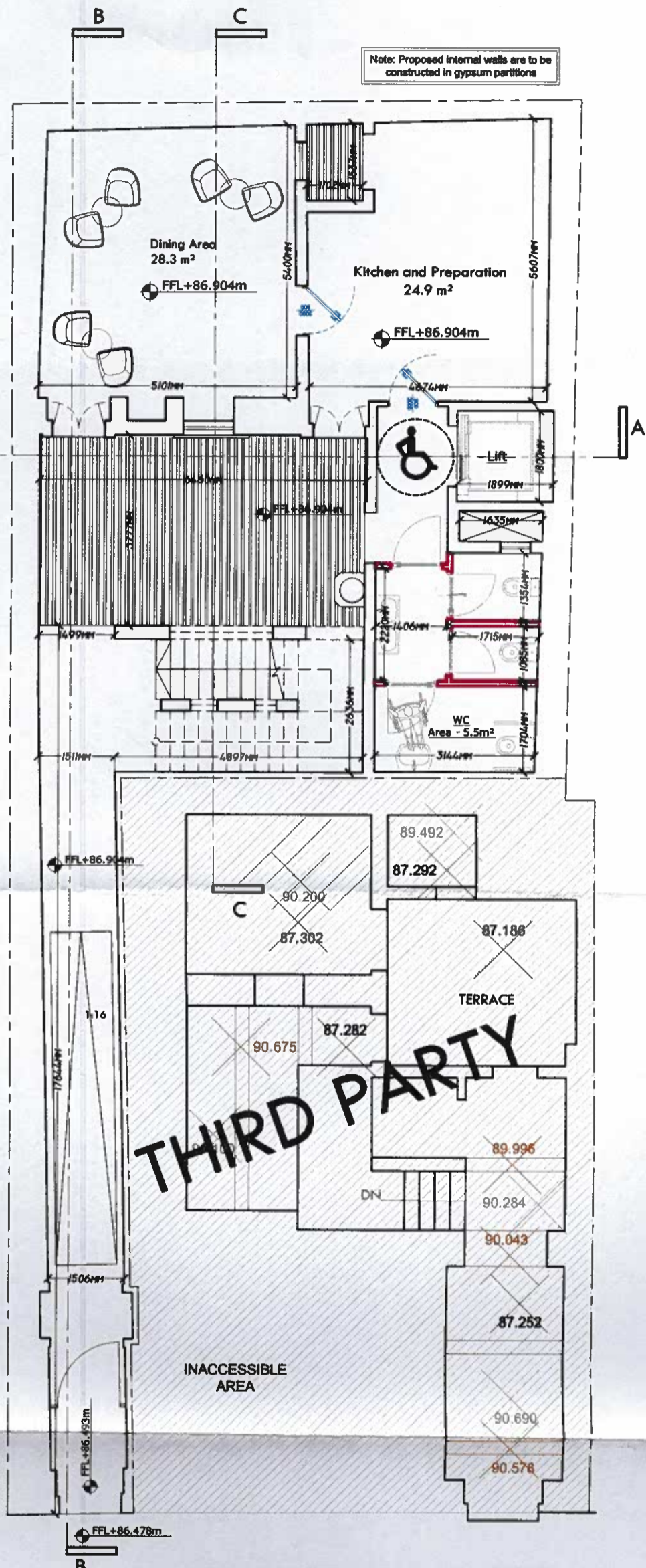


- TO DEMOLISH
- TO CONSTRUCT
- AS CONSTRUCTED
- APPROVED NOT BUILT

|   |   |                                |                                  |
|---|---|--------------------------------|----------------------------------|
| <p>CLIENT:</p> <p><b>Mr. Ian Fitzpatrick</b></p>  <p><b>Dr Edwin Mintoff</b><br/>B.E. &amp; A. (Hons.), Ph.D. (Newcastle), A. &amp; C.E.<br/>119, Silema Road, Gzira, GZR1636, Malta<br/>T+(00)356 21 237401 F +(00)356 21230766<br/>Info@edwinmintoff.com</p> | <p>PROJECT TITLE:</p> <p>Proposed additional floor and internal alterations</p> | <p>DRAWN BY:</p> <p>L.A.M.</p> | <p>JOB NO.:</p> <p>17095</p>     |
|   | <p>DRAWING TITLE:</p> <p>Existing &amp; Proposed Basement Level</p>             | <p>CHECKED BY:</p> <p>EM</p>   | <p>SCALE:</p> <p>1:100 on A3</p> |
|   | <p>DRAWING NUMBER:</p> <p>A - 001</p>   | <p>REVISION:</p> <p>--</p>     | <p>DATE:</p> <p>06/03/2017</p>   |

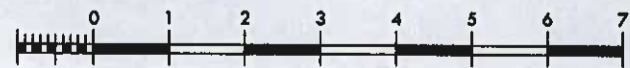


APPROVED GROUND FLOOR




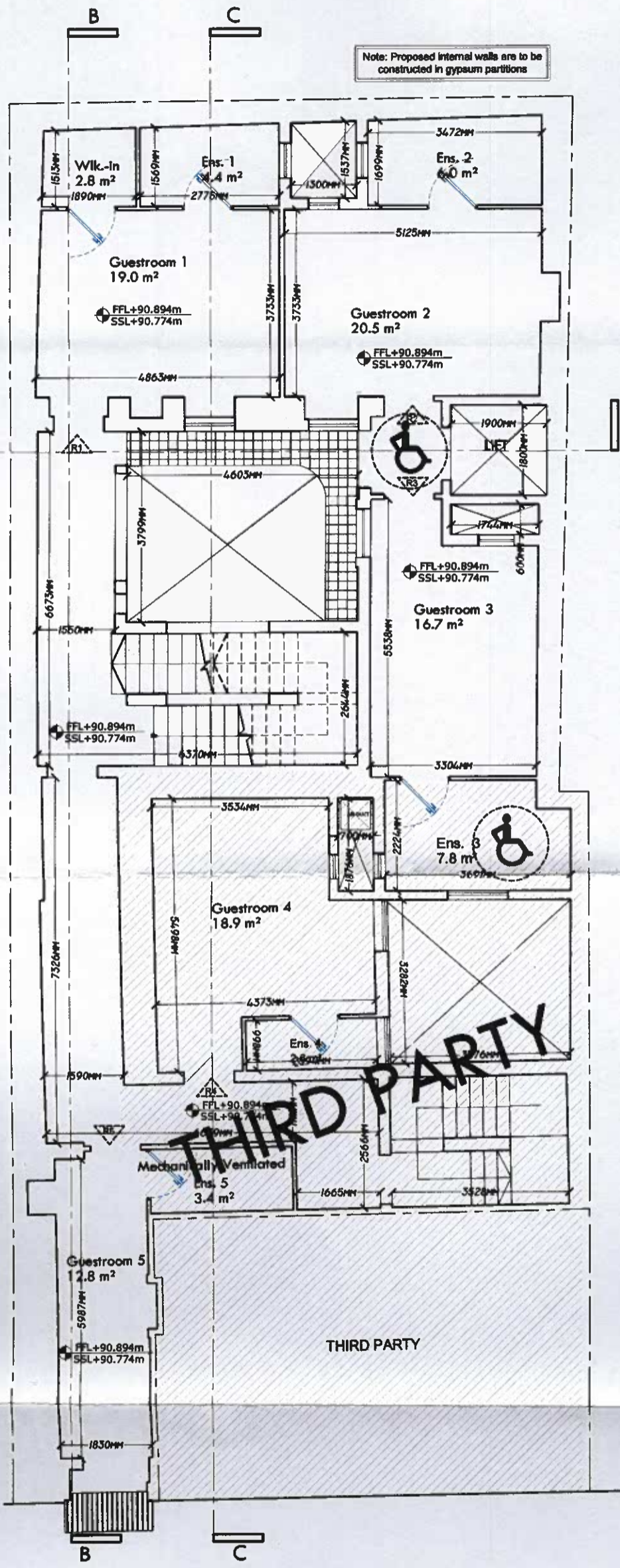
PROPOSED GROUND FLOOR

Scale : 1 : 100

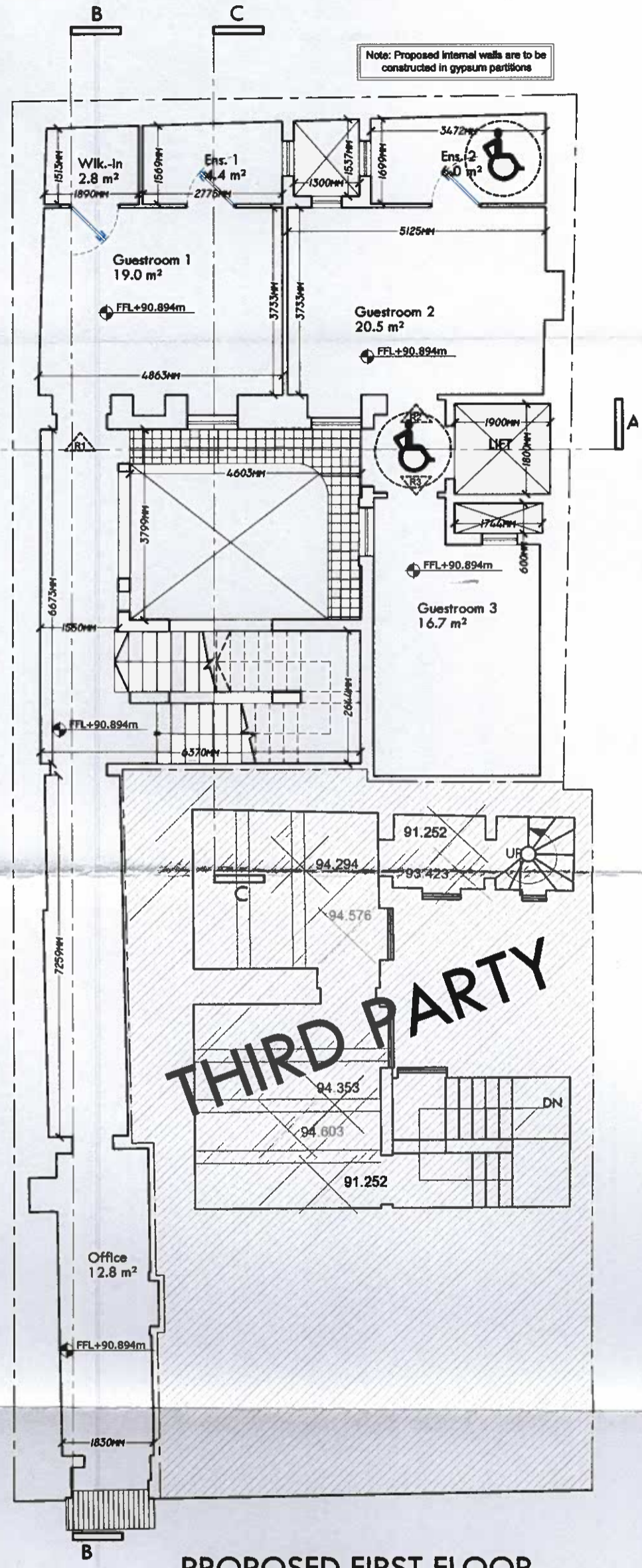


- TO DEMOLISH
- TO CONSTRUCT
- AS CONSTRUCTED
- APPROVED NOT BUILT

|  |  |                     |                       |
|--|--|---------------------|-----------------------|
| CLIENT:<br><b>Mr. Ian Fitzpatrick</b><br><br> <b>Dr Edwin Mintoff</b><br>B.E.& A. (Hons.), Ph.D. (Newcastle), A.& C.E.<br>119, Silema Road, Gzira, GZR1636, Malta<br>T+(00)356 21 237401 F +(00)356 21230768<br>info@edwinmintoff.com | PROJECT TITLE:<br>Proposed additional floor and internal alterations | DRAWN BY:<br>L.A.M. | JOB NO.:<br>17095     |
|  | DRAWING TITLE:<br>Approved & Proposed Ground Floor Plans             | CHECKED BY:<br>EM   | SCALE:<br>1:100 on A3 |
| DRAWING NUMBER:<br>A - 002   |  | REVISION:<br>--     |                       |

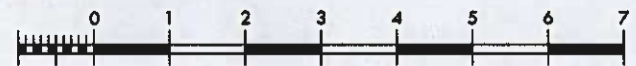


APPROVED FIRST FLOOR




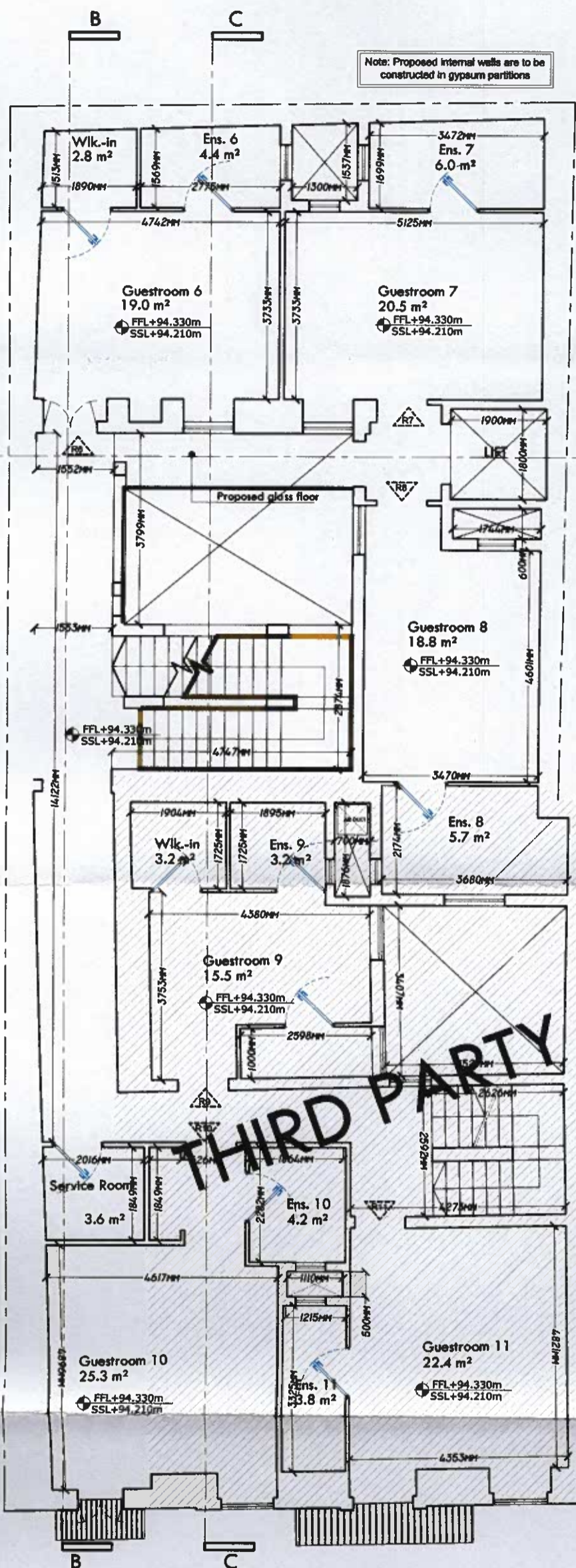
PROPOSED FIRST FLOOR

Scale : 1 : 100

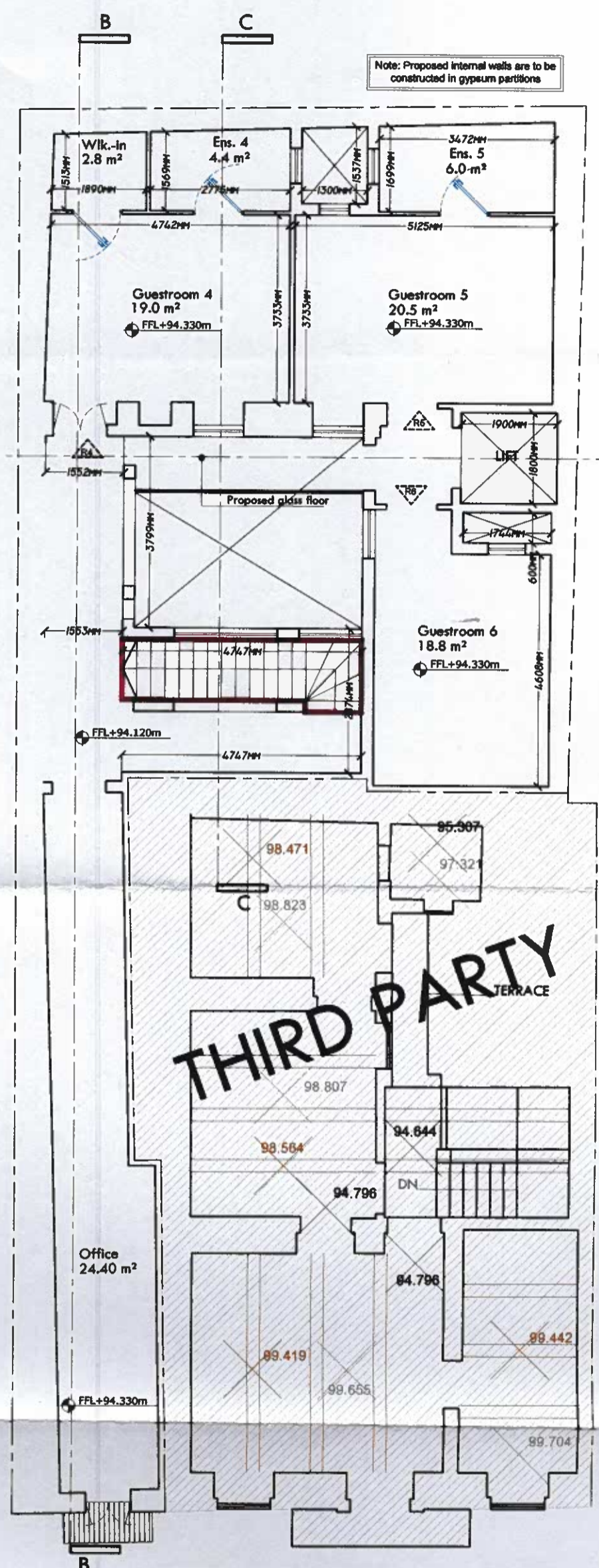


- TO DEMOLISH
- TO CONSTRUCT
- AS CONSTRUCTED
- APPROVED NOT BUILT

|   |  |                     |                       |
|---|--|---------------------|-----------------------|
| CLIENT:<br><b>Mr. Ian Fitzpatrick</b><br><br> <b>Dr Edwin Mintoff</b><br>B.E. & A. (Hons.), Ph.D. (Newcastle), A. & C.E.<br>119, Silema Road, Gzira, GZR1635, Malta<br>T: (00)356 21 237401 F: (00)356 21230786<br>info@edwinmintoff.com | PROJECT TITLE:<br>Proposed additional floor and internal alterations | DRAWN BY:<br>L.A.M. | JOB NO.:<br>17095     |
|   | DRAWING TITLE:<br>Approved & Proposed First Floor Plans              | CHECKED BY:<br>EM   | SCALE:<br>1:100 on A3 |
| DRAWING NUMBER:<br>A - 003  |  | REVISION:<br>--     |                       |



APPROVED SECOND FLOOR

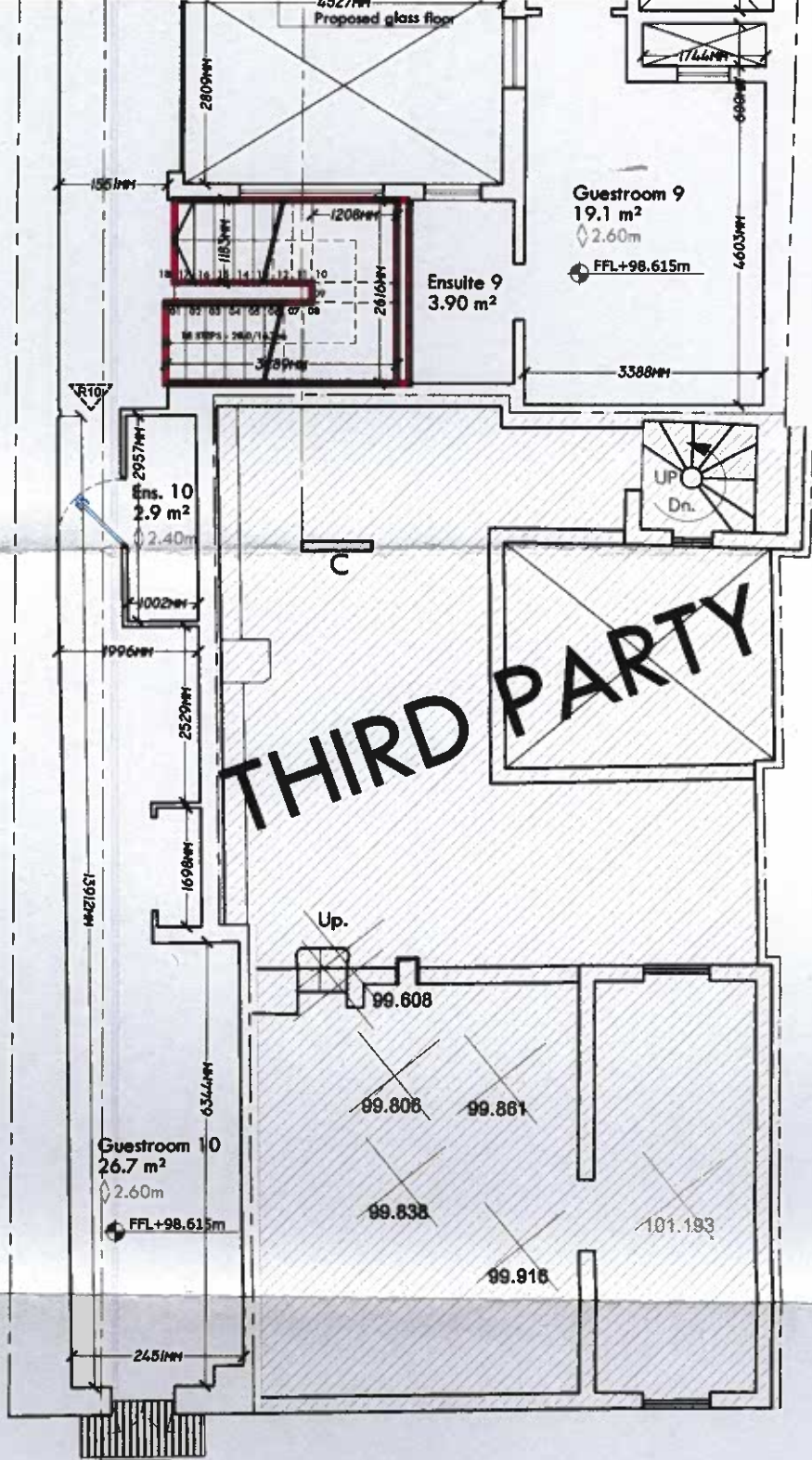
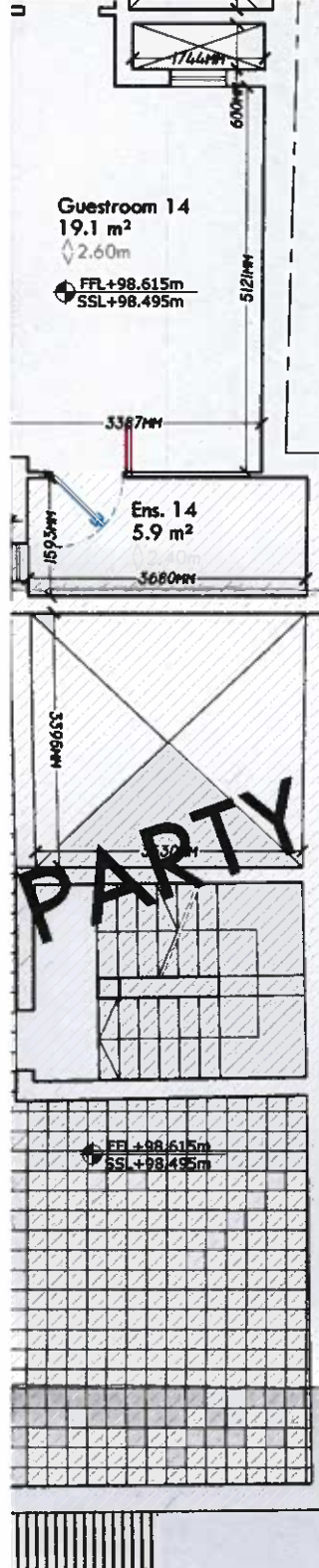


PROPOSED SECOND FLOOR



- TO DEMOLISH
- TO CONSTRUCT
- AS CONSTRUCTED
- APPROVED NOT BUILT

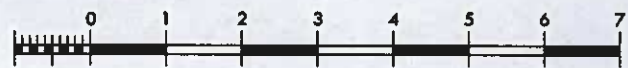
|   |  |                     |                       |
|---|--|---------------------|-----------------------|
| CLIENT:<br><b>Mr. Ian Fitzpatrick</b><br><br><b>Dr Edwin Mintoff</b><br>B.E. & A. (Hons.), Ph.D. (Newcastle), A. & C.E.<br>119, Sliema Road, Gzira, GZR1636, Malta<br>T+(00)356 21 237401 F+(00)356 21230766<br>info@edwinmintoff.com | PROJECT TITLE:<br>Proposed additional floor and internal alterations | DRAWN BY:<br>L.A.M. | JOB NO:<br>17095      |
|   | DRAWING TITLE:<br>Approved & Proposed Second Floor Plans             | CHECKED BY:<br>EM   | SCALE:<br>1:100 on A3 |
|   | DRAWING NUMBER:<br>A - 004   | REVISION:<br>--     |                       |



FLOOR

PROPOSED THIRD FLOOR

Scale : 1 : 100



Mr. Ian Fitzpatrick

PROJECT TITLE:  
Proposed additional floor and internal alterations

DRAWN BY:  
L.A.M. JOB NO:  
17095

Dr Edwin Mintoff  
B.E. & A. (Hons.), Ph.D. (Newcastle), A. & C.E.

DRAWING TITLE:  
Approved & Proposed Third Floor Plans

CHECKED BY:  
EM SCALE:  
1:100 on A3

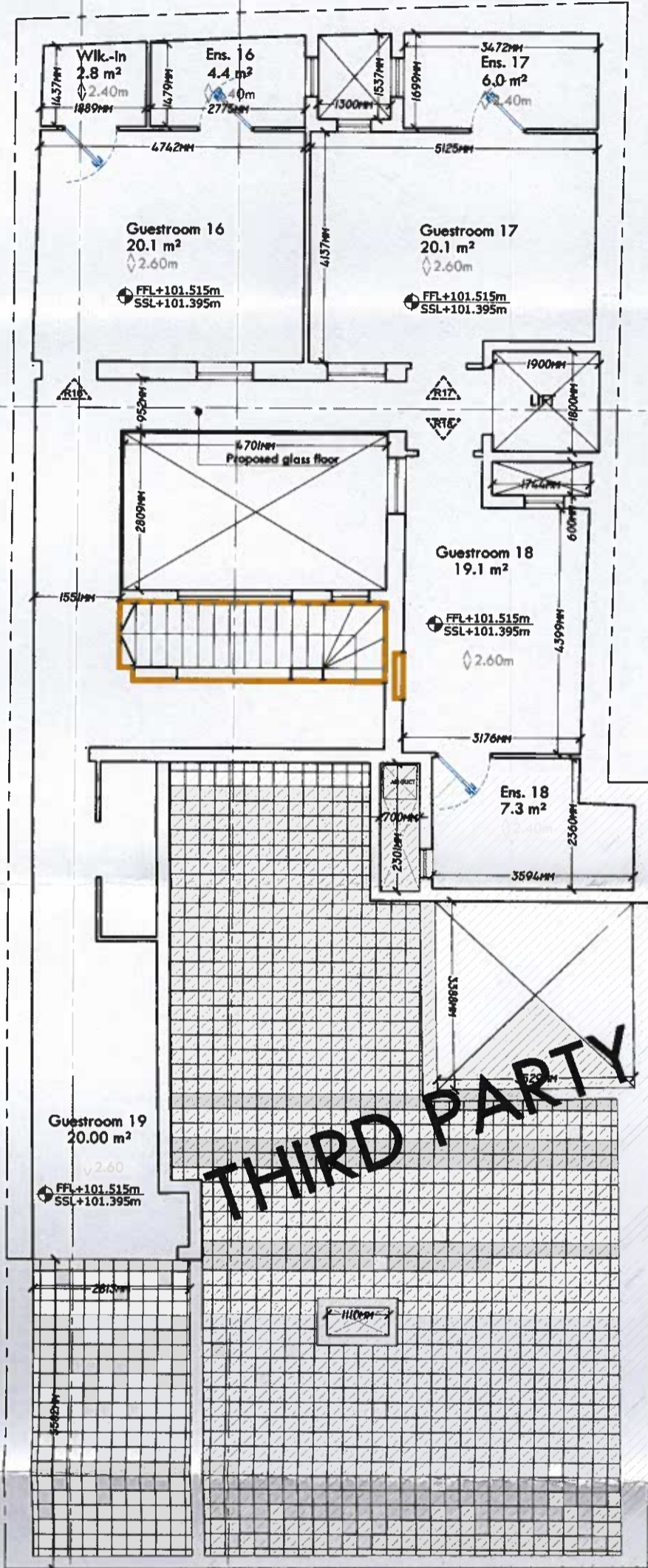
119, Silema Road, Gzira, GZR1635, Malta  
T+(00)356 21 237401 F +(00)356 21230766  
Info@edwinmintoff.com

DRAWING NUMBER:  
A - 005

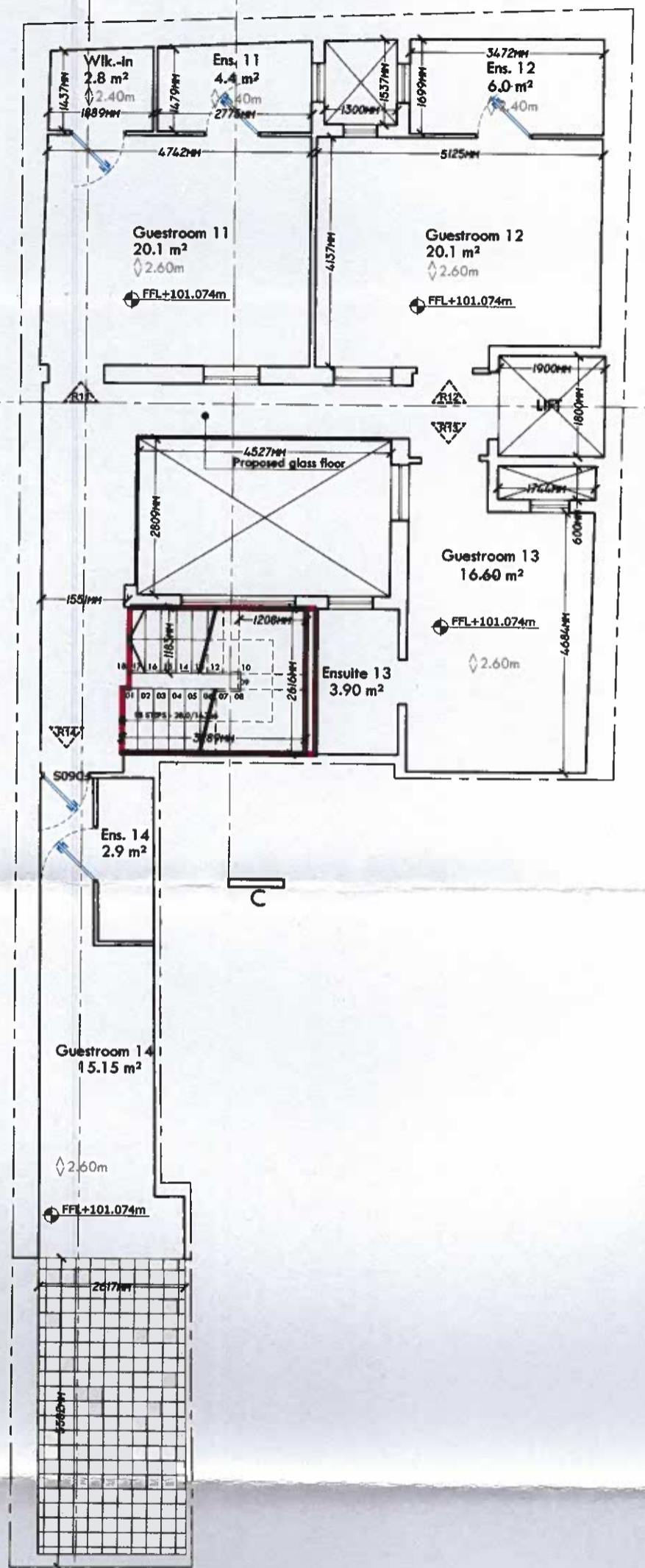
REVISION:  
-- DATE:  
06/03/2017

Note: Proposed internal walls are to be constructed in gypsum partitions

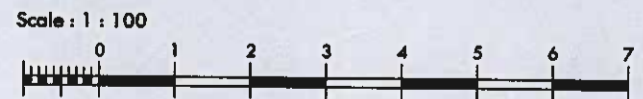
Note: Proposed internal walls are to be constructed in gypsum partitions




APPROVED FOURTH FLOOR

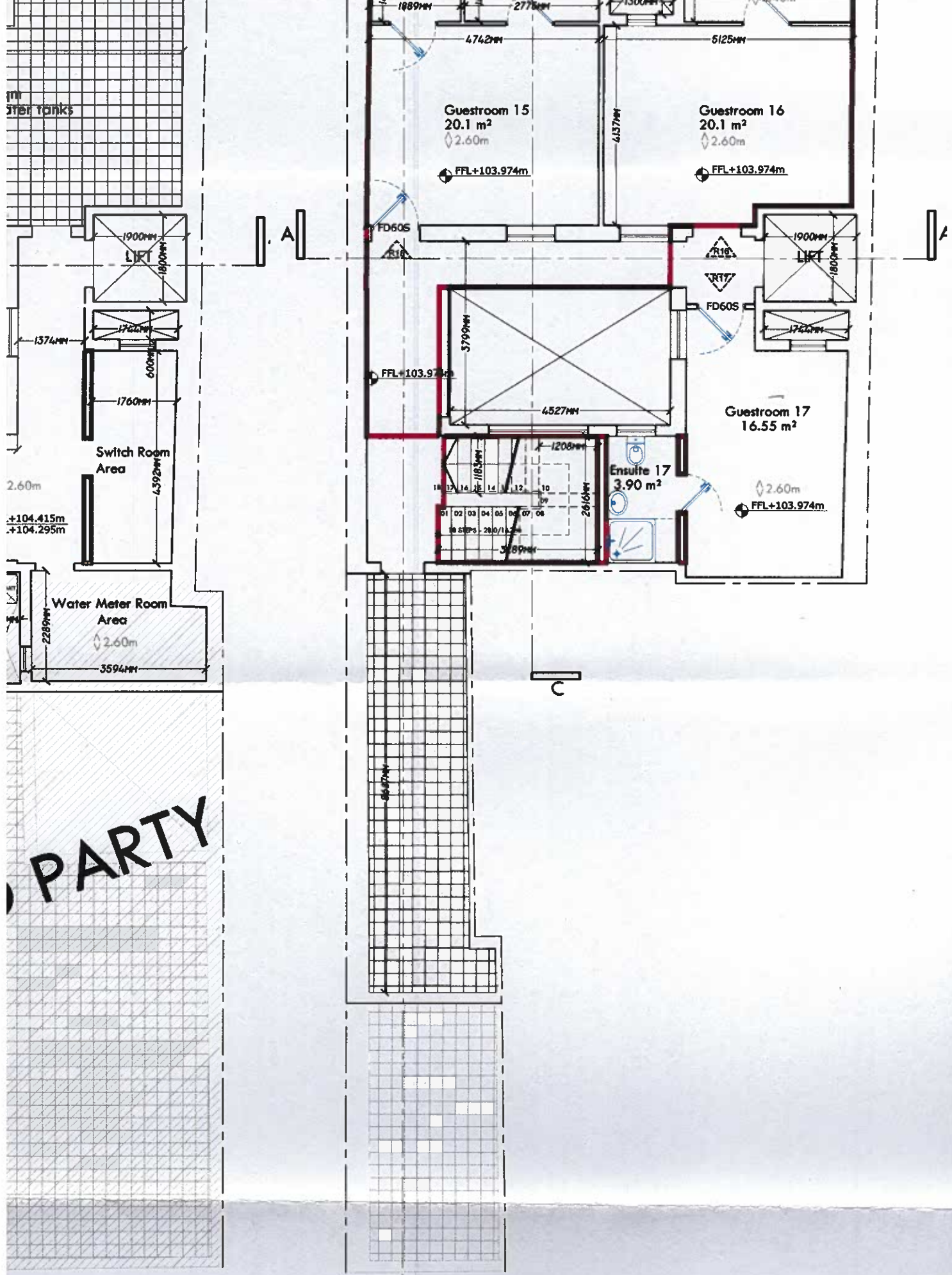


PROPOSED FOURTH FLOOR



- TO DEMOLISH
- TO CONSTRUCT
- AS CONSTRUCTED
- APPROVED NOT BUILT

|   |  |                            |                              |
|---|--|----------------------------|------------------------------|
| CLIENT:<br><b>Mr. Ian Fitzpatrick</b><br><br><b>Dr Edwin Mintoff</b><br>B.E. & A. (Hons.), Ph.D. (Newcastle), A. & C.E.<br>119, Silema Road, Gzira, GZR1636, Malta<br>T+(00)356 21 237401 F +(00)356 21230766<br>info@edwinmintoff.com | PROJECT TITLE:<br>Proposed additional floor and internal alterations | DRAWN BY:<br><b>L.A.M.</b> | JOB NO:<br><b>17095</b>      |
|   | DRAWING TITLE:<br><b>Approved &amp; Proposed Fourth Floor Plans</b>  | CHECKED BY:<br><b>EM</b>   | SCALE:<br><b>1:100 on A3</b> |
|   | DRAWING NUMBER:<br><b>A - 006</b>                                    | REVISION:<br><b>--</b>     |                              |

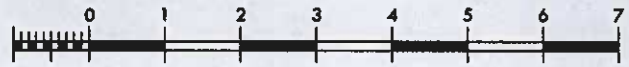


**PARTY**

**FIFTH FLOOR**

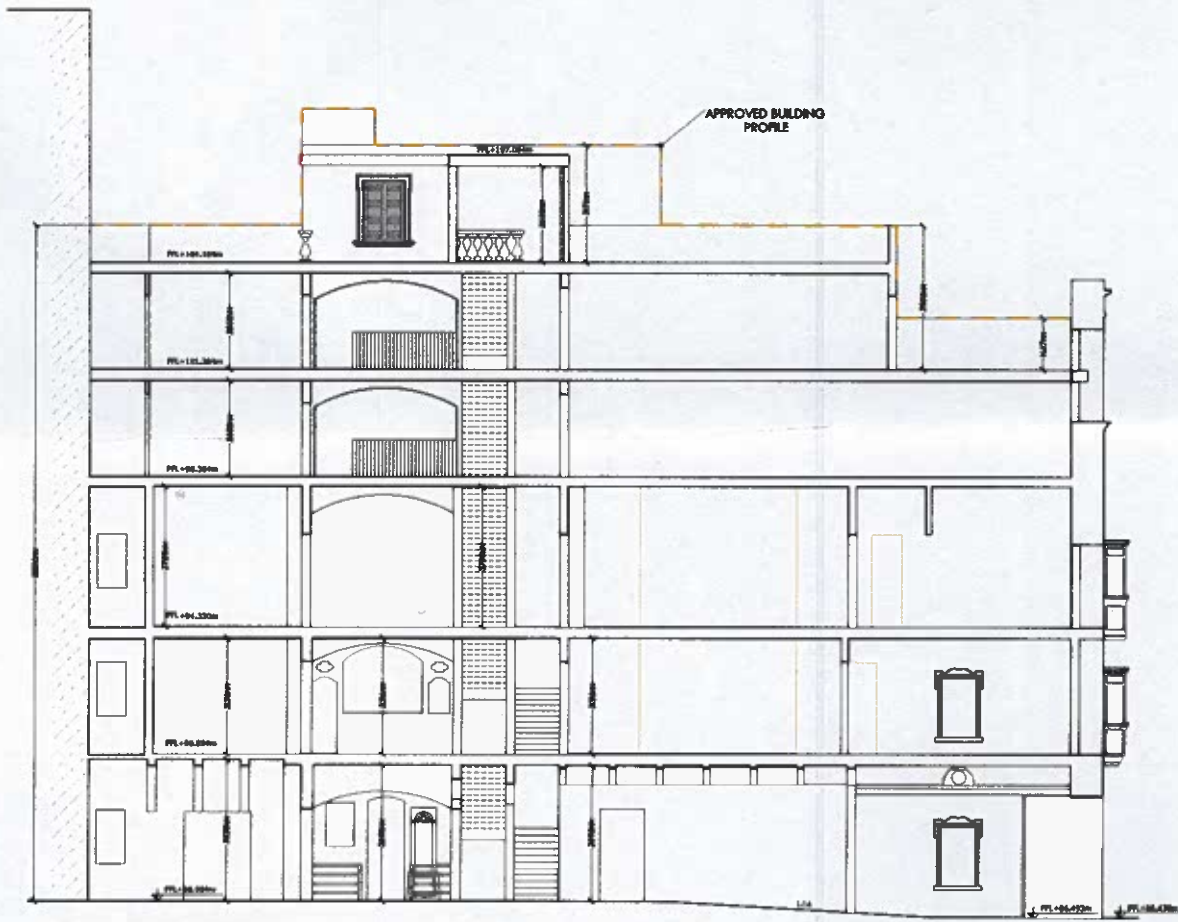
**PROPOSED FIFTH FLOOR**

Scale : 1 : 100

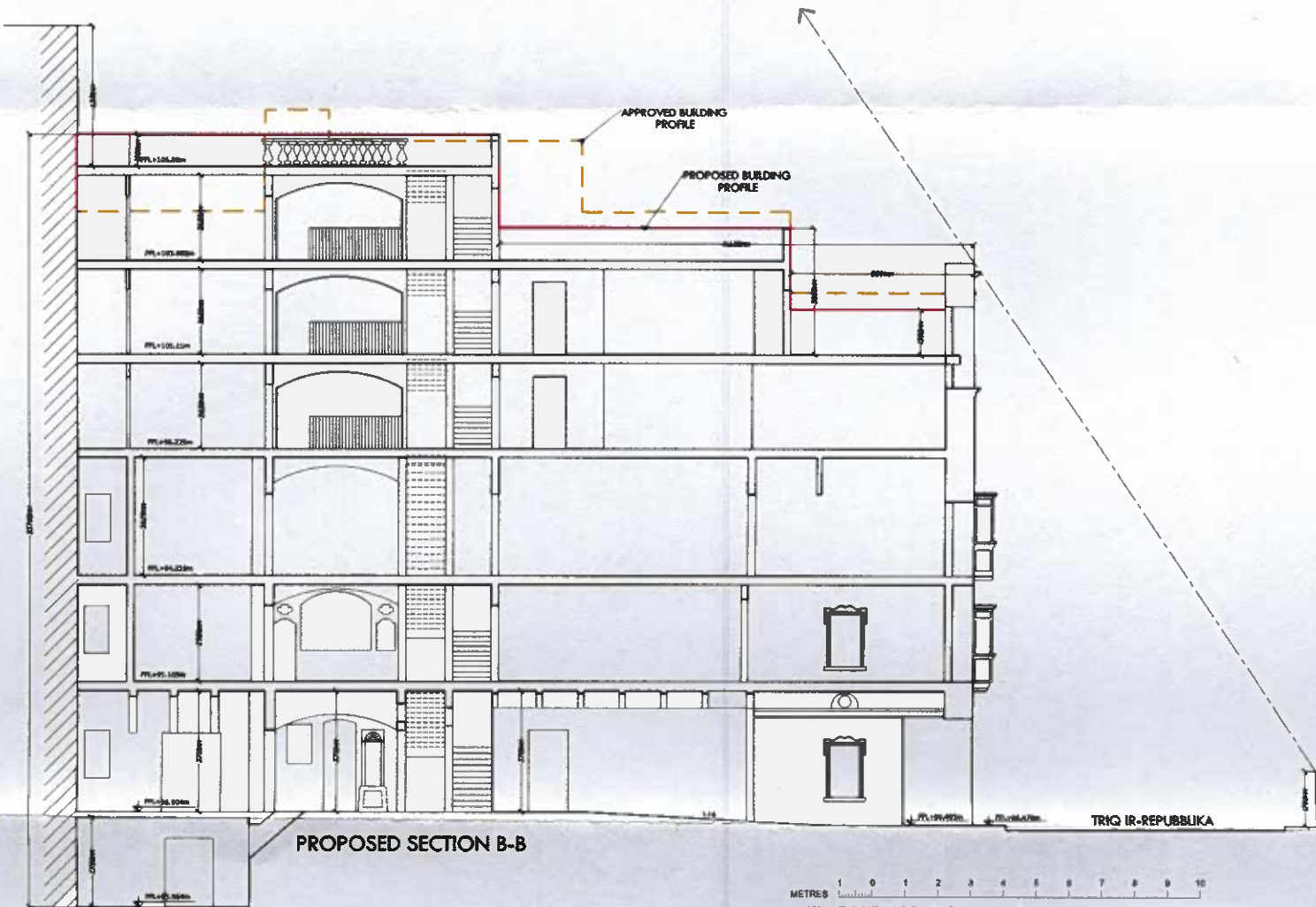


|  |   |   |
|--|---|---|
| <p><b>Mr. Ian Fitzpatrick</b></p> <p><b>Dr Edwin Mintoff</b><br/>B.E. &amp; A. (Hons.), Ph.D. (Newcastle), A. &amp; C.E.</p> <p>119, Silems Road, Gzira, GZR1636, Malta<br/>T+(00)356 21 237401 F+(00)356 21230766<br/>Info@edwinmintoff.com</p> | <p>PROJECT TITLE:<br/><b>Proposed additional floor and internal alterations</b></p> | <p>DRAWN BY:<br/><b>L.A.M.</b></p> <p>JOB NO:<br/><b>17095</b></p>    |
|  | <p>DRAWING TITLE:<br/><b>Approved &amp; Proposed Fifth Floor Plans</b></p>          | <p>CHECKED BY:<br/><b>EM</b></p> <p>SCALE:<br/><b>1:100 on A3</b></p> |
|  | <p>DRAWING NUMBER:<br/><b>A - 007</b></p>   | <p>REVISION:<br/><b>--</b></p> <p>DATE:<br/><b>06/03/2017</b></p>     |

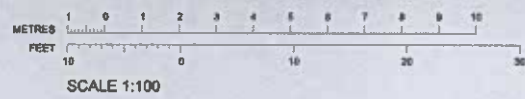




APPROVED SECTION B-B



PROPOSED SECTION B-B



- TO DEMOLISH
- TO CONSTRUCT
- AS CONSTRUCTED
- APPROVED NOT BUILT

|  |   |                                 |
|--|---|---------------------------------|
|  | <b>Mr. Ian Fitzpatrick</b><br>PROJECT TITLE<br>Proposed additional floor and internal alterations     | DRAWING NO.<br>TG 06169         |
|  | DRAWING DATE<br>Approved & Proposed Section (B-B)   | DRAWING SCALE<br>EM 1:100 on A1 |
|  | DRAWING NUMBER<br>A - 011   | DRAWING DATE<br>03 06/03/2017   |
|  | 115, Blaine Road, Blaine, 6201665, Mallo<br>T: 0909 21 22001 F: 0909 21 22079<br>info@edwinmiroff.com |                                 |

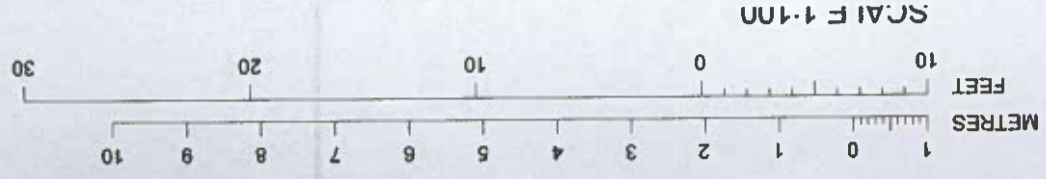


- APPROVED NOT BUILT
- AS CONSTRUCTED
- TO CONSTRUCT
- TO DEMOLISH

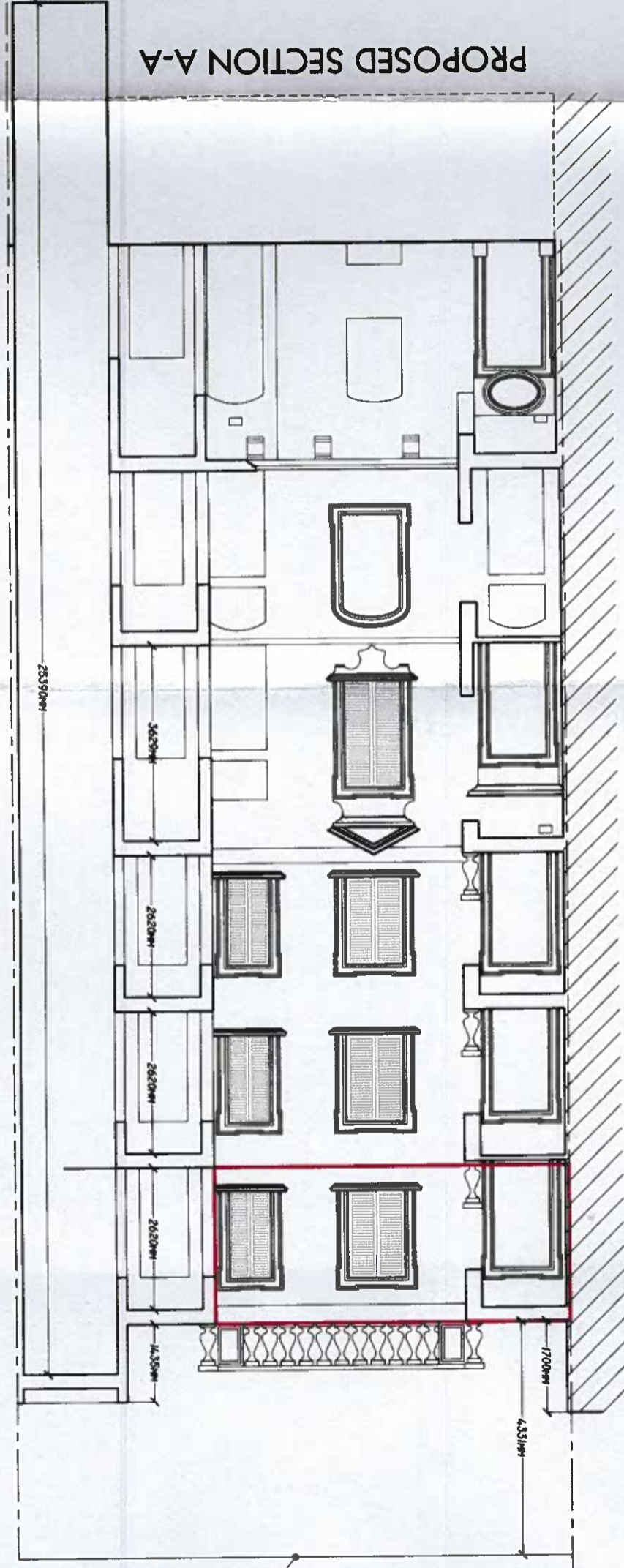


**Mr. Ian Fitzpatrick**  
 B.E. & A. (Hons.), Ph.D. (Newcastle), A.S. C.E.  
 Dr Edwin Mintoff  
 119, Storm Road, Gzira, GZR1636, Malta  
 T+(00356) 21 237401 F+(00356) 21230766  
 info@edwinmintoff.com

|                |  |
|----------------|--|
| PROJECT TITLE  | Proposed additional floor and internal alterations |
| DRAWING TITLE  | Proposed Section A-A                               |
| DRAWING NUMBER | A-013  |
| REVISION       | 03   |
| DATE           | 06/03/2017   |
| CHECKED BY:    | EM   |
| SCALE          | 1:100 on A3  |
| DRAWN BY:      | T.G.   |
| JOB NO.        | 17095  |



**PROPOSED SECTION A-A**



THIRD PARTY WALL

Mr Joseph Abela

Date: 31 August 2018  
Our Ref: PA/06398/17

Application Number: PA/06398/17  
Application Type: Full development permission  
Date Received: 5 April 2017  
Approved Documents: PA 6398/17/1T/1F/1G/1H/1I/1J/1K/1L/113A/113B/113C/113D/113E;  
and supporting documents:  
Environmental Health Directorate: PA 6398/17/53A;  
Restoration Method Statement: PA 6398/17/59B/92A; and  
Lighting and Ventilation Report: : PA 6398/17/61A/192A

Location: 98, Bete Noire, Triq Ir-Repubblika, Belt Valletta, Malta  
Proposal: Proposed extension at fifth floor with three additional rooms,  
proposed switch room at sixth floor, and extension of existing lift to  
basement level.

### **Development Planning Act, 2016 Full Development Permission**

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

- 1 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.
- b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.
- c) Copies of all approved drawings and documents shall be available for inspection on site by Planning Authority officers at all reasonable times.
- d) The development shall be carried out in complete accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Design Policy, Guidance and Standards 2015 shall apply.
- e) Before any part of the development hereby permitted commences, the enclosed green copy of this development permission shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible

PA/06398/17

Print Date: 08/10/2018

and can be easily read from the street. The copy of the permission must be maintained in a good condition and it shall remain displayed on the site until the works are completed.

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

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

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

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

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

k) 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.

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

m) 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) Where applicable, prior to any demolition of buildings/boundary walls abutting streets, the Setting Out Request Notice must be submitted to the Land Survey Unit of the Planning Authority. Demolition works shall not be undertaken before setting out is made by Planning Authority officials.

b) Original internal and external walls shall not be hacked (mbaqqna) or grit-blasted. New stone on the façade is to be fair faced without any attrition or marking, unless otherwise specified in approved drawings or supporting documents.

c) Unless otherwise indicated on the approved drawings, the facade of the building, all roof structures, rear garden/yard walls, (but excluding internal shafts), and back elevation shall be retained/constructed in local stone. The stone shall remain unrendered and unpainted, and it shall be allowed to weather naturally. Such components of a building

indicated to be rendered/finished other than in local stone, are to be painted in local stone colour, unless other colours are indicated on the approved drawings.

d) Unless otherwise indicated on the approved drawings, all external apertures and closed balconies, visible from a public space, shall be constructed in timber. Open balcony railings and all other metalwork, visible from a public space, shall be in wrought iron.

e) All services located on the roof of the uppermost roof structures shall not extend beyond the height of the approved parapet wall.

- 3 The conditions imposed and enforced by the Environmental Health Directorate are at supporting document PA 6398/17/53A. The architect/applicant is required to contact the Environmental Health Directorate, throughout the implementation of the development hereby approved, to ensure conformity with the imposed conditions. A copy of the relative correspondence issued by the Environmental Health Directorate shall be submitted to the Planning Authority accordingly.
- 4 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 a certification from a qualified engineer confirming that the development fully satisfies the requirements specified in supporting document PA 6398/17/61A/192A.
- 5 Works shall be monitored by the Planning Authority at the applicant's expense. Any removal of rendering and cleaning must be preceded by trial patches carried out in the presence of the Planning Authority's HPU officers. The works hereby being permitted are subject to a bank guarantee to the value of € 2,300 to ensure compliance with this monitoring condition and to ensure that the restoration works are carried out in conformity with the approved Restoration Method Statement PA 6398/17/59B/92A. The bank guarantee shall only be released after HPU officers confirm compliance with this condition. In the event that the works have not been carried out in accordance with the approved method statement or instructions given by the Planning Authority, the bank guarantee shall be forfeited. Its forfeiture would not, however, preclude the applicant from adhering to all the conditions contained in this development permission. **Applicant / perit is reminded about the need to submit the commencement notice as per standard conditions included with this permit. Failure to submit this notice will ipso facto result in a 10% forfeiture of the bank guarantee.**
- 6 The Bank Guarantee imposed in PA 2877/14 to ensure that the street is properly restored in accordance with the Environmental Management Construction Site Regulations, 2007 (Legal Notice 295 of 2007) is to be extended to cover this development permission. 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.

7 To make up for the shortfall in parking provision of 1 parking space, this development permission is subject to a contribution amounting to the sum of €2,096.44 in favour of the Planning Authority's Commuted Parking Payment Scheme for the locality within which the site is located. The funds raised shall be used as prescribed in the policy document "Commuted Parking Payment Scheme for Malta" (1998).

8 No approval is hereby granted for the display of any sign or advertisement. This must be subject of a separate application.

9 **Conditions imposed and enforced by other entitles**

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 change of use to a place of work, the applicant shall obtain a Perit's declaration that the building conforms to the requirements of LN 44 of 2002.

C. 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.

D. 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.

E. Where the development includes a livestock farm:

(a) The farm **shall not** be connected directly to the sewer network.

(b) Silting traps, sedimentation pits as well as manure clamps shall be installed, as shown on the approved drawings. Settled Waste water shall only be discharged in approved waste receiving stations.

(c) Any effluents discharged shall have chloride levels lower than 1000 mg/L. The operators shall acquire a Public Sewer Discharge Permit before commencing operations.

F. Where the development includes a swimming pool:

(a) Any effluent, if discharged in the sewers, shall meet the specifications listed in L.N.139 of 2002 as amended by L.N.378 of 2005.

(b) Adequate sampling points should be installed as directed by WSC – Discharge Permit Unit officials.

(c) Chlorine concentration of the effluent should not exceed 100 mg/L Cl<sub>2</sub>.

G. 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.

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

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

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

Developers are advised to check the invert level to the sewer main with the Water Services 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.

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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 5 September 2018.**

Joseph Borg  
Board Secretary  
Planning Board

## 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-



### PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

|                                      |  |
|--------------------------------------|--|
| Locality                             | IL-BELT VALLETTA, MALTA                                      |
| Address                              | NO. 98,<br>TRIQ IR-REPUBBLIKA,<br>IL-BELT VALLETTA,<br>MALTA |
| Total Footprint of Area Transferred* | 183.00 SQM   |

### 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 checked="" type="checkbox"/> Terraced House    | <input type="checkbox"/> Ground Floor Tenement |   |   |
| Age of Premises   | <input type="checkbox"/> 0-20 years                   | <input type="checkbox"/> Over 20 years         | <input checked="" type="checkbox"/> Pre WWII  |   |
| Surroundings  | <input type="checkbox"/> Sea View                     | <input 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 checked="" type="checkbox"/> Shell             | <input type="checkbox"/> Semi-Finished**       | <input type="checkbox"/> Finished***          |   |
| Level of Finishes                                       | <input type="checkbox"/> Good                         | <input type="checkbox"/> Adequate              | <input type="checkbox"/> Poor                 | N/A   |
| Amenities<br><small>Tick as many as appropriate</small> | <input type="checkbox"/> With Garden                  | <input type="checkbox"/> With Pool             | <input checked="" type="checkbox"/> With Lift | <input checked="" 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: 25th July 2023

Perit's Signature: 

Warrant Number: 1060

Rubber Stamp:

**PERIT MALCOLM CACHIA**

**MRCB BUILDING LEVEL 2**

**Triq Karmenu Camilleri, Qormi, QRM 4631**

**M: (+356) 99021401**

**E: peritmalcolmcachia@gmail.com**

**VAT No: MT 2571-5616**

