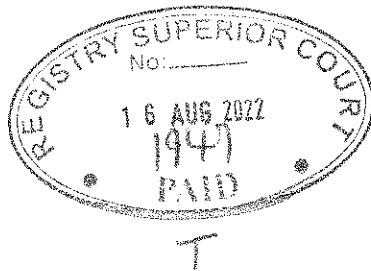


## Fil-Qorti Civili, Prim' Awla

### Fl-Atti tas-Subbasta Numru 13/2022 fl-Ismijiet:

Abigail Seisun gja Farrugia  
ID282782M  
vs

Aaron Farrugia  
ID322182M



### Rapport ta' spezzjoni u valur tas-suq ta' beni immobibli '44/1, Marigold, Triq Blat il-Qamar, Siggiewi'

Imhejji mill-perit tal-Qorti Anthony Robinson skond linji gwida tal-Kamra tal-Periti  
26 ta' Lulju 2022

Dettalji amministrativi	M/A.
Klijent	Qorti Civili.
Status	M/A.
Indirizz tal-fond	'44/1, Marigold,' fil-livell ta' <i>first floor</i> , Triq Blat il-Qamar, Siggiewi
Fini ta' l-ispezzjoni	Thejjija ta' rapport dwar l-istat u l-valur tas-suq tal-fond.
Gurnata ta' l-ispezzjoni	25 ta' Lulju 2022.
Kundizzjonijiet tat-temp waqt l-ispezzjoni	Xemxi, temperatura gholja.
Titlu legali hekk kif infurmat mill-klijent	Liberu u frank.
Pizijiet, kirjiet u jeddijiet ohra (hekk kif imfissra fil-kuntratt ta' xiri tal-fond mill-intimat)	Mhux applikabbli.
<b>Deskrizzjoni Generali</b>	
Deskrizzjoni verbali, rjieh u Uzu tal-fond	<p>L-appartament accessibbli minn Triq Blat il-Qamar, Siggiewi mibni fuq arja deskritta li testendi mit-tnejx il-filata mill-gholi tal-livell tat-triq sa' gholi ta' tlieta u ghoxrin filata u li għandu l-indirizz '44/1 Marigold, Triq Blat il-Qamar, Siggiewi'; liema fond hu appartament fit-tieni sular (<i>first floor</i>) fi blokk ta' erba' appartamenti u li jokkupa <i>gross footprint</i> ta' circa 390.77 metri kwadri nkluz il-partijiet esterni u huwa liberu u frank; konfinant lvant mat-triq, punent ma' beni ta' Paul Farrugia u tramuntana ma' beni ta' Paul Farrugia.</p> <p>It-titolu jinkludi Kwart (1/4) indiviz tal-arja li testendi mill-livell tat-triq tal-kejl ta' circa erbgha u tletin punt erbgha sitta metri kwadri (34.46m.k.), liema kejl tirriduci ruhha għal dsatax il-metru kwadru (19m.k.) fl-ghola livell tal-blokk li l-arja tifforma parti, accessibbli minn Triq Blat il-Qamar,</p>

## Parametri ta' l-Ispezzjoni u rapport

1. Il-Perit jaghti l-opinjoni professjonalji tieghu dwar il-kundizzjoni, stat u valur tal-fond lill-klijent, a bazi ta' linji gwida ippublikati mill-Kamra tal-Periti.
2. Il-valur jinhadem skond il-kundizzjoni, stat tal-fond, u skond il-valur tas-suq.
3. L-ispezzjoni tkun vizwali, jigifieri fuq dak li jidher fis-sulari kollha, f'dawk il-partijiet kollha tal-fond li huma accessibili. Sakemm ma jkunx mithub, l-ebda parti tal-istruttura li tkun mghottija jew inaccessible ma tigi spezzjonata u ma jsirx tiftix jew investigazzjoni ghal difetti li ma li jistghu ikunu mohbija. Ghaldaqstant dawn il-partijiet jitqiesu minghajr difetti ghall-fini tal-istima tal-valur tal-fond.
4. Ir-rapport huwa konfidenzjali u hu provdut ghall-uzu tal-klijent u ghall-konsulenti tieghu biss. Il-Perit m'huiex responsabbi ghal terzi persuni hliet il-klijent. Persuni ohra jaccettaw ir-rapport fuq responsabilita taghhom.
5. It-titlu tal-fond huwa irrapportat skond kif iddikjarat mill-intimat fid-data ta' l-access.
6. Il-valur tal-fond huwa dak tal-gurnata tal-ispezzjoni. Il-valur jiehu kunsiderazzjoni tal-kondizzjoni tal-fond kif indikat fir-rapport tal-Perit. Sakemm mhux imsemmi fir-rapport, għamara u oggetti ohra huma inkluzi fil-valur.
7. Ghall-fini ta' l-istima tal-valur tal-fond, l-effett fuq il-valur ta' l-uzu prezenti jew potenzjali ta' binjiet ohra fl-akkwati tal-fond ma jittehidx in kunsiderazzjoni.

Dan ir-rapport thejja a bazi ta' spezzjoni viziva tal-fond in kwistjoni. Jaghti deskrizzjoni superficjali u m'ghandux jitqies bhala studju dettaljat tal-kundizzjoni strutturali tal-fond. In-noti hawn fuq elenkti għandhom jitqiesu bhala parti integrali ta' dan ir-rapport.

	<p>Siggiewi, liema arja isservi bhala tromba komuni bejn il-blokk ta' appartamenti; konfinant lvant mat-triq u mill-irjieh l-ohra ma' beni ta' Paul Farrugia.</p> <p>L'arja mill-gholi ta' sitta u tletin filata mill-gholi tal-livell tatt-riq liema arja isservi bhala bejt tal-kejl ta' circa mijas u erbatax punt sebgha hamsa metri kwadri (114.75m.k.); accessibili minn Triq Blat il-Qamar siggiewi; konfinanti lvant mal-bqija tal-bejt trasferit lil Charmiane Farrugia u mill-irjieh l-ohra ma' beni ta' Paul Farugia.</p>
Karatteristici fizici	<p>Wisa interna: tvarja minn ca.11.11 metri sa 14.65 metri</p> <p>Wisa Faccata: ca.11.42 metri</p> <p>Fond: ca. 31.38 metri</p> <p>Gholi tal-faccata mill-bankina: ca. 3.45 metri</p> <p>Qies gross kwadru ta'l-appartament: ca. 397.69 metri kwadri</p> <p>Qies intern kwadru ta'l-appartament: ca. 284 metri kwadri</p> <p>Qies estern kwadru ta'l-appartament: ca. 113.69 metri kwadri</p> <p>Qies gross kwadru tal-bejt u <i>washroom</i>: ca. 118 metri kwadri</p> <p>Numru ta' sulari: Tnejn (it-tieni sular (<i>first floor</i>) u is-sular tal-bejt (<i>roof floor</i>))</p>
Struttura	Hitan tal-franka/briks u soqfa tal-konkos.
Eta' tal-propjeta	Circa Sbatax (17) il-sena.
Deskrizzjoni ta' l-akkwati	Zona rezidenzjali trankwilla.
Karatteristici ta' distinzjoni	Qies sostanzjalment akbar mill-medja ghal appartamenti ta' dan it-tip, kif ukoll parti diviza tal-bejt u l-arja.
Deskrizzjoni verbali ta' l-ambjenti tal-fond	<ul style="list-style-type: none"> <li>Appartament fit-tieni sular (<i>first floor level</i>) ta' 4 kmamar tas-sodda (wahda minnhom mghammra bhala kcina), salott/kamra tal-pranzu, kamra tal-banju, kamra ta' l-ensuite, <i>walk-in wardrobe</i>, terrazzin mdaqqas fuq</li> </ul>

	<p>wara, terrazzin u gallarija zghira fuq quddiem malfaccata. L'appartament huwa liberu u frank bid-drittijiet u l-pertinenzi kolla tieghu.</p> <ul style="list-style-type: none"> <li>• kwart (1/4) indiviz tal-partijiet komuni (<i>common parts</i>) tal-blokka ta' appartamenti '44 Marigold'.</li> <li>• Parti diviza mis-sular tal-bejt ca. 118 metri kwadri li jinkludu kamra tal-bejt (<i>washroom</i>).</li> </ul>
<b>Urbanistika</b>	
PA/03210/02	<p>Fil-file ta' l-Awtorita' ta' l-Ippjanar instabu is-segwenti:</p> <ul style="list-style-type: none"> <li>• Id-dokument tal-permess (Decision Notice), hawn anness.</li> <li>• Is-site plan approvata, hawn annessa.</li> <li>• Il-minor amendment approval letter, hawn annessa.</li> <li>• Il-minor amendment ground and first floor plan, hawn annessa.</li> <li>• Il-minor amendment second and roof plan, hawn annessi.</li> <li>• Il-minor amendment elevations and section A, hawn annessi.</li> </ul>
Varjazzjonijiet mill-permess tal-bini PA/03210/02	<p>Il varjazzjonijiet mil permess huma is-segwenti: F'l-appartament fil-first floor:</p> <ol style="list-style-type: none"> <li>1. Bini ta' partition tal-gypsum board biex jinholoq <i>walk-in wardrobe</i> fil-main bedroom.</li> <li>2. Fil-pjanta tal-permess il-bedroom ta' wara net kellha tlett biebien li jghatu ghal-bitha ta' wara, mentri fil-post instabu biss zewg biebien li jghatu ghall-bitha ta' wara.</li> <li>3. Fil-pjanta tal-permess kien hemm passagg bejn id-dining u il-kcina. Dan il-passagg instab magħluq.</li> <li>4. Il-pjanta tal-permess tindika <i>shaft</i> f'l-internal yard li jghati għal-basement; dan issaqqaf.</li> <li>5. Bini ta' partition tal-gypsum board zghir bejn il-living</li> </ol>



Provizzonijiet tal-pjan lokali rilevanti ghall-fond	Il-fond huwa konformi mal-provizzonijiet tal-Pjan Lokali għas-Siggiewi hekk kif imfissra f'Mapep SI 1 ( <i>Siggiewi Policy Map</i> ) u SI 3 ( <i>Siggiewi Building Heights</i> ). Ghalkemm l-gholi tal-binja ezistenti tippermetti iz-zieda ta' sular irtirat mill-faccata (komunement maghruf bhala <i>penthouse</i> ), peress illi l-arja abbinata mal-fond in dizamina ma għandiex faccata għal fuq it-triq, din ma tistax tigi zviluppata indipendentement u jkun hemm bzonn illi tinghaqad ma l-arja ta' terzi fuq il-faccata tal-binja sabiex tigi zviluppata fil-forma ta' <i>penthouse</i> .
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## Karatteristici Esteri

Spezzjoni vizwali tal-kondizzjoni generali minn barra tal-fond sar mill-livell t'isfel biss. Il-pedamenti ma nfethux biex jigu spezzjonati. Id-dranagg ma giex spezzjonat.

Hitan	
Kundizzjoni tal-hitan ta' gewwa	Tajba.
Moviment strutturali	Mhux osservati.
Qatran	Mhux applikabbi.
Biebien u twieqi	Ta' l-aluminium kulur griz u <i>single glazed</i> .
Zebgha u kisi ta' barra fuq il-hitan tal-briks u finitura <i>finish</i> fuq il-fil tal-hitan tal-franka	Fi stat tajjeb bl-eccezjoni taz-zebgha u l-kisi tal-hitan esterni tat-tromba tat-tarag, tal-washroom, u opramorti illi lkoll fihom konsenturi rqaq (hairline cracks), x'aktarx ikkagunati minn uzu ta' tajn mhux addattat għat-tqegħid tal-briks u <i>shrinkage</i> tas-saqaf tal-washroom u mhux minn cedimenti strutturali.

## Karatteristici interni

Spezzjoni vizuali tal-kondizzjoni generali minn barra tal-fond sar mill-livell t'isfel. Il-partijiet taħt tapiti "fitted" u "linoleum" ma gewx spezzjonati.

Il-post huwa fi stat tajjeb u abitabqli. Il-finituri (kisi u zebgha tal-hitan u tas-soqfa, madum ta' l-art u tal-hajt, *fittings* fil-kmamar tal-banju, twieqi u bibien ta' gewwa u ta' barra, *railings* ecc), huma wkoll fi stat tajjeb hafna. Il-post jinkludi impjant fotovoltaiku għal-generazzjoni tal-elettriku u ta' l-ilma shun (*Photovoltaic panels / solar water heater*) fuq il-bejt. L-access mit-tromba tat-tarag fil-komun jinkludi *passenger lift* funzjonanti.

## Karatteristici strutturali

Partijiet accessibili biss gew spezzjonati. Ma saru l-ebda testijiet. Difetti strutturali li setghu jigu osservati bi spezzjoni vizuali semplici mingħajr strumenti gew identifikati, u gie ndikat jekk difetti bhal dawn humiex normali għal fond ta' dan it-tip u eta'. Kummenti jindikaw jekk testijiet minn specjalisti u konsulenti humiex mehtiega.

		Bzonn ta' testijiet dettaljati
Pedamenti	Evidenza ta' caqliq mhux osservata.	IVA/LE
Hitan	Evidenza ta' caqliq mhux osservata.	IVA/LE
Soqfa	Evidenza ta' caqliq mhux osservata. Minkejja dan, l-istat tas-saqaf strutturali ta' l-appartament ma setghetx tigi verifikata minhabba il-prezenza ta' suffitti tal-gypsum board fil-maggior parti tal-fond. Il-valur hawn taħt citat jassumi illi dawn huma f'kundizzjoni tajba.	IVA/LE
Strutture ancillari	Konsenturi irqaq ( <i>hairline cracks</i> ) f'l-opramorta tal-bejt u fil hitan tal-kamra	IVA/LE

	tal-bejt u t-tromba kif deskritt f'aktar dettal supra.	
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Rimarki ulterjuri rilevanti ghall-fini tar-rapport

M/A.

**VALUR TAS-SUQ TAL-FOND**

"Il-valur tas-suq" hu definit hawn that, skond l-Artiklu 49(2) tad-Direttiva tal-Kunsill Ewropew:

Il-valur tas-suq tfisser il-prezz li art u bini jistghu jinbighu that kuntratt privat bejn bejjiagh u xerrej fid-data ta' l-istima tal-valur. Huwa presunt li l-fond hu espost publikament fis-suq, li l-kondizzjonijiet tas-suq jippermettu bejgh minghajr xkiel jew kundizzjonijiet specjali, u hemm zmien bizzejjad skond it-tip ta' fond, biex isir il-bejgh.

Il-valur tal-fond huwa dak tal-gurnata tal-ispezzjoni. Il-valur jiehu kunsiderazzjoni tal-kondizzjoni tal-fond kif indikat fir-rapport tal-Perit. Għamara u oggetti mobbli ohra mhumiex inkluzi fil-valur. Ghall-fini ta' l-istima tal-valur tal-fond, l-effett fuq il-valur ta' l-uzu prezenti jew potenzjali ta' binjet fl-akkwati tal-fond ma ttehidx in konsiderazzjoni. It-titlu tal-fond ma giex ivverifikat mill-Perit.

Skond l-assunzjonijiet hawn fuq deskritti, u t-tagħrif li nghata lilu mill-onorevoli Qorti, l-avukat tar-rikorrenti u l-intimat fid-data ta' l-access, l-awtur jistma il-valur tas-suq tal-fond in kwistjoni hekk kif hawn fuq deskritt, izda eskluz il-kontenut mobbli bhal għamara ecc. bhala €650,000 (Ewro Sitt Mija u Hamsin Elf).

Data tar-rapport	Ditta	Perit
28/07/22	<b>anthony robinson</b>  BE & A (Hons), A & CE perit architect and civil engineer tel 21472010 mob 79705603 e-mail peritrobinson@gmail.com 80, triq Santa Marija, Naxxar, MR 1405	

**Dokumenti annessi:**

Id-dokumenti ta' l-aktar permess ricenti fuq il-fond, ossija PA/03210/02 u emendi tieghu, approvati mill-Atorita' ta' l-Ippjanar li huma :

- **Id-dokument tal-permess (Decision Notice);**
- **Is-site plan approvata;**
- **Il-minor amendment approval letter;**
- **Il-minor amendment ground and first floor plan;**
- **Il-minor amendment second and roof plan;**
- **Il-minor amendment elevations and section A.**

10 AUG 2022  
 Illum.....  
 Ippreżentata mill-**Anthony Robinson**  
 B/bla dokumenti  
 (b) GD

anthony robinson be & a (hons), a & ce € perit € architect and civil engineer  
 n° 80, Triq Santa Marija, Naxxar  
 mobile: 79705603 • Tel: 21472010  
 e-mail: peritrobinson@gmail.com

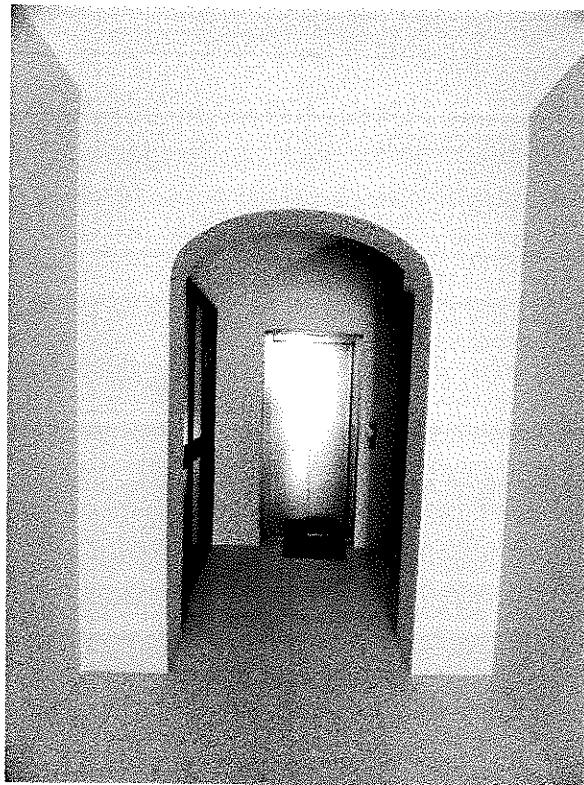
**Mandat mill-Qorti Civili;**  
**Kopja tal-ittri rregisterati (tnejn) mibghuta lil intimat;**  
**Rikors tal-Perit;**  
**Akkord tal-Qorti;**  
**Pjanta tal-fond kif imkejjel fid-data tal-access;**

**Ir-ricevuta tal-Awtorita' tal-Ippjanar ghax-xiri tad-dokumenti surriferiti;**  
**Ir-ricevuta tad-dipartiment tal-Pulizija, ghal-servizz waqt sgass;**  
**Ir-rivevuta tal-kunsinjatarju għal serivzz ta' sgass;**  
**Ir-ricevuta tal-Qrati għal-servizz tal-marixxall;**  
**Ir-ricevuti (tnejn) għal-posta registrata;**

**Nota tal-Perit rigward spejjez adizzjonali**



**Ritratt 01 – Faccata ta' 44/1 Marigold, Triq Blat il-Qamar, Siggiewi- l-appartament indikat gol-linja il-hamra**



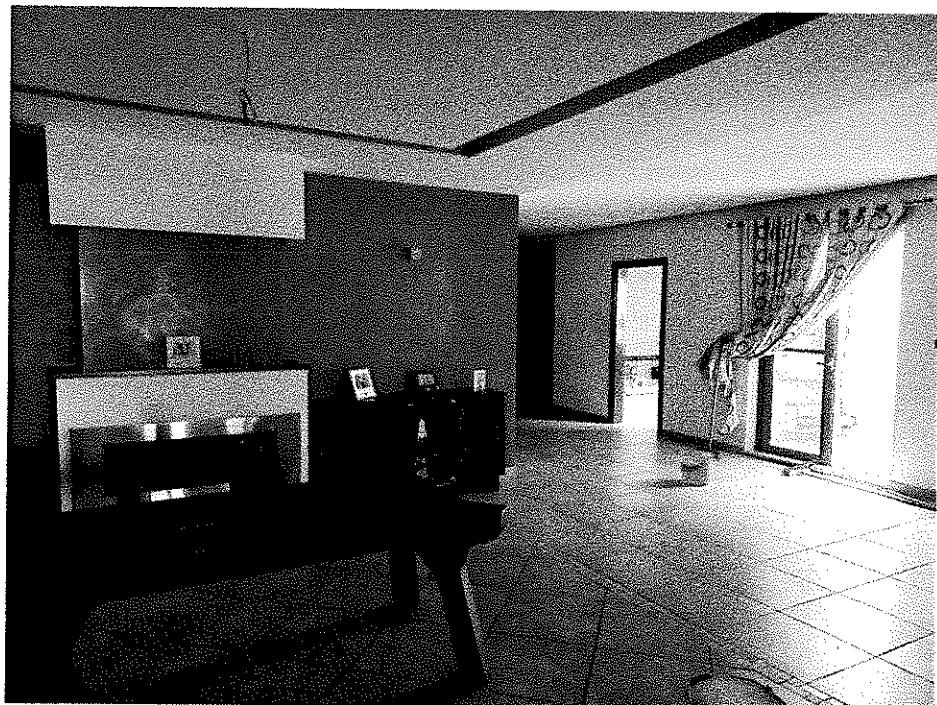
Ritratt 02 – *Entratura komuni fil-ground floor tal-blokka ta'l-appartamenti: 44 Marigold,  
Triq Blat il-Qamar, Siggiewi*



Ritratt 03 – *Bieb ta' l-appartament 44/1 Marigold, Triq Blat il-Qamar, Siggiewi*



Ritratt 04 – Salott/kamra tal-pranzu



Ritratt 05 – Salott/kamra tal-pranzu



Ritratt 06 – Kcina



Ritratt 07 – Kamra tas-sodda 1



Ritratt 08 – Kamra tas-sodda 2



Ritratt 09 – Kamra tas-sodda 3



Ritratt 10 – Kamra tal-banju (*ensuite shower-room*)



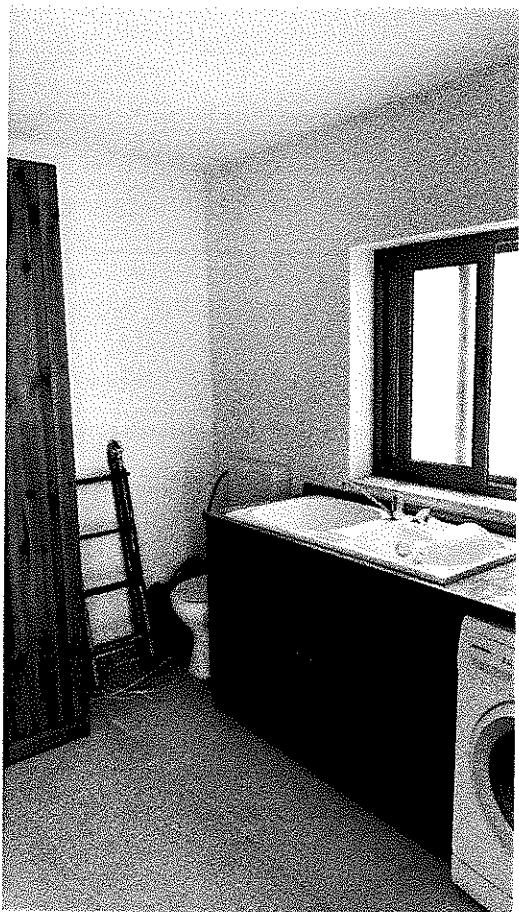
Ritratt 11 – Kamra tal-banju



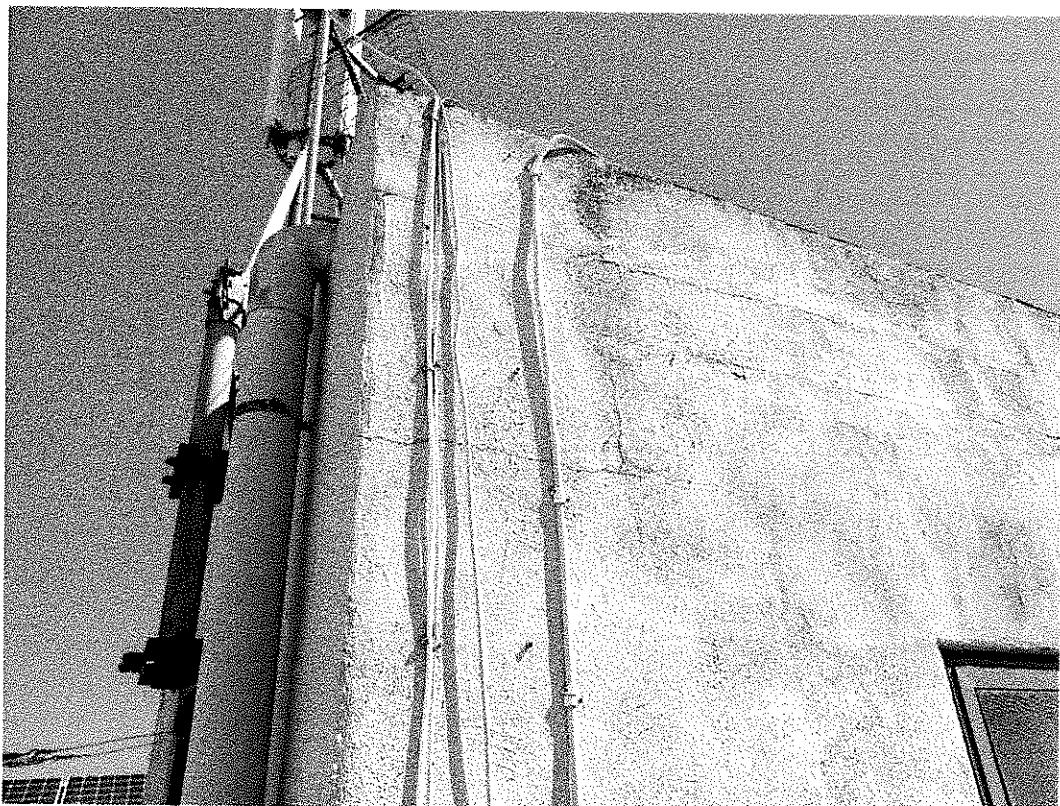
Ritratt 12 – Terrazzin fuq wara ta' l-appartament



Ritratt 13 – Bejt diviz u kamra tal-bejt 44/1 Marigold, Triq Blat il-Qamar, Siggiewi



Rittratt 14 – Kamra tal-bejt



Rittratt 15 – Hairline cracks fil-kamra tal-bejt

anthony robinson b.e & a (hons), a & ce € perit € architect and civil engineer  
nº 80, Triq Santa Marija, Naxxar  
mobile: 79705603 • Tel: 21472010  
e-mail: peritrobinson@gmail.com



Ritratt 16 – *Hairline cracks fil-kamra tal-bejt*



0t

To: Mr Paul Farrugia  
Utopia  
Triq tal-Providenza  
Siggiewi

Date: 29 July, 2002  
Our Ref: PA 03210/02

Application Number: PA 03210/02  
Application Type: Full Development Permission / 01  
Date Received: 4 June, 2002  
Approved  
Documents : PA 3210/02/1B/1C/1D/1E/1F

Location: Site at Blat il-Qamar /, Triq Il-Girgenti, Siggiewi  
Proposal: Amendment to PA 5805/01 (change configuration to introduce local shops  
at level 00)

### **Development Planning Act 1992 Section 33 Full Development Permission**

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

1. Adequate measures shall be taken to ensure that the vehicles leaving the site/engaged in the construction works do not deposit mud or other materials on the public highway.
2. The height of the internal garages shall not exceed a clear height of 9 courses (measured from floor to the underside of the structural beams).
3. The ventilation shafts of the garages/parking area shall be constructed so that they terminate at a higher level than any window of a dwelling unit within 5 metres of the shaft.
4. The common access area is to be adequately paved and drained.
5. The garages shall only be used for the parking of private cars.
6. The height of the garages and shops at ground floor shall not exceed 12 courses.
7. This permission for the use of the shops is subject to Trading License approval from the Police Department. The use of the shops shall be restricted to those uses within Tables 3.1 and 3.2 of the Policy Paper ' Parking Provision For Local Shops, Offices and Catering Establishments' dated 17 December 1997.
8. Any gates shall be so fitted that they do not open outwards over the pavement.

## **Copy of Original Decision Notice**

Ot

9. Air conditioning units shall not be located on the facades of the building which are visible from a public space. Any such units located at roof level shall be set back from the facade by at least 1 metre.
10. All services located on the roof of structures on the roof of the building shall be screened by a wall 1.4 metres (5 courses) high constructed in franka stone. The services shall not exceed the height of this wall.
11.
  - a) This development permission is valid for a period of FIVE YEARS from the date of this notice but will cease to be valid if the development is not completed by the end of this five year period.
  - b) It should be noted that a third party may have the right of appeal against this permission. Any development which is carried out when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Planning Appeals Board or quashed by the Court of Appeal.
  - c) 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.
  - d) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.
  - e) All building works shall be erected in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Planning Authority's Land Surveyor. The Setting Out Request Notice must be returned to the Land Survey Unit of the Planning Authority when the setting out of the alignment and levels is required.
  - f) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit 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 permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
  - g) The enclosed Commencement Notice shall be returned to the Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
  - h) Copies of all approved plans and elevations shall be available for inspection on site by Planning Authority staff at all reasonable times.
  - i) Where the street bordering the site is unopened, it shall be opened up prior to

the commencement of the building operations hereby permitted.

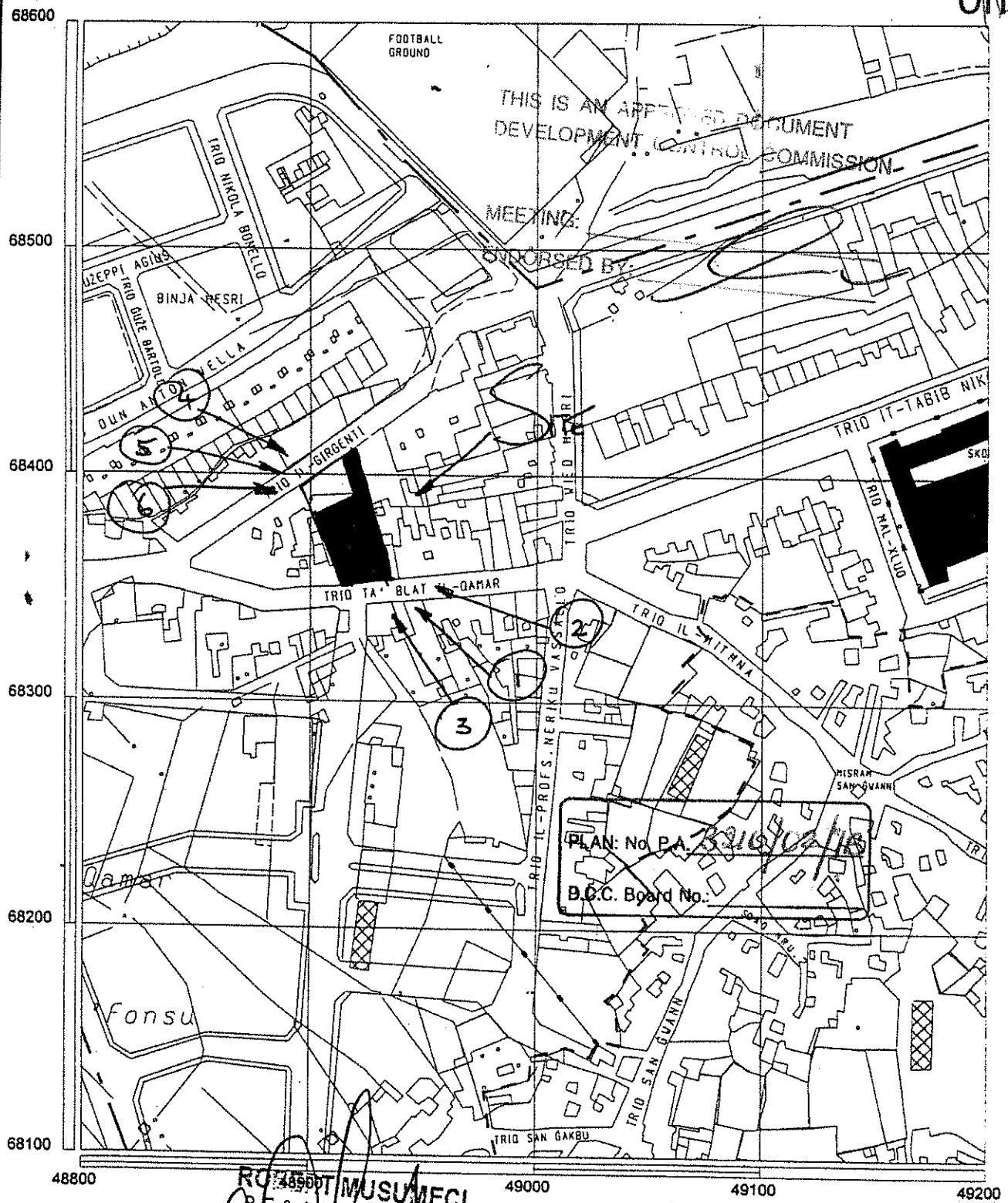
- j) Any soil on the site shall not be built over but shall be collected for reuse. A permit from the Director of Agriculture is required to remove the soil from the site. All soil shall be deposited at the place indicated by the Director of Agriculture.
- k) The Enforcement Unit of the Planning Authority shall be notified prior to the commencement of the following stages of the development : construction of the foundations; roofing over the last basement level; roofing over the first level above ground level.
- l) The height of the building shall not exceed both the permitted number of three floors (plus the underlying basement) and the maximum allowable height of 12 metres measured from the highest street level (on Blat il-Qamar Street).
- m) A water cistern with a volume in cubic metres of 60% of the total roof area (in square metres) of the building(s) shall be constructed to store rainwater run-off from the built-up area of the development. This cistern shall be completed and available for use prior to the development hereby permitted being first brought into use.
- n) The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Planning Authority.
- o) Apertures and balconies shall not be constructed of gold, silver or bronze aluminium.
- p) The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on the approved plans and drawings.

This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law. The applicant should contact the following regarding the location and provision of services prior to commencing development:- Enemalta, Water Services Corporation, Maltacom, Drainage Department and Melita Cable.



Frances Galea  
Secretary  
Development Control Commission

OK



RE & A (LMS) LTD C E  
ARCHITECTS & ENGINEERS  
PLANNING AUTHORITY  
Mapping Unit Site Plan Scale 1:2500

Part of Survey Sheet(s): 4869 Siggiewi, QRM 14  
Telephone: 464656  
Mobile: 0942 1280

St. Francis Ravelin  
Floriana  
PO Box 200, Valletta  
Tel: 240976 Fax: 224846

Date: 28/1/99

- The numbered lines indicate 100m intervals on the U.T.M. grid

- This site plan is not to be used for interpretation or scaling of scheme alignments.

- Users noting additions or corrections to this map are kindly requested to inform the Mapping Unit

0ae



Mr. Robert Musumeci  
10, St. Nicholas Square  
Siggiewi QRM 14

Date: 20 April, 2004  
Our Ref: PA 03210/02  
Your Ref: RM 208/00

Dear Sir/Madam,

### **Minor Amendment on PA 03210/02**

Please refer to your letter dated 29/03/2004 requesting an amendment to the above quoted development permission.

The changes you propose are acceptable as a minor amendment to the development permission. I am therefore returning a copy of the submitted drawings endorsed by the undersigned and listed below:

PA 3210/02/MA/15c, 15e, 15g, 15j

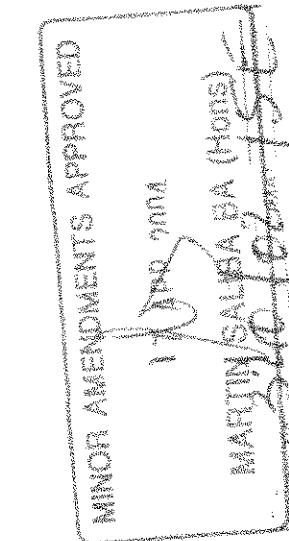
This endorsement relates only to the changes described in your letter and specifically indicated on the drawings. Any other changes from the original permission, which may be shown on the drawings but which are not referred to in your letter, are not endorsed or accepted. Please note that the conditions and amendments in the original permission remain valid and are therefore applicable to the development as amended, including the condition on the validity period of the permission.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Martin Saliba'.  
Martin Saliba  
f/Director of Planning

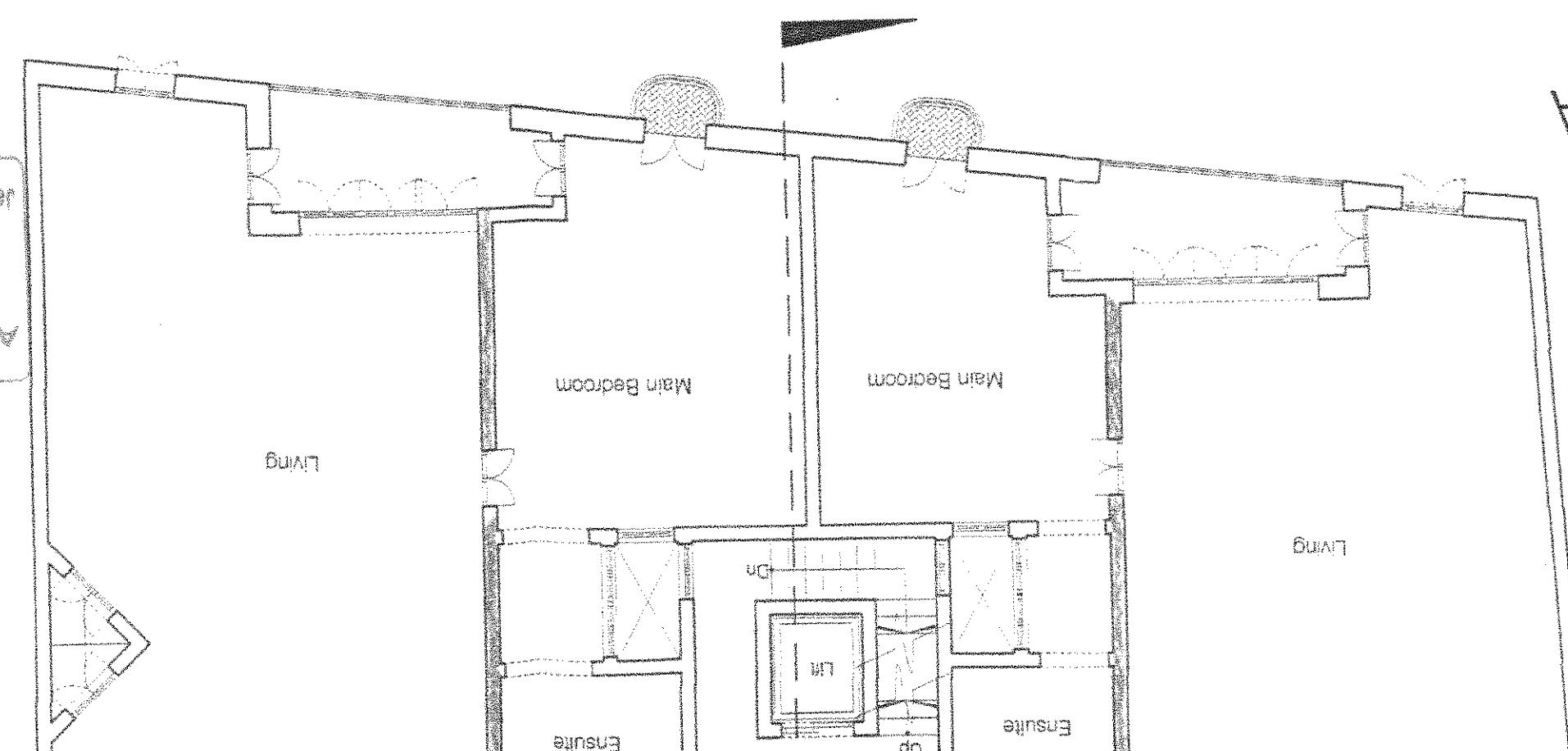
DocMinAmAcc

ARCHITECTS ENDORSEMENT	
COMMENCEMENT IS TO DETERMINE WORKS ALONG WITH CONTRACTUAL SPECIFICATIONS AND NOTES VARYING FROM THE DRAWINGS.	
RENDERINGS TO ARCHITECT	
REFERENCE DRAWINGS	
SANITA APPROVED	
APPROVALS	
REF. NO. DEC/0010 D.D. APR 2004	
ANY NOTES VARYING FROM THE DRAWINGS	
RENDERINGS TO ARCHITECT	
ARCHITECT'S ENDORSEMENT	
ROBERT MUSUMECI	
ARCHITECTS AND ENGINEERS	
PERMIT	
CLIENT	
PAUL FERGUSON Utopia, Trig Tal-Promdenza SIGGIETTA	
WORKS Minor Amendment To PA 3210/02	
LOCATION OF WORKS Site at Blat Il-Għammar SIGGIETTA	
DRAWING TITLE Proposed Ground And First Floor Plan	
DRAWING NO. 06	
SCALE 1:100	
AU CHIEF DESIGNER	
RM DATE Febuary 2004	
ARM 208/00	
ORIGINAL DRAWING AS <input type="checkbox"/>	



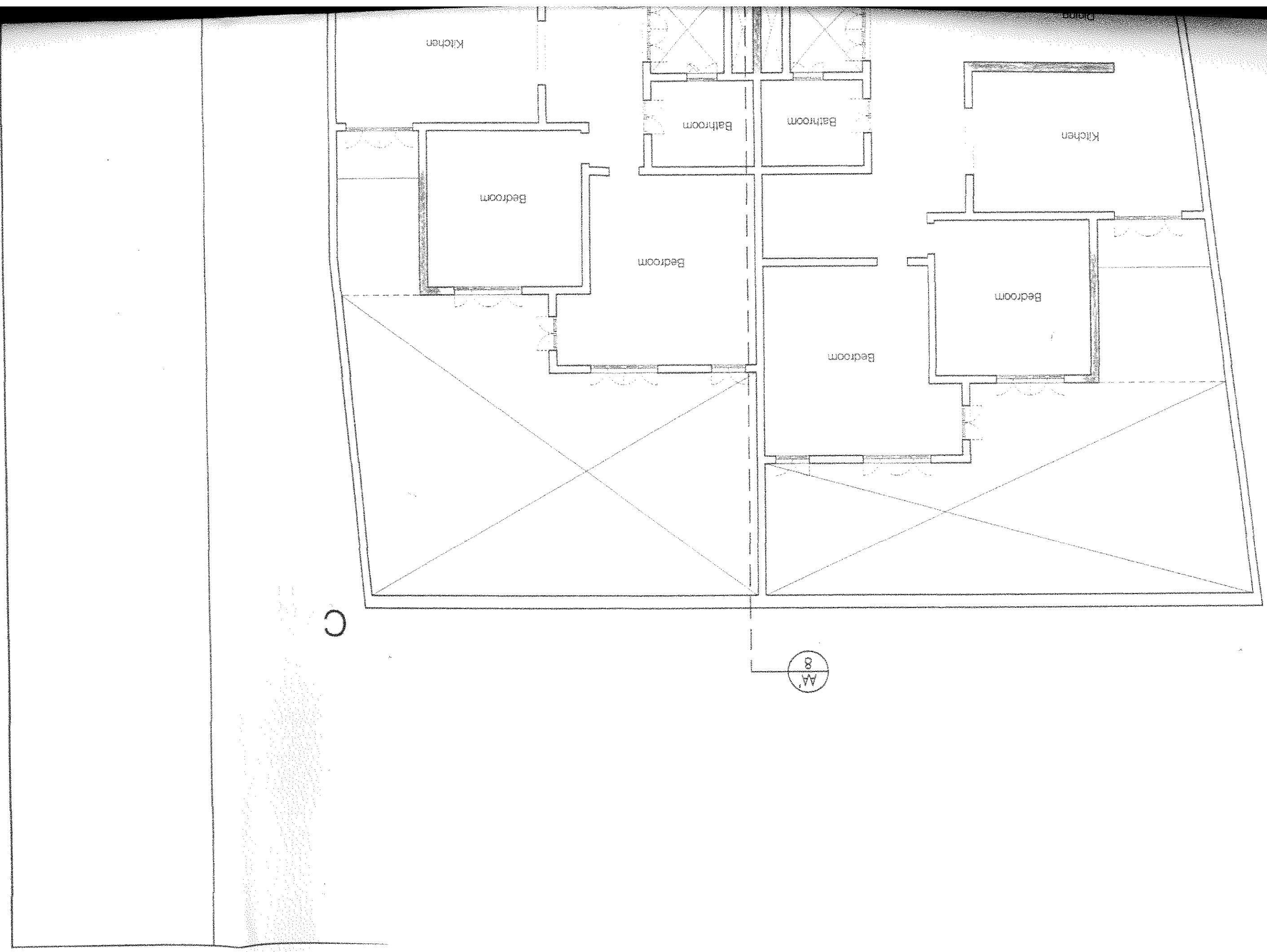
2 Proposed First Floor Plan

Scale 1:100



A

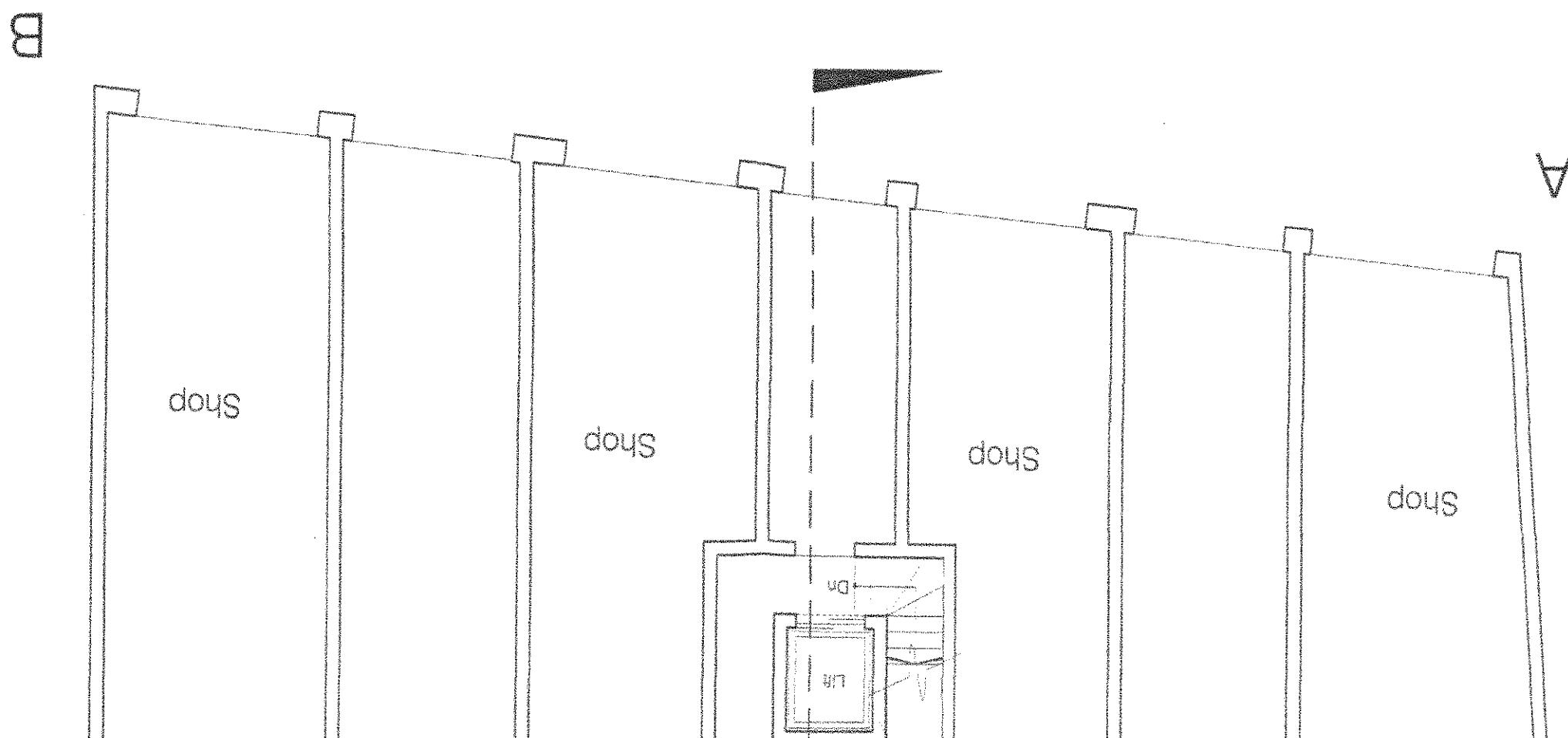
Ensuite Up DN Living

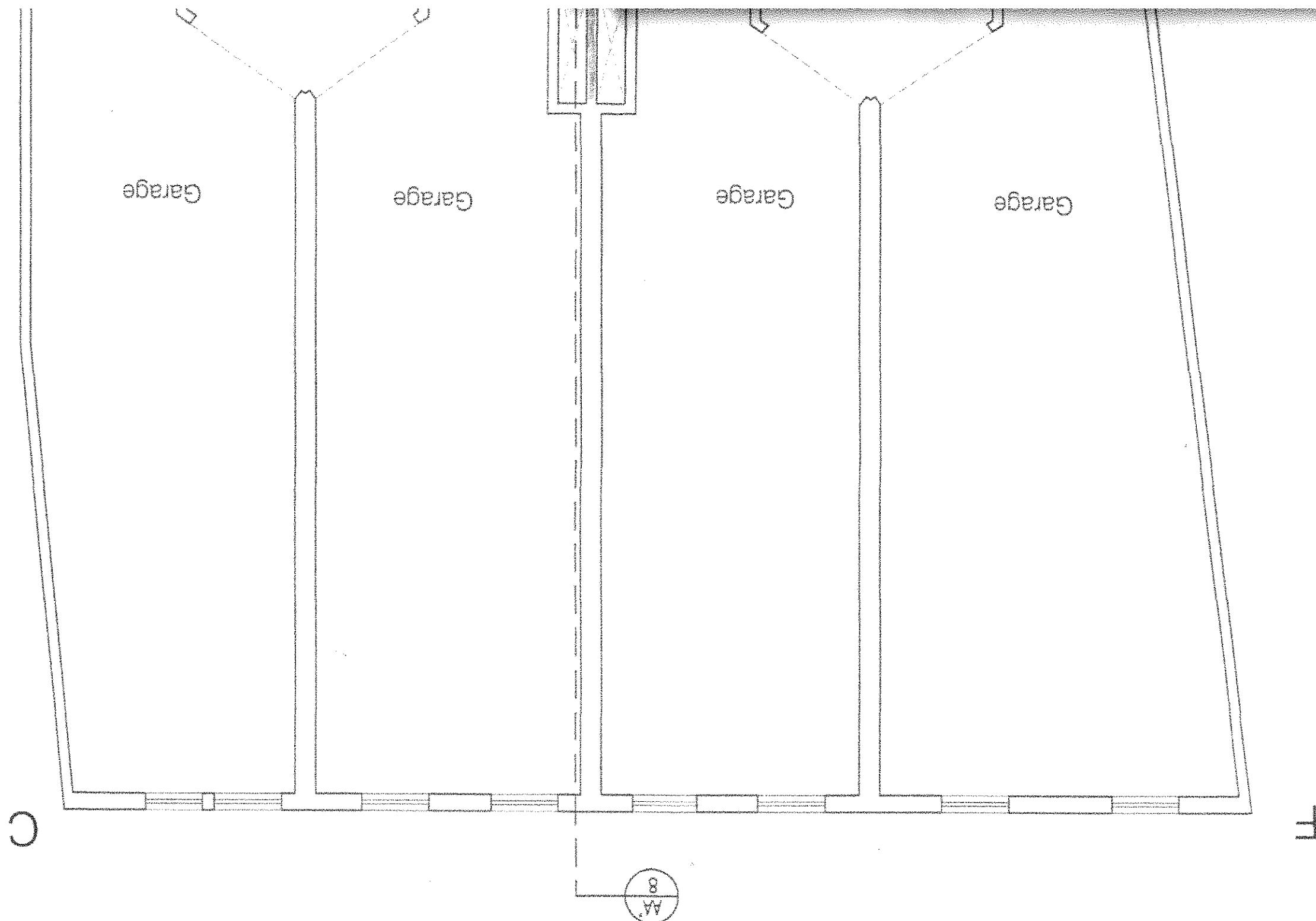


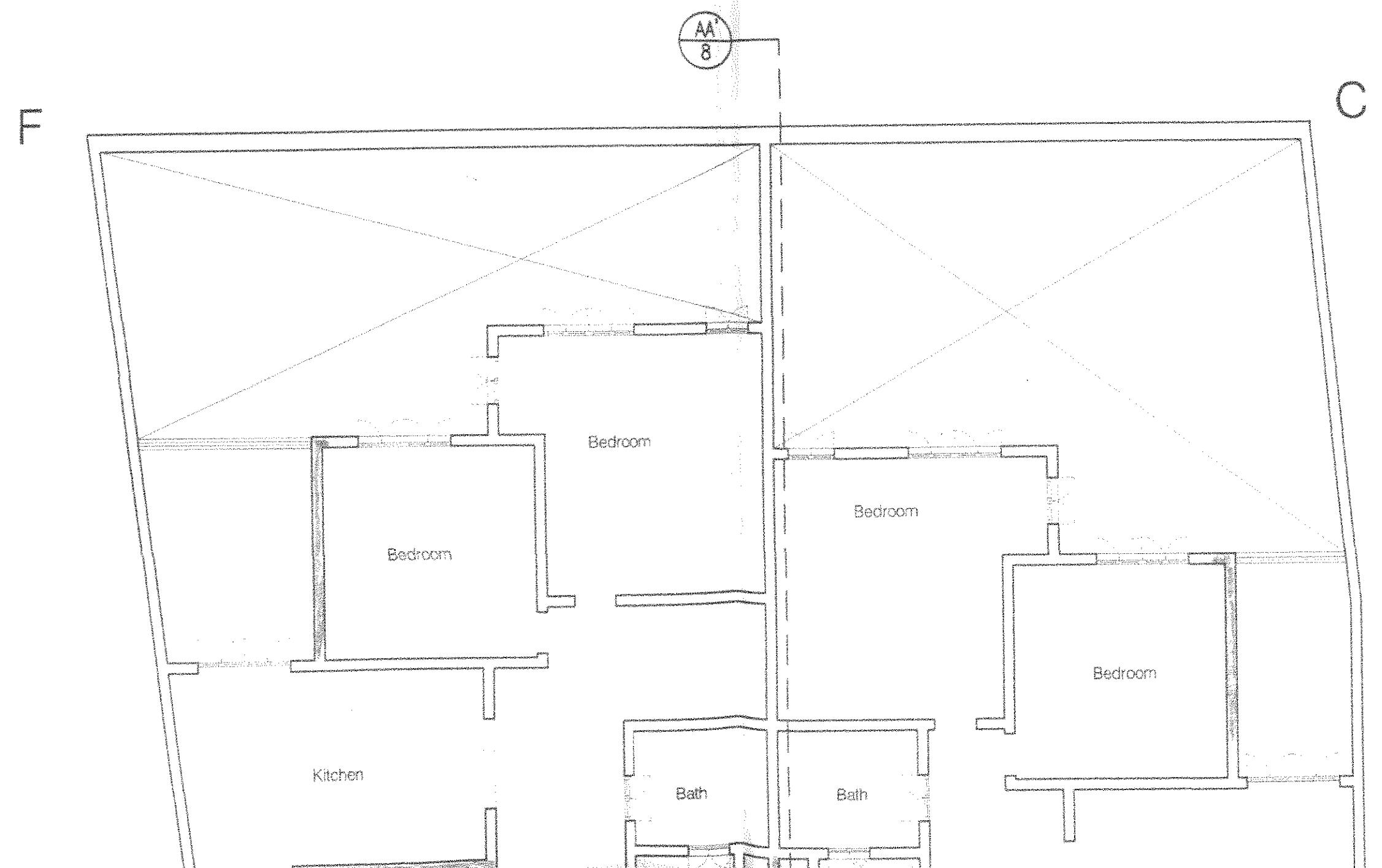
1 Proposed Ground Floor Plan

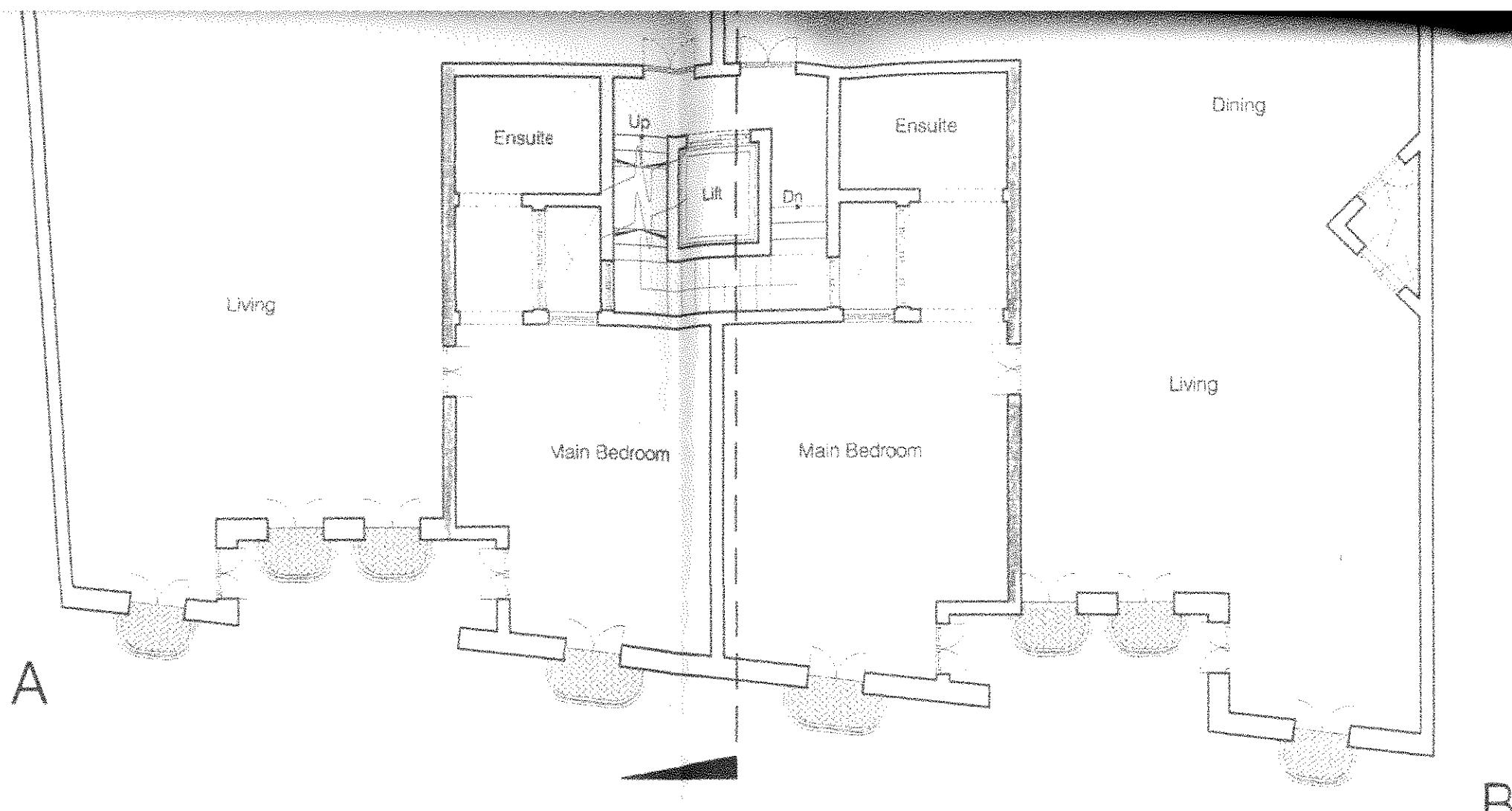
Scale 1:100

METRES  
0 1 2 3 4 5 6 7 8 9 10  
FEET  
0 1 2 3 4 5 6 7 8 9 10  
Scale 1:100









1 Proposed Second Floor Plan

Scale 1:100

METRES  
FEET

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10	0	10	20	30	40	50	60	70	80	90	100

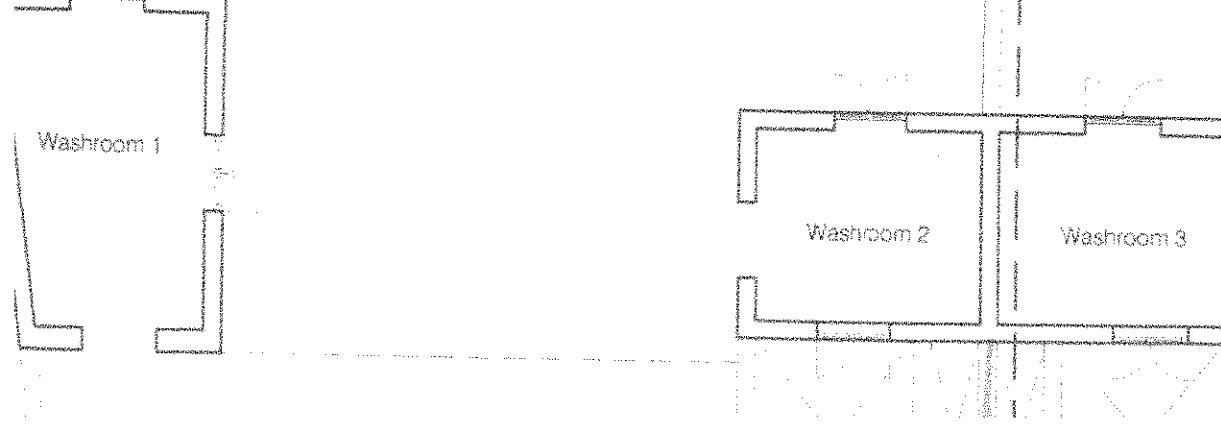
SCALE 1:100

Oab

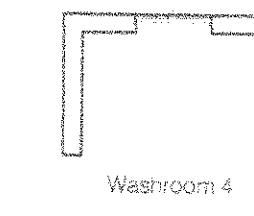
AA'  
8

C

ROOF 2

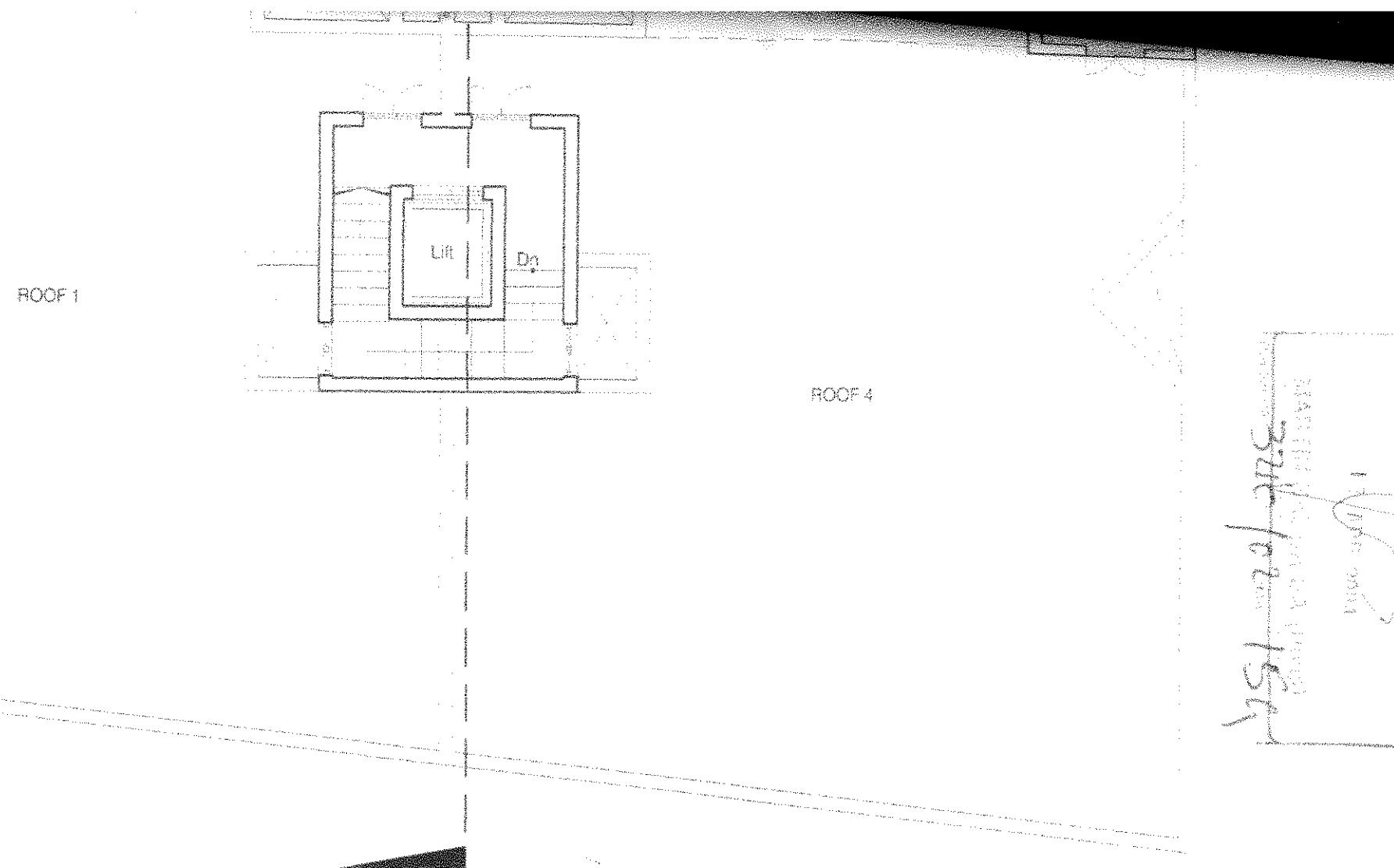


ROOF 3

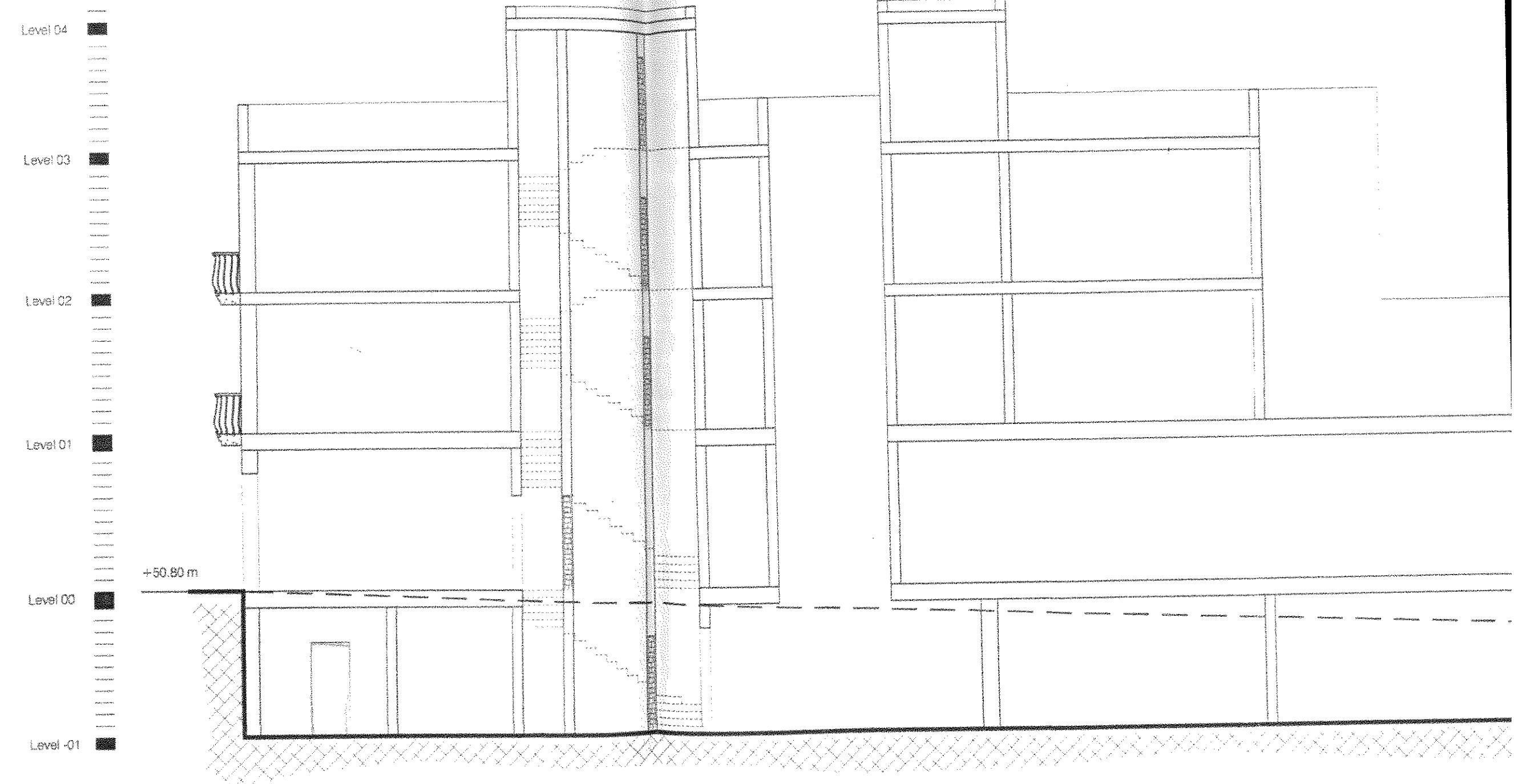


## 2 Proposed Roof Plan

Scale 1:100



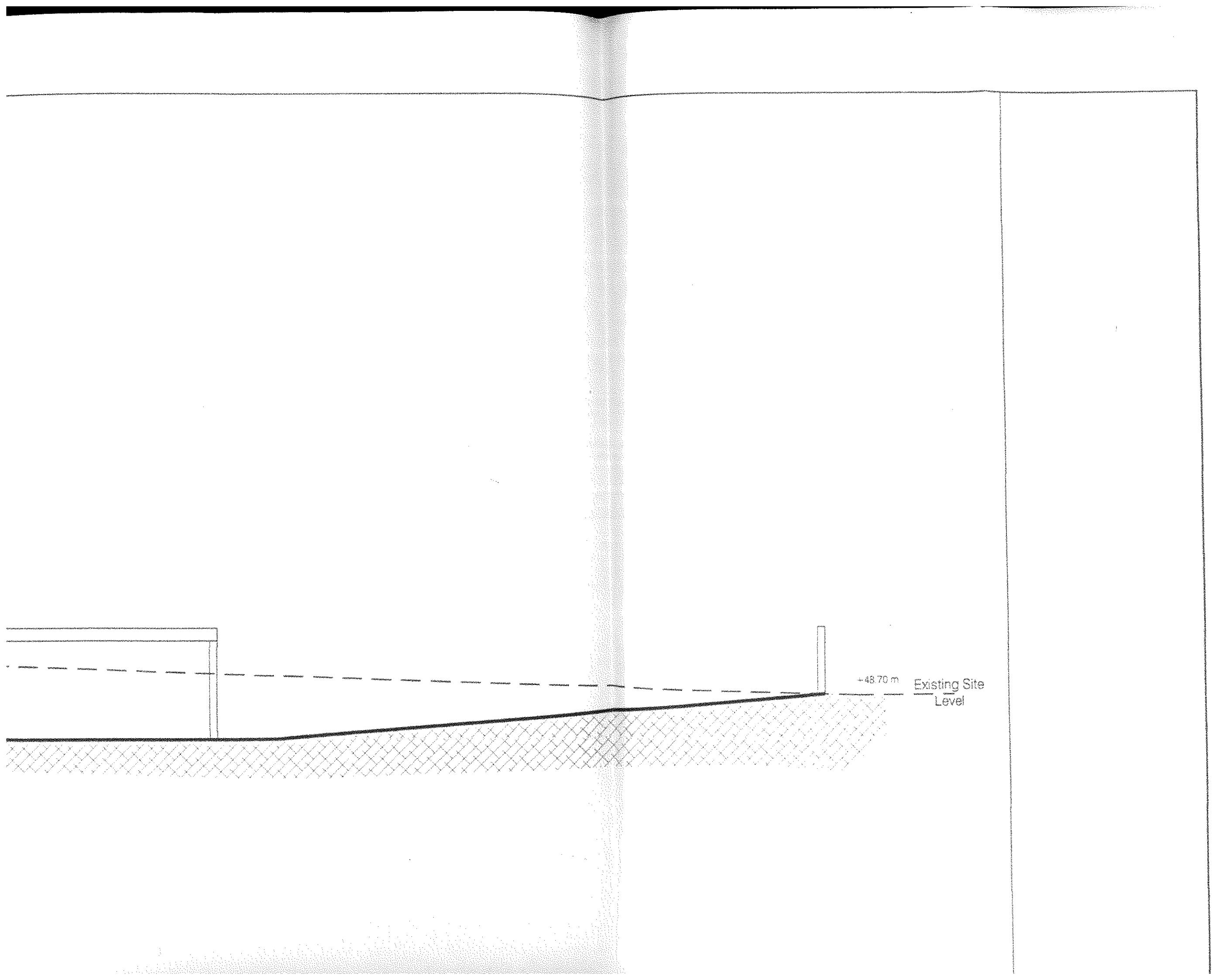
B



**1 Proposed Section A**  
Scale 1:100

Oad

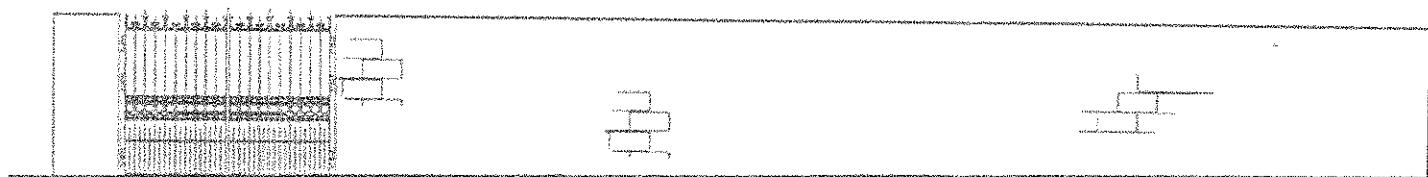
+48.70 m  
Existing Site  
Level





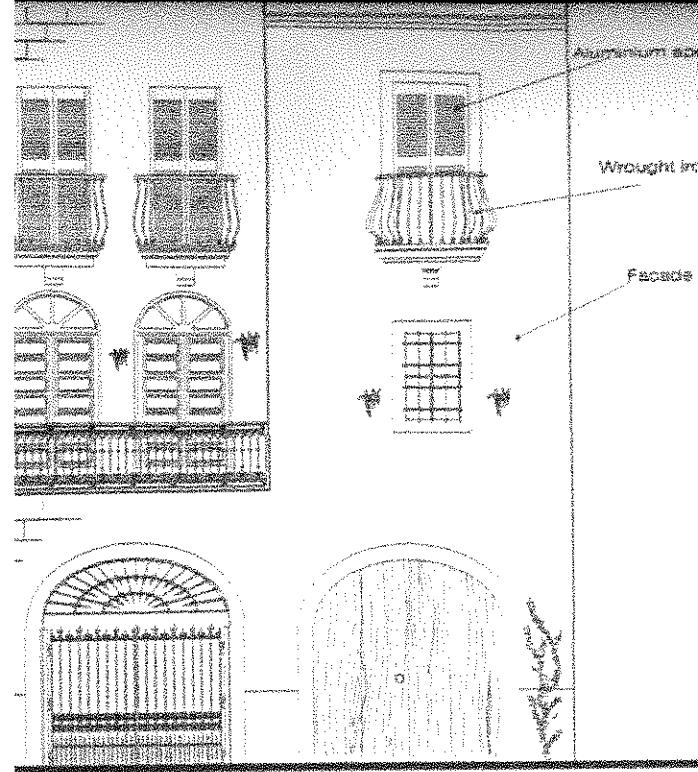
## 2 Proposed Elevation In Triq Bi-

Scale 1:100

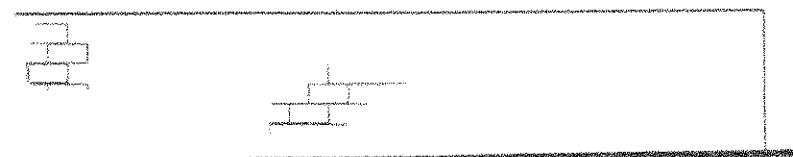


## 3 Proposed Elevation In Triq II-

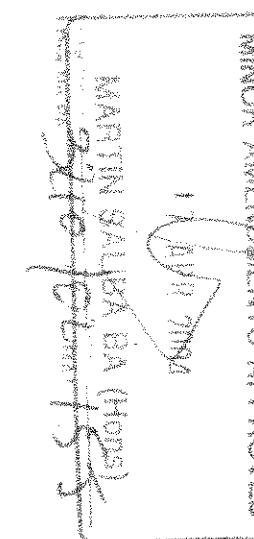
Scale 1:100



amar



nti



NOTES:	
15J	
ARCHITECT'S ENDORSEMENT	
<p>CONTRACTOR IS TO UNDERTAKE WORKS IN LINE WITH CONTRACT SPECIFICATIONS. ANY NOTED VARIATIONS MUST BE IMMEDIATELY REPORTED TO ARCHITECT.</p>	
REFERENCE DRAWINGS	
DRAW NO.	DESCRIPTION

robert  
MUSUMECI  
ARCHITECTS  
AND ENGINEERS  
PERITI

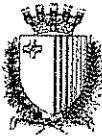
CLIENT  
Paul Farrugia  
Utopia, Triq tal-Providenza  
Siggiewi

WORKS  
Minor Amendment To PA 3210/02

LOCATION OF WORKS  
Site at Blat il-Qarnar  
Siggiewi

DRAWING TITLE  
Proposed Elevations And Section AA

DRAW NO.	08
SCALE:	1:100
DRAWN BY:	AJ
CHECKED BY:	RM
DATE:	February 2004
OUR REF.:	RM 057/04 ABRM 208/00
ORIGINAL DRAWING AS <input type="checkbox"/>	



**Fil-Prim Awla' tal-Qorti Ċivili**

**Fl-Atti tas-Subbasta Nru.13/22**

**Abigail Seisun**

**Vs**

**Aaron Farrugia**

Lill: Perit Anthony Robinson

Inti mgħarraf illi gejt maħtur bħala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeġ Immobblī hawn fuq imsemmi sabiex tagħmel deskrizzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex tfisser il-pizijiet, kirjet u jeddiet ohra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond jew fondi ikun suggett kif ukoll l-aħħar trasferiment tiegħu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

Inti mitlub sabiex tiġi tiġbor l-inkartament relativ mil- 20 ta' Mejju 'I quddiem filwaqt illi mgħarraf illi għandek sal-20 ta' Lulju , 2022 sabiex tipprezzena r-rapport dettaljat tiegħek.

Marvic Farrugia  
Deputat Registratur

**anthony robinson** be & a (hons), a & ce • perit  
architect and civil engineer

YOUR REF:  
OUR REF: GEN22\_22-105\_02

13.06.2022

MR AARON FARRUGIA,  
FLAT 1, 44, MARIGOLD,  
TRIQ IL-BLAT IL-QAMAR,  
SIGGIEWI.

Dear Sir,

Subject: Forced sale by Court Auction ref. 13/22

I, the undersigned Architect and Civil Engineer, have been entrusted by the Civil Courts of Malta to inspect the property:

Flat number 1 at 44, Marigold, Triq il-Blat il-Qamar, Siggiewi

with the purpose of determining the open market value of the property.

I must therefore request you to present yourself at the  
Flat number 1, 44, Marigold, Triq il-Blat il-Qamar, Siggiewi  
on Monday 20th June 2022 at 9.30am  
to enable their inspection.

You are to kindly confirm with the undersigned on 21472010. If by the date indicated you do not make contact, I will present myself for the inspections on the date and time indicated.

You are hereby warned that unless you present yourself and allow access to the inside of the properties on the date and time indicated, I will submit an application to the Court to authorise forced entry into the properties in the company of Court Marshals and Police officers, to enable me to inspect the interior of the property.

Yours sincerely,



Perit Anthony Robinson BE & A (Hons), A & CE  
Warrant no. 379  
encl. Civil Courts Notification

page 1 of 1

**anthony robinson**      be & a (hons), a & ce • perit  
architect and civil engineer

YOUR REF:  
OUR REF: GEN22\_22-105\_01

30.05.2022

MR AARON FARRUGIA,  
FLAT 1, 44, MARIGOLD,  
TRIQ IL-BLAT IL-QAMAR,  
SIGGIEWI.

Dear Sir,

Subject: Forced sale by Court Auction ref. 13/22

I, the undersigned Architect and Civil Engineer, have been entrusted by the Civil Courts of Malta to inspect the property:

Flat number 1 at 44, Marigold, Triq il-Blat il-Qamar, Siggiewi

with the purpose of determining the open market value of the property.

I must therefore request you to present yourself at the  
Flat number 1, 44, Marigold, Triq il-Blat il-Qamar, Siggiewi  
on Thursday 9<sup>th</sup> June 2022 at 10.30am  
to enable their inspection.

If you have queries, kindly contact the undersigned on 21472010. If by the date indicated you do not make contact, I will present myself for the inspections on the date and time indicated.

You are hereby warned that unless you present yourself and allow access to the inside of the properties on the date and time indicated, I will submit an application to the Court to authorise forced entry into the properties in the company of Court Marshals and Police officers, to enable me to inspect the interior of the property.

Yours sincerely,



Perit Anthony Robinson BE & A (Hons), A & CE

Warrant no. 379  
encl. Civil Courts Notification

page 1 of 1

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

**Fl-atti tas-Subbasta nru 13/22  
fl-ismijiet**

**Abigail Seisun**

**vs**

**Aaron Farrugia**

**Rikors tal-Perit Anthony Robinson**

**ID nru 462974(M)**

Jiena, Perit, sottofirmat ninforma lil-Onorevoli Qorti illi saru zewg tentattivi ta' kuntatt ma l-intimat permezz ta' ittri registrati, hawn annessi, sabiex dan jagħti access fil-fond in dizamina nhar il-Hamis 9 ta' Gunju u it-Tnejn 20 ta' Gunju 2022. L-ebda mill-imsemmija ittri ma ngabru mill-intimat. Għaldaqstant, ir-rikorrenti jitlob lill-Onorevoli Qorti tagħti permess sabiex l-access fil-fond in dizamina isir bi sgass fil-kumpanija ta' marixall tal-qorti u pulizija nhar it-Tnejn, 25 ta' Lulju 2022, fid-9.30am, jew direzzjoni alternattiva ta' kif jista jingħata access fil-fond.



**Perit Anthony Robinson**

**Fil-Prim Awla tal-Qorti Civili**

**S.T.O Prim Imhallef Mark Chetcuti LL.D.**

**Fl-Atti tas-Subbasta 13/22**

**Abigail Seisun**

**Vs**

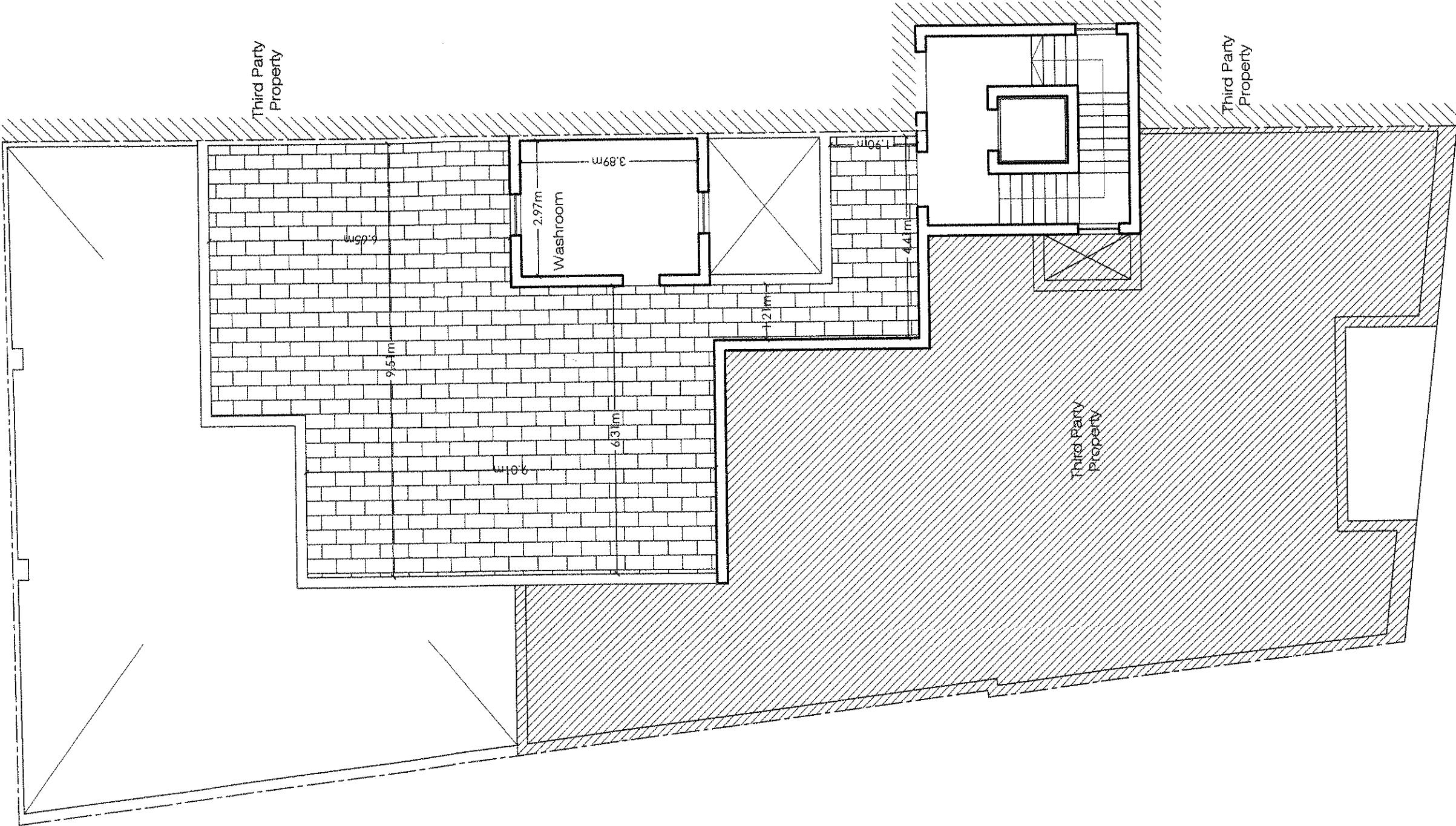
**Aaron Farrugia**

Il-Qorti,

Akkordat kif mitlub.

**Illum, 11 ta' Lulju , 2022**

Marvic Farrugia  
Deputat Registratur



*Perit Anthony Robinson & associates*

architect and civil engineer

JOB N° 22-105

DWG N° 22-105-A01

FILE N° 22-105\_A01

Perit Anthony Robinson & associates

Roof Floor Plan

As Built

Scale 1:100

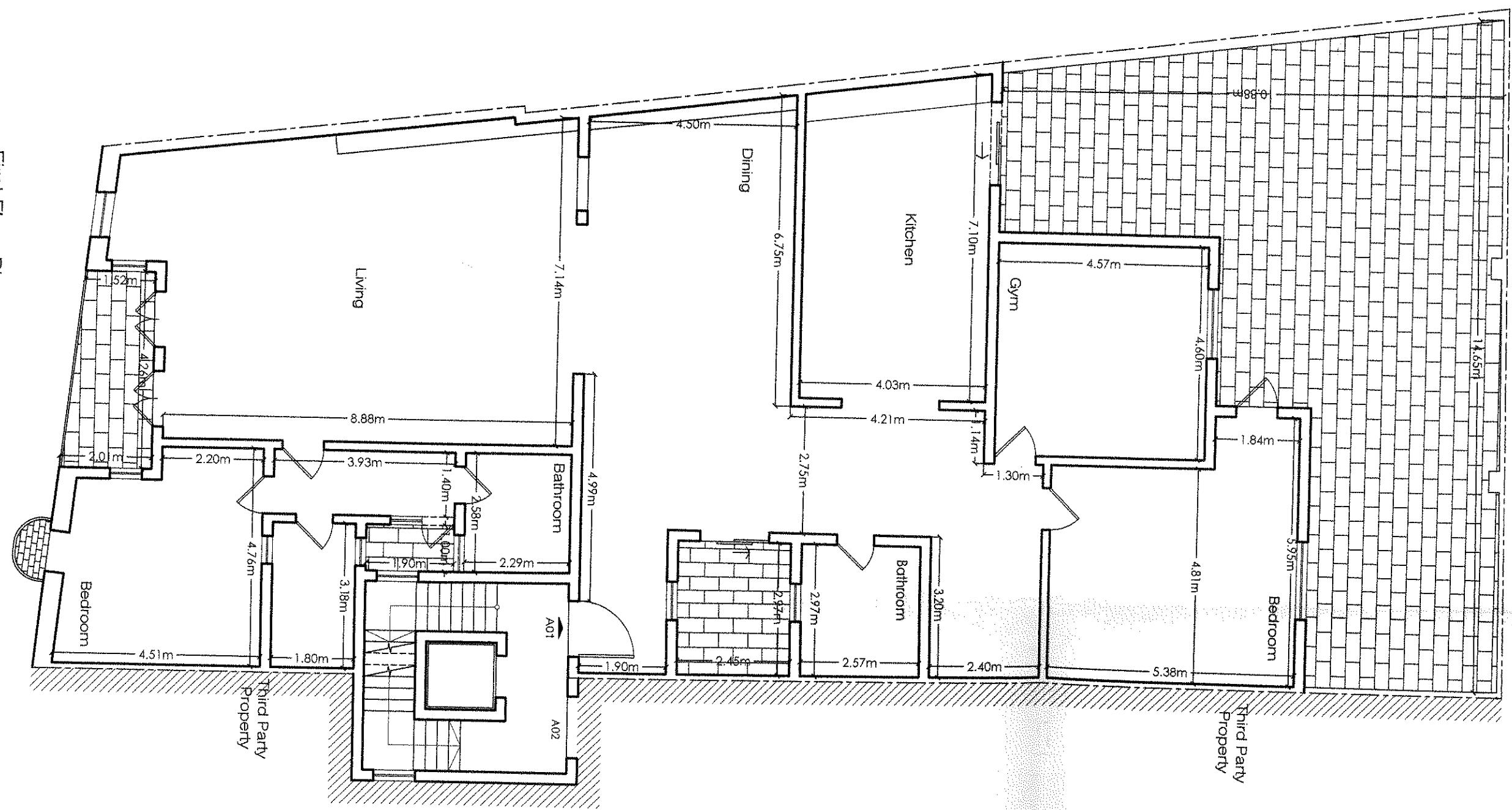
Revision

1:100

Date 11/08/22

Job Title Valuation report for Court of Justice, 44/1, Marigold Triq Blat il-Qamar, Siggiewi

Dwg Title As Built Plans

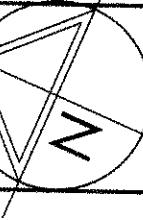


First Floor Plan  
As Built

Scale 1:100

1  
0  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10m

e-mail: pettrobinson@gmail.com  
mob: 79705603  
tel: 21472010



REVISION & DATE

REMARKS

**Customer Receipt**  
PLANNING AUTHORITY  
ST FRANCIS RAVELIN  
FLORIANA

02/08/2022                    08:25:14  
BATCH:559                    RECEIPT:0001  
TERMINAL ID:                18003677

PLANNING AUTHORITY

No Refund

A0000000031010  
Visa Debit                    (S)  
\*\*\*\*\* \* \* \* \* 6292

**SALE**

Amount EUR:                39.61  
PIN OK                      Anthony Robinson  
Sequence Nr.:              001559001  
Author. code:              346095  
01 04 00 00 01 00 00 00 00 01 00

Cash Sale Number:          417935-4650-4

Date:                        02 August 2022

Global Payments Limited  
Retain this receipt  
for future use

	In	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit PA 3210/02		1	€4.66	€4.66	€0.00	0
Copy of plans PA 3210/02		3	€11.65	€34.95	€0.00	0

**Payment Details:**

HSBC                         Debit / Credit Card

**Cash Sale Status:**

Settled

Total NET:	€39.6
Total VAT:	€0.0
Total:	€39.6



Drawn up by

Natasha Micallef

*Receipt is not valid if payment is dishonoured.*

**POLICE DEPT, GHQ, FLORIANA  
VAT REG. NO. 1321-5037**

PaoBei  
cheque #273  
dated 25/07/2021  
Invoice 102017  
102017...

RPC 3155

Pulizija jigu dēttalji jaħdmu *Voluntary Extra Duty* fil-

Jul-2022

09:00

09:00

1

mill- 'il' quddiem f'din il-lokalità  
Jiena ninrabat li nhallas l-ispejjeż kollha dovuti għal dan is-servizz u ninrabat ukoll illi jekk ikun meħtieġ illi nhassar din it-talba, jiena nagħti MILL-INQAS avviż ta' 12-il siegħa. Jiena naf li jekk ma nagħtix dan l-avviż inkun marbut illi nhallas ammont ekwivalenti għal *Extra Duty* għal sagħtieen.

21 July 2022

---

Firma

Date

---

#### **Xbnd tel Firms**

### Isem u Indirizz (Itti kbar)

LOUISE AQUILINA

VAT Reg No

#N/A

1

Is-somma ta' **€ 338.45** għandha tifallas fi ŻMIEN SEBAT IJNEM mid-data ta' dan l-avyiż fl-Ufficiċċu

## **Staffing & Major Events Unit**

**Staffing & Major Events Unit**      *Dan huwa l-ħlas għas-servizz mitlub  
tas-Sargent Maggur fl-ghass ta' permez ta' din it-talba, mogħiġ mill-Pulizija.*

Iċ-ċekkijiet għandhom jinhargu f'isem il-Kummissari tal-Pulizija.

**TOTAL**

€ 286.83

18% VAT

€ 51.63

## **HLAS DOVUT INKLUŽ VAT**

€ 338,45

**REMITTANCE SLIP**

Sabiex toħrog nicevuta, jekk jogħġbok ippreżenza din is-Slip meta thallas, ehniżha maċ-Ċekk jekk tibghat bil-posta

338.45

### Dritt li għandu jitħallas €



R.Cauchi  
Enterprises LTD.

Date: 02/08/2022

Address: Point Anthony Robinson  
80 St. Mary St. N.W.  
Tel: Wx 1405



**Turnkey Construction  
Catering  
Bill Boards  
Consignatry Services  
Import & Export**

447 St. Joseph High Road,  
St. Venera SVR 1011  
Vat.No. MT 1426 - 5709  
☏ +356 7949 9255

## Quotation / Invoice

Nº 001189

**GOVERNMENT OF MALTA****Receipt No:** 000493792

<b>Ministry/Department</b>	COURTS OF JUSTICE - REGISTRU SUPERJURI - CIVILI	<b>Date</b>	14 Jul 2022	
Received from SEISUN ABIGAIL KI 282782M		<b>%</b>		
the sum of Seven euro			<b>Net</b>	7.00
			<b>VAT</b>	
			<b>Total</b>	7.00
<b>Payment Method</b>				
in respect of NOTIFIKA - Cash No: 1758/07/2022 - Received on: 14/07/2022 SEISUN ABIGAIL KI 282782M vs FARRUGIA AARON KI 322182M				
When payment is made by cheque, this receipt is valid subject to bank clearance				
Signature				

**ZAKYS**

Triq San Publju  
San Pawl Tat-Targa, Naxxar  
printing@zakys.com.mt, 99222086  
M: 16581829 EXO3670

31/05/2022 12:15:39

Cashier: KATARINA AKSENTIJEVIC

Terminal 2 - SP2

Receipt Number	Amount
143099	
Qty Description	Amount
1 (23) STAMPS 2.80	E 2.80
Discount 0.000%	€ 0.00
<b>Total Due</b>	<b>€ 2.80</b>
1 Items	
Cash Tendered	€ 20.00
Change	€ 17.20

0 Loyalty Points (Balance: 244)

Customer: ELAINE ROBINSON

VAT Analysis	Total	VAT
E - 0%	€ 2.80	€ 0.00

Fiscal document issued in terms of Value Added Tax

\*\*\*\* Thank You \*\*\*\*

Fiscal document issued in terms of Value Added Tax

Have a nice day!

iLabPOS Software - www.ilabmalta.com



## ZAKYS

Triq San Publju  
San Pawl Tat-Targa, Naxxar  
printing@zakys.com.mt, 99222086  
MT16581829 EX03670

14/06/2022 14:49:57

Cashier: CHANELLE GAFA

Terminal 2 - SP2

Receipt Number: 145217

Qty	Description	Amount
2	(23) STAMPS 2.80	€ 5.60
20	(04) STAMPS 10C	€ 2.00
20	(06) STAMPS 20C	€ 4.00

Discount 0.000% € 0.00

Total Due € 11.60

42 Items

Cash Tendered € 20.00

Change € 8.40

0 Loyalty Points (Balance: 244)

Customer: ELAINE ROBINSON

VAT Analysis	Total	VAT
E - 0%	€ 11.60	€ 0.00

Fiscal document issued in terms of Value Added Tax

\*\*\*\* Thank You \*\*\*\*

Fiscal document issued in terms of Value Added Tax

Have a nice day!

iLabPOS Software - www.ilabrnalta.com

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

**Fl-atti tas-Subbasta nru 13/2022  
fl-ismijiet**

**Abigail Seisun**

**vs**

**Aaron Farrugia**

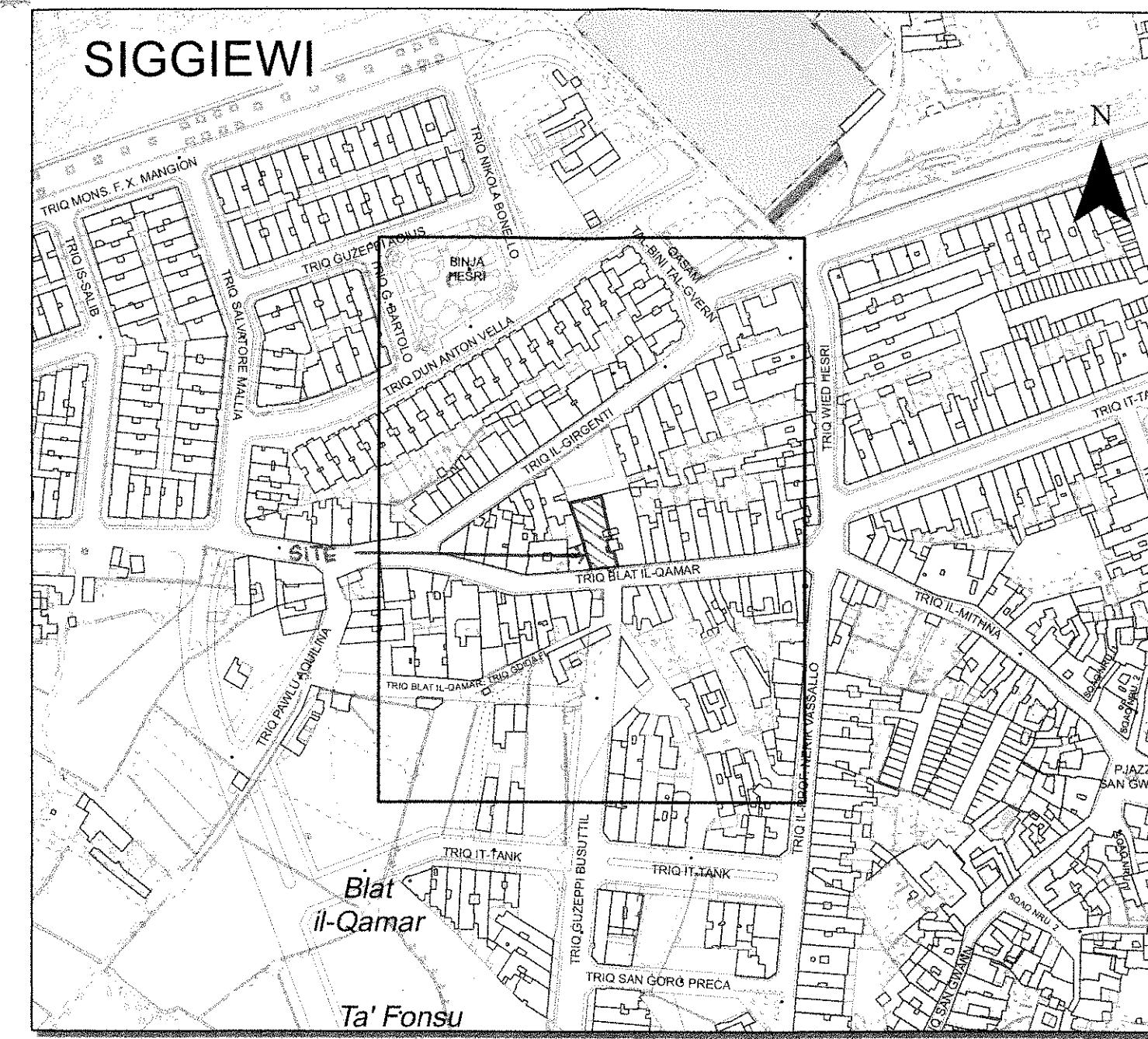
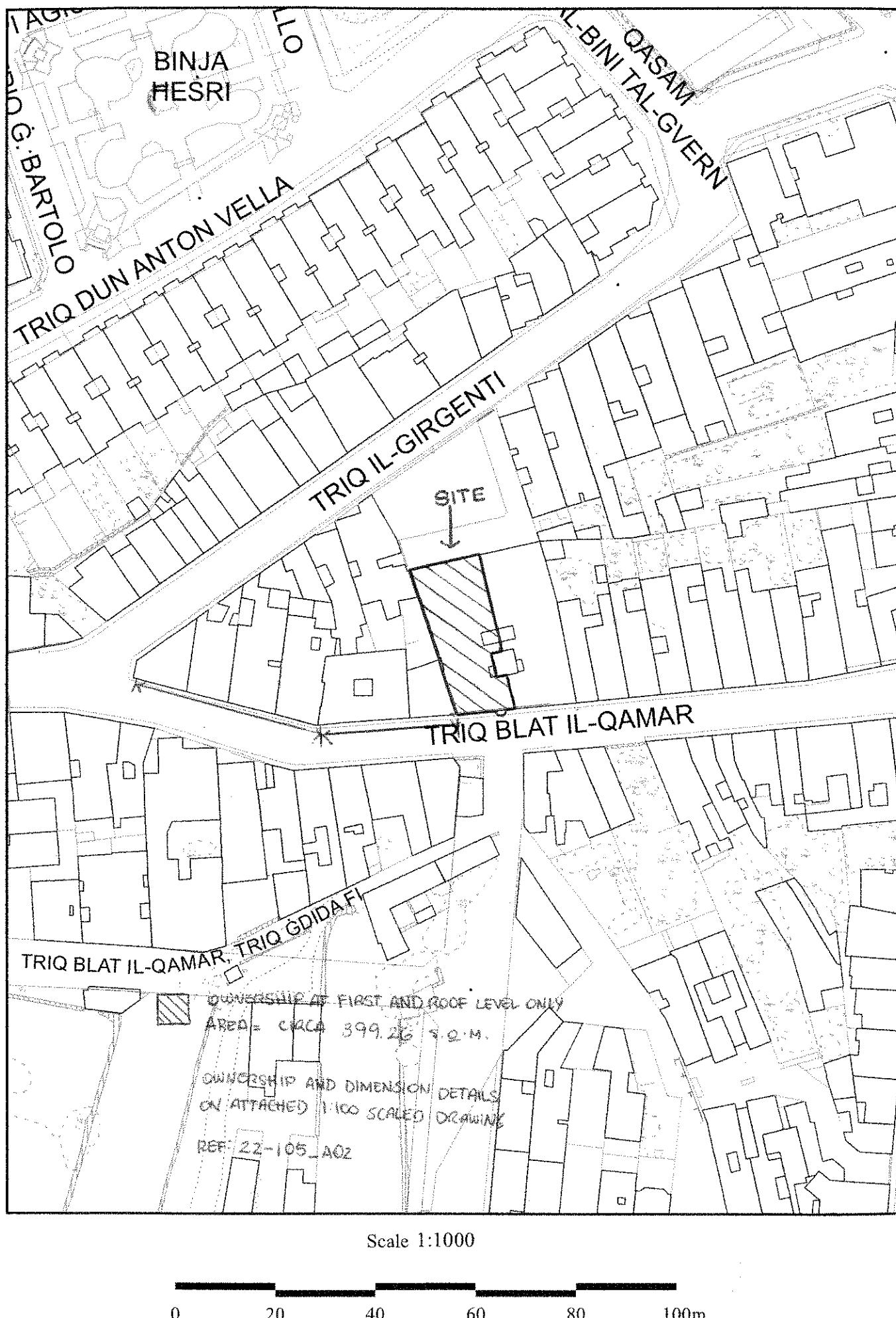
**Nota Adizzjonal tal-Perit Anthony Robinson ID nru 462974(M)**

Jiena, Perit, hawn sotofirmat ninforma lil-Onorevoli Qorti bis-segwenti:

1. Hin adizzjonal għall-xiri tad-dokumenti mill-Awtorita' tal-Ipjanar – siegha (1hr)
2. Trasport addizzjonal għall-xiri tad-dokumenti mill-Awtorita' tal-Ipjanar



**Perit Anthony Robinson**



## *Agenzija għar-Registrazzjoni tal-Artijiet*

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



*Land Registration Agency*

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

Nru tal-Mappa: **274127 E** | Pożizzjoni Ċentrali: x = **48912**  
Man Number: **274127 E** | Centre Coordinates: y = **68371**

Parti min S.S.: **4868** | Data: **30/08/2022**  
*Extracted from S.S.* | *Date:*

Perit:

Qies (metri kwadri): CIRCA THREE HUNDRED NINETY NINE, TWENTY SEVEN

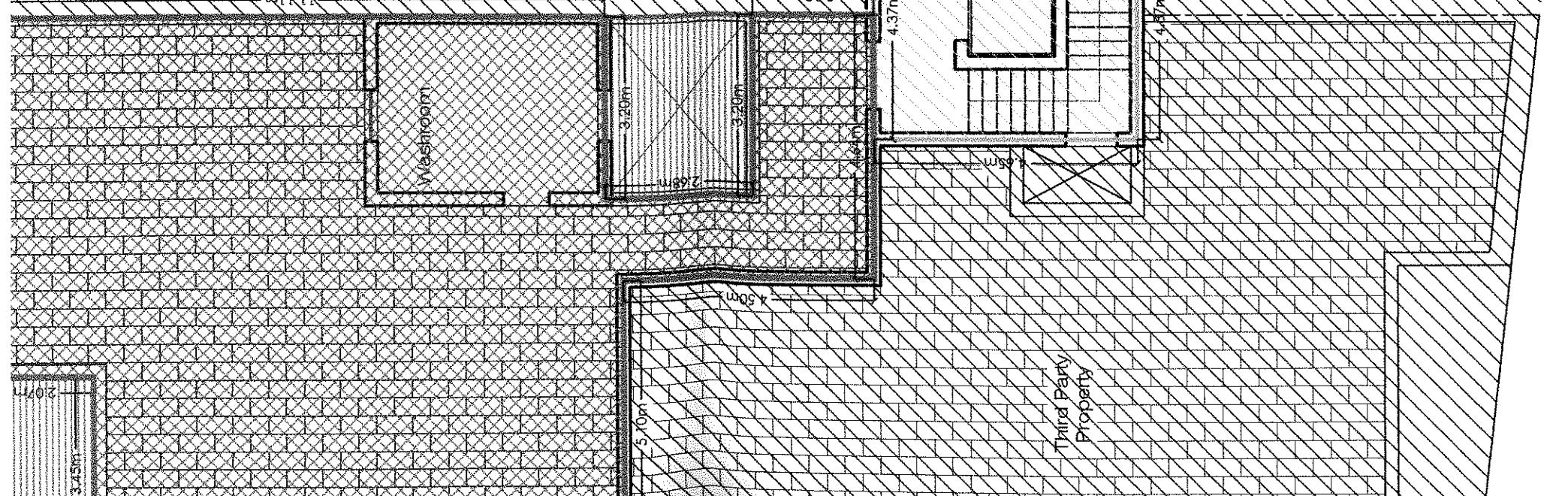
Timbru tal-Perit:  
Architect's Stamp:   
anthony robinson  
BE & A (Hons), A & CE per  
architect and civil engineer  
warrant no. 3  
tel 21472010 mob 797056  
email peritrobinson@gmail.com  
PO, st mary str, naxxar, nxr 12

Firma ta' l-Applicant:

LR 255699

Dritt imhallas  
*Fee Paid*

Third Party  
Property



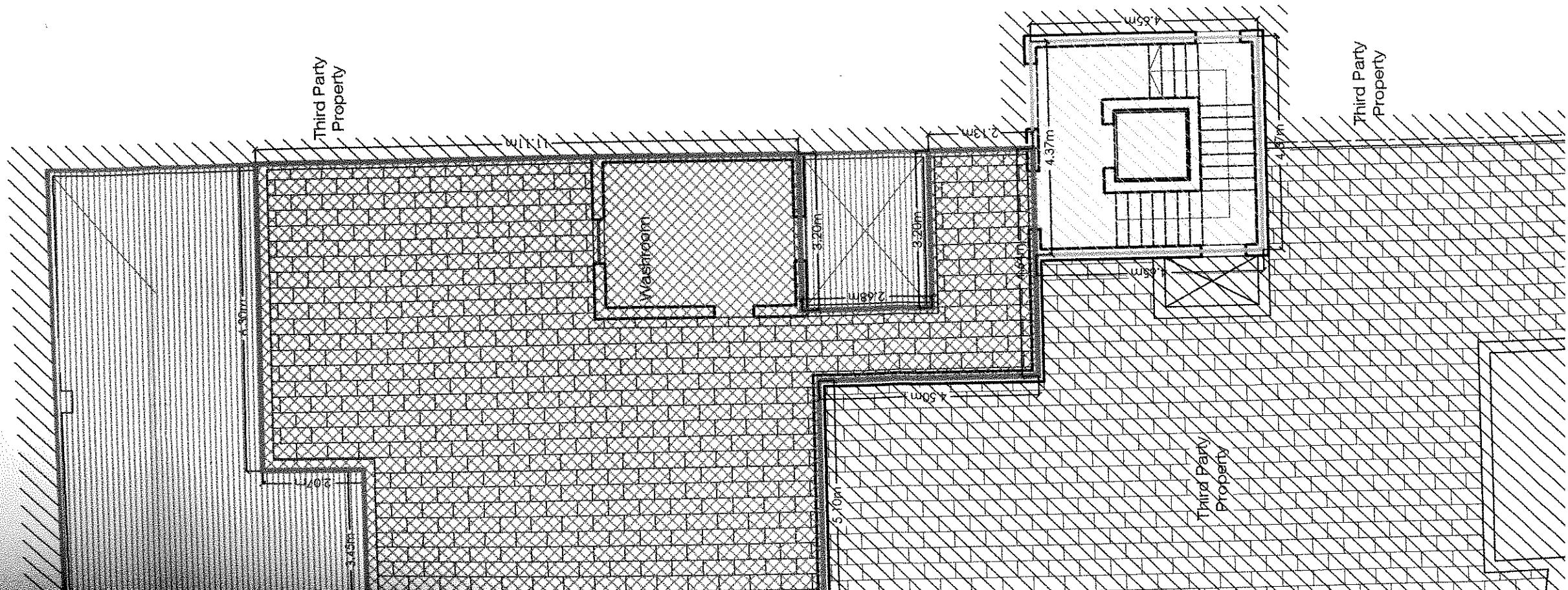
Scale 1:100

- |   |   |   |  |   |
|---|---|---|--|---|
| <p>Ownership at First Level<br/>Area = Circa 399.26 square metres</p>  | <p>Ownership at Roof Floor Level Only<br/>Area = Circa 116.42 square metres</p>  | <p>Common Parts</p>  | <p>Right for natural light, ventilation<br/>and passage of services in<br/>service shaft</p>  | <p>Third Party Property</p>  |
|---|---|---|--|---|

perit anthony robinson & associates

Original document located on the Bureau of Land Management's  
Web site at [www.blm.gov](http://www.blm.gov).  
JOB NO 22-105

JOB FILE	Land Registry Site Plan of Lot 1, Wangara HQ Base Interim, Sggewi, located off the track across from			22-100
DWG TITLE	Land Registry Plan			DWG N° 22-105 A02
DATE	02/09/2022	SCALE	1:100	REVISION
				FILE N° 22-105 A01

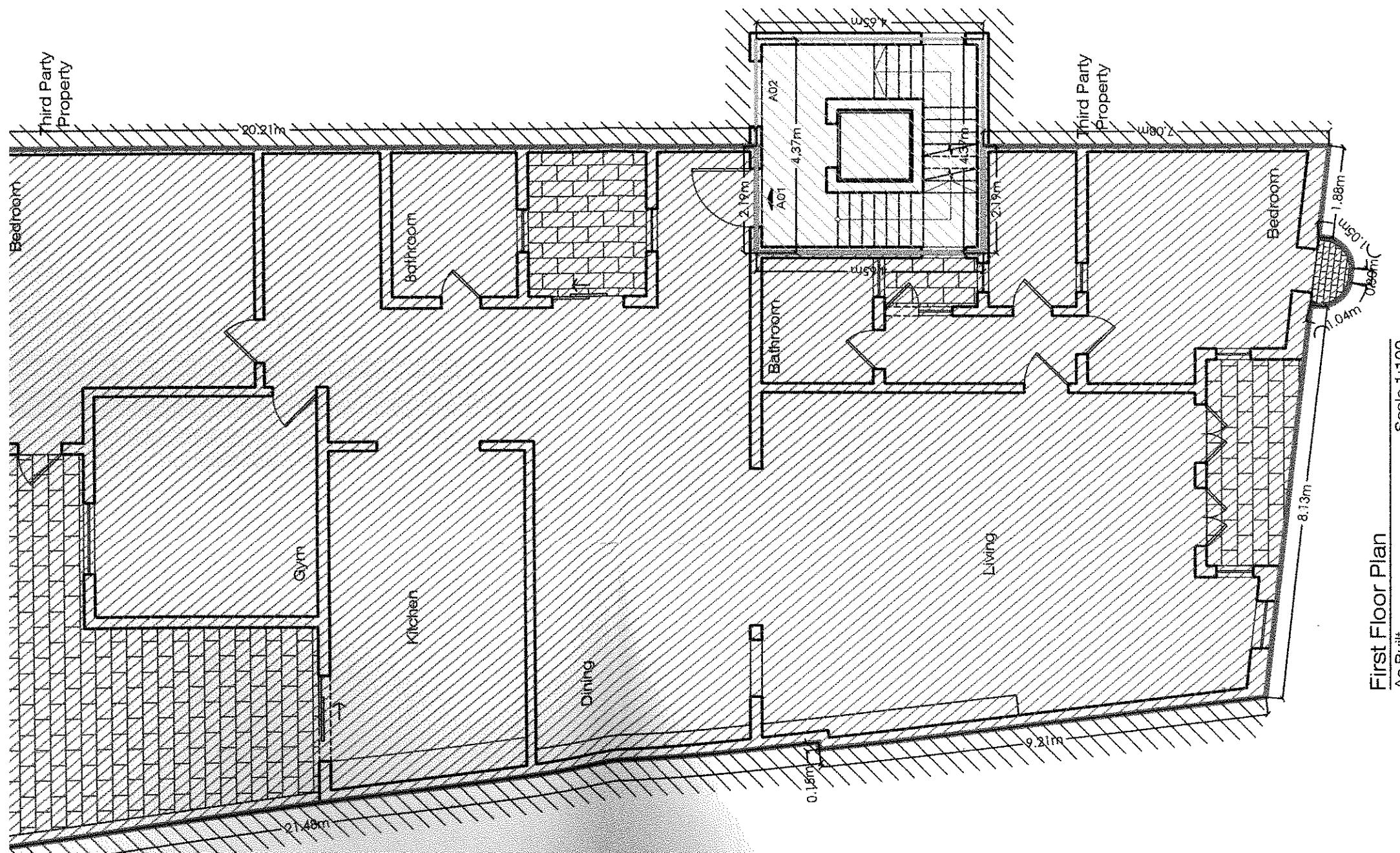


Ownership at First Level  
Area = Circa 399.26 square metres

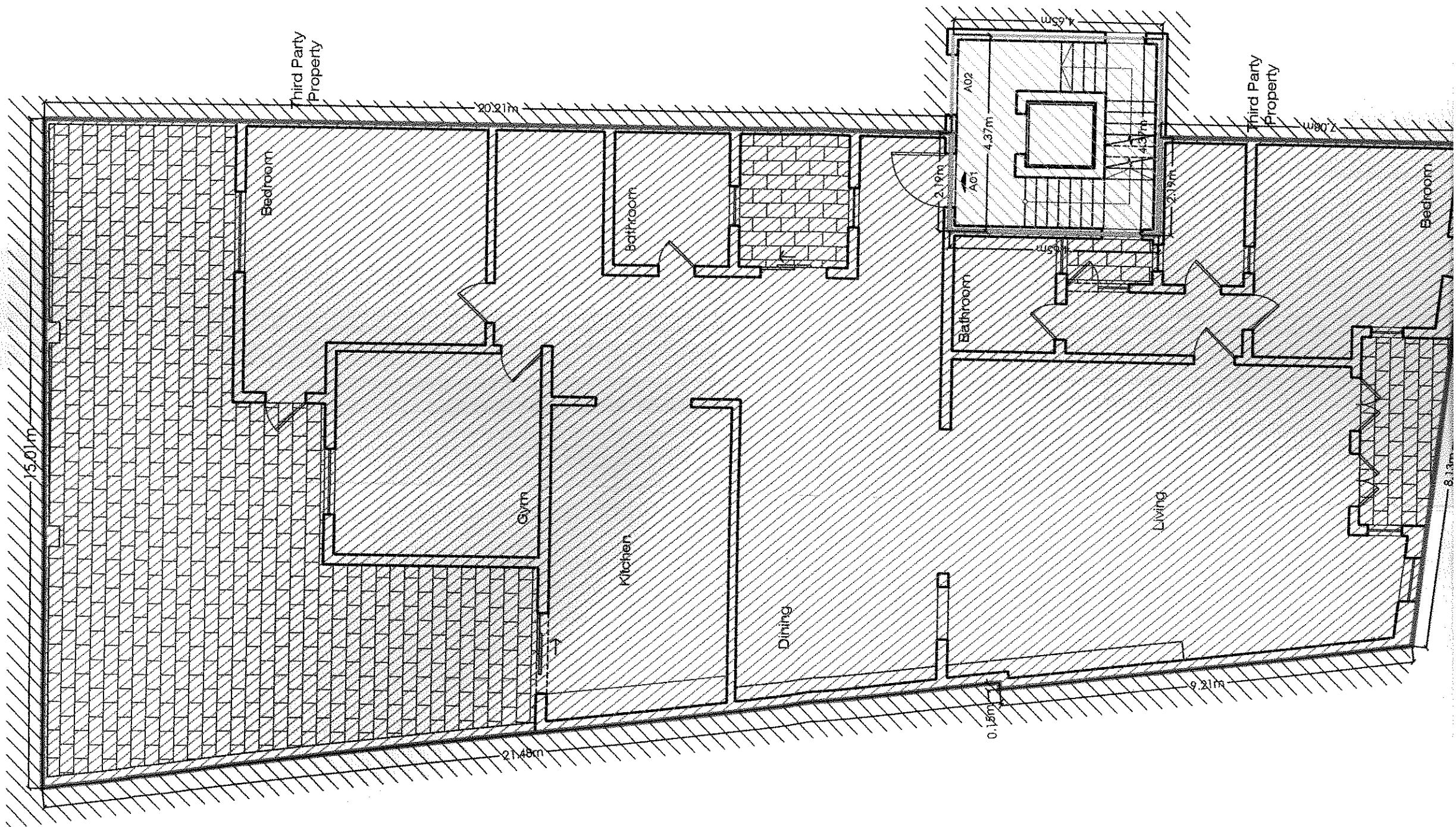
Ownership at Roof Floor Level Only  
Area = Circa 116.42 square metres

Common Parts

Right for natural light, ventilation and passage of services in service shaft

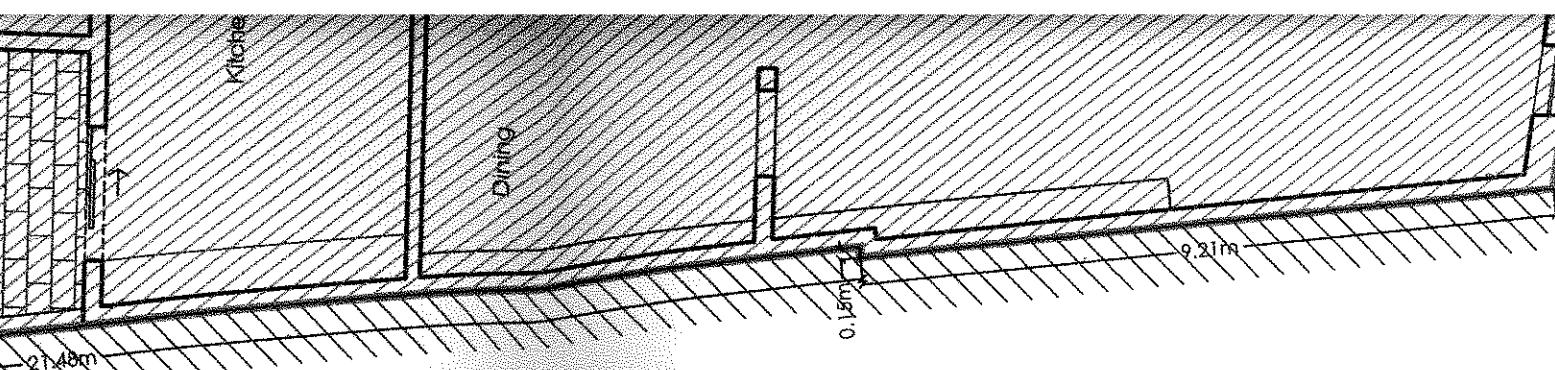


First Floor Plan As Built Scale 1:100



First Floor

As Built

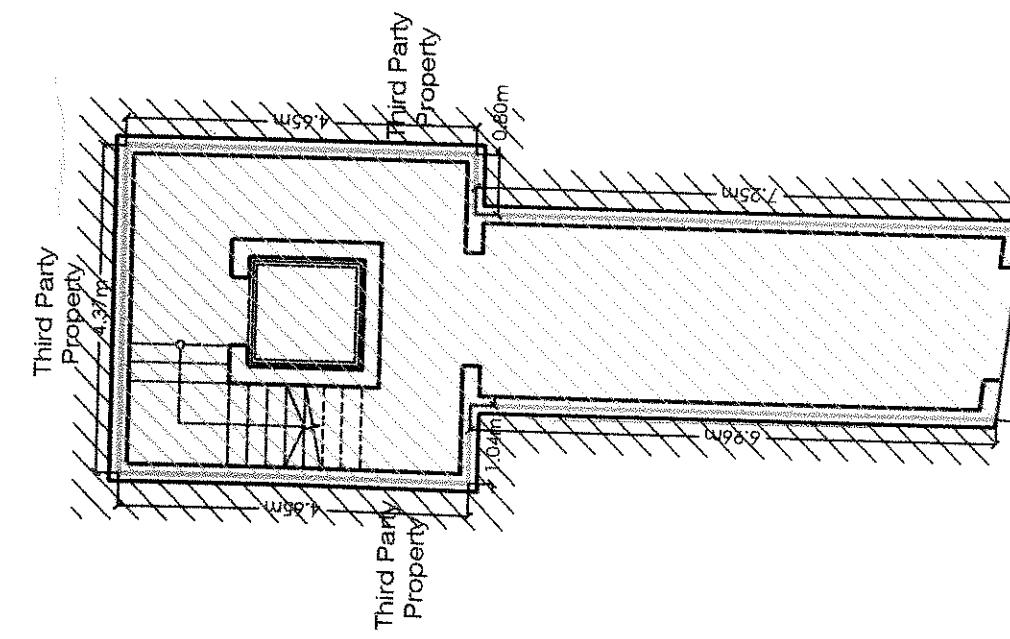


Ground Floor Plan

As Built

Scale 1:100

Triq Blat il-Qamar

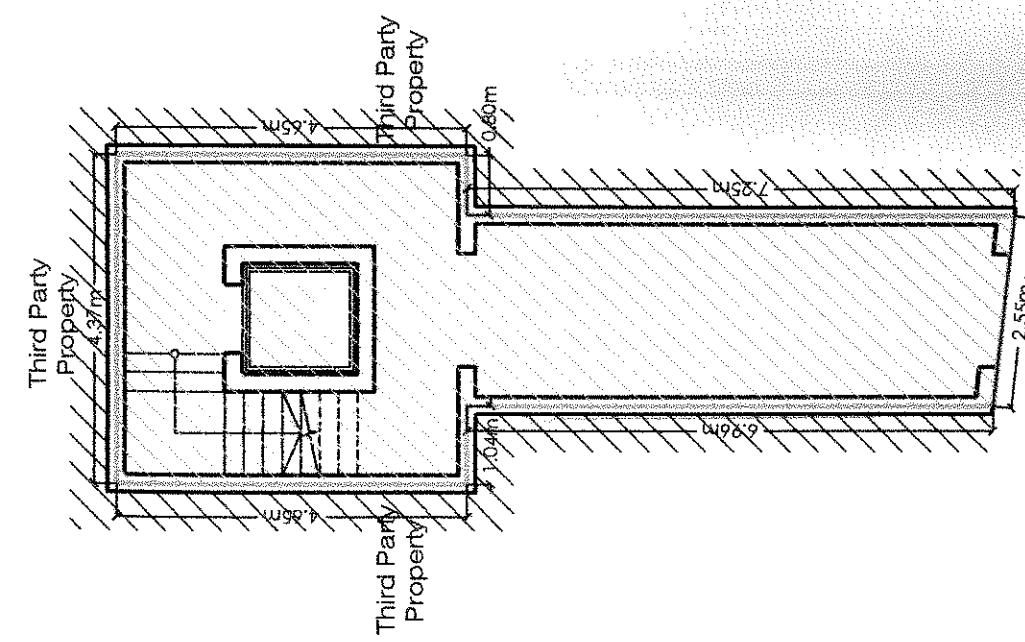
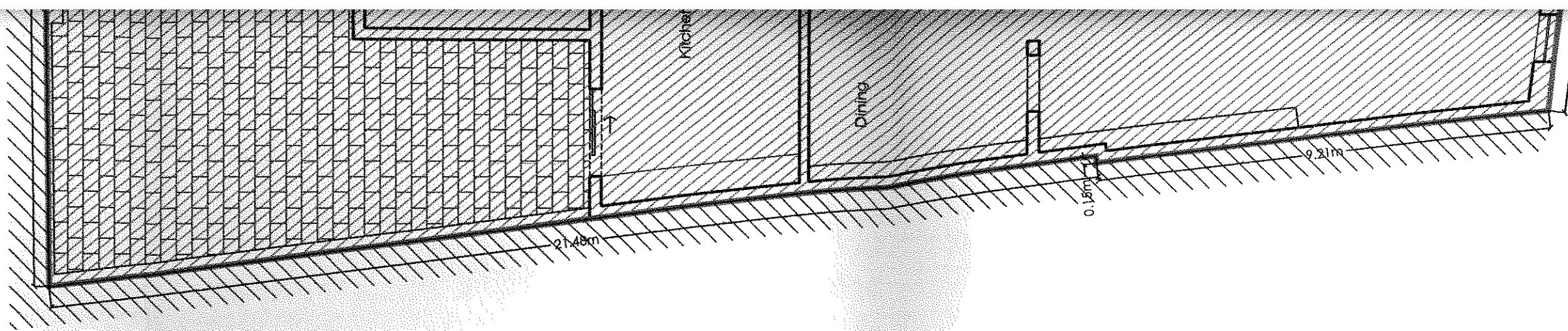


Scale 1:100

80, st mary str, naxxar  
e-mail: peritrobinson@gmail.com  
mob: 79705603  
tel: 21472010

GREEN AS APPROVED  
BLUE AS ERECTED  
RED TO BE ERECTED  
YELLOW TO BE REMOVED





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

Fil-Prim' Awla tal-Qorti

Fl-atti tas-Subbasta nru 13/2022  
fl-ismijiet



Abigail Seisun

vs

Aaron Farrugia

**Nota Adizzjonali tal-Perit Anthony Robinson** ID nru 462974(M)

Jiena, Perit, hawn sottofirmat ninforma lil-Onorevoli Qorti bis-segwenti:

1. Twettaq biss access wiehed nhar il-25 ta' Lulju 2022;
2. Hin fuq is-sit biex titwettaq il-valutazzjoni : tliet (3) sieghat.

Perit Anthony Robinson

Blum, 23 Aug 2022  
Ipprezzentata mill-Perit Anthony Robinson  
B/bla dok. dokumenti  
Innasse Spiteri  
Deputat Registratur  
Qrati tal-Giegti (Malta)



# EIGHTH SCHEDULE

## PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

SCH08\_22-105\_01

Locality	Siggiewi
Address	'44/1', Marigold, Trik Blat il-Qamar, Siggiewi
Total Footprint of Area Transferred *	390.77sqm

## 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 checked="" 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		
Age of Premises	<input checked="" type="checkbox"/> 0-20 years	<input 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 checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
Amenities Tick as many as appropriate	<input type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
	<input type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input checked="" type="checkbox"/> Shared Ownership	

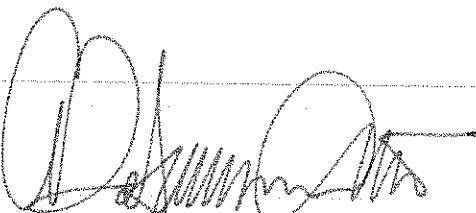
\* Includes all lands and gardens but excludes additional floors, roofs and washrooms

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

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

Date: 31-08-2022

Perit's Signature:



Warrant Number:

379

Rubber Stamp:



anthony robinson  
BE & A (Hons), A & CE perit  
architect and civil engineer  
warrant no.379  
tel 21472010 mob 79705603  
email peritrobinson@gmail.com  
80, st mary str, naxxar, nxr 1407

Anthony Robinson

80

Triq Santa Marija

Naxxar

Malta

## Cash Sale

23/08/2022

273155E

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