

Fil-Prim'Awla tal-Qorti Civili

Subbasta 32/22:

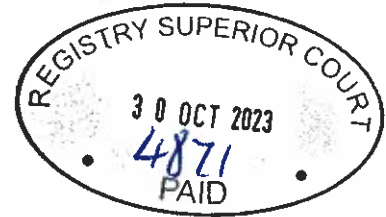
Bank of Valletta plc

vs.

Maggi Limited (C29243)

Relazzjoni tal AIC Anton Valentino

Jesponi bir-rispett:



1. Introduzzjoni

Illi permezz ta' Rikors irregistrat fis-26 ta' Mejju 2022, il-Bank of Valletta plc (C2833) esponiet illi:

1.1

In forza ta' sentenza moghtija mill-Onorabbli Qorti fl-24.10.2016, fl-ismijiet Bank of Valletta plc vs

1. International Plastering Company Limited,
2. Sebastiano u Rita Guccione, u
3. Maggi Limited

I-imsemmija Onorabbli Qorti ikkundannat lis-socjeta Maggi Limited sabiex thallas is-somma ta' Euro 256,231.00, flimkien ma' spejjes u imaghaxxijiet. Bhala bilanc minn somma ikbar ghad-debitu tas-socjeta International Plastering Company Limited mas-socjeta esponenti.

1.2

Illi Maggi Limited tippossjedi l-garaxx markat bin-numru 18 fi Triq il-Vittmi tal-Gwerra, Birkirkara, liema garaxx gie akkwistat mill-intimati permezz ta' kuntratt datat 24.4.2002 in atti Nutar Dottor Mario Bugeja.

1.3

Illi fuq l-imsemmi fond gew iskritti ipoteki bin-numri I 10793/2007 u I 10794/2007

1.4

Illi daqstant l-esponenti titlob illi in ezekuzzjoni tal-imsemmija sentenza, l-Onorabbli Qorti tordna l-hrug ta' mandat ta' Qbid ta' Hwejjeg immobbli tal-fond imsemmi, sabiex l-esponenti tottjeni l-hlas tad-debitu lila dovut.

Illi permezz ta' ittra mhux datata mid-Deputat Registratur, l-esponent Perit Anton Valentino gie mgharraf illi gie mahtur bhala espert fl-atti ta' Qbid ta'

Hwejjeg Immobbli sabiex jghamel deskrizzjoni tal-fond indikat fir-rikors, jgbor l-inkartament relattiv mil-15.6.2022 u jipprezenta r-rapport dettaljat sas-16.8.2022.

2. Proceduri

2.1 Korrezzjoni fl-indirizz tal-fond

L-esponent individwa l-fond permezz ta' pjanta fl-inkartament, iffirmata mill-perit David Cilia f'isem il-Bank of Valletta plc u mmarkata fl-inkartament bhala "Dok H", u hawnekk annessa u mmarkata Dok AV1a u Dok AV1b. L-esponent innota illi l-garaxx huwa immarkat mal-koxxa tax-xellug tal-bieb bin-numru 76. L-esponent innota illi il-Gazzetta tal-Gvern numru 20,456 datata 7.8.2020 (copja annessa u mmarkata Dok AVa u Dok AV2b) turi illi Garaxx bla numru f'Triq il-Vittmi tal Gwerra, Birkirkara, gie mghoti n-numru gdid 76. Ma jistax jkun hemm dubbju illi dan il-garaxx huwa dak indikat fir-rikors tas-26.5.2022, ghalix il-garaxx ta' terzi li kien (u ghadu) immarkat bin-numru antik 17 u li issa imbidel f'78 huwa adjacenti mal-fond in kwestjoni; kif ukoll ghalix huwa indikat b'precizjoni fil-pjanta Dok AV1a u b.

L-esponent in oltre gie informat minn Rose Cortis f'isem l-Ufficju Legali tal-Bank of Valletta plc, permezz ta' email datata 7.9.2023, illi l-Bank of Valletta plc applikat lil-Onorabbli Qorti ghal korrezzjoni tan-numru tal-bieb fl-atti fit-28.7.2023, liema applikazzjoni giet milqugha favorabilment.

Ghalhekk ghal-kull buon fini l-esponent jiddikjara illi l-garaxx illi originalment kien indikat bhala nru 18 Triq il-Vittmi tal-Gwerra, Birkirkara huwa illum immarkat bhala nru 76 Triq il-Vittmi tal-Gwerra, Birkirkara.

2.2 L-ewwel Access

L-esponent informa lis-socjeta Maggi Limited, permezz ta' ittra milbghuta kemm bil-posta regolari kif ukoll b' ittra registrata, datati 1.7.2022 u indirizzati lill-indirizz tal-kumpanija cioe' 111/6, Triq Santa Lucia, Valletta, b'kopja lis-socjeta BOV plc, li kein sejjer jispezzjona l-fond fil-11.7.2022 fl-10.30am, u biex tipprovdlu access. Fil-jum u l-hin appuntati hadd ma deher sa nofs-siegha, u ghalhekk l-access ma setax isir. Sussegwentament l-ittra Registrata giet ritornata lill-esponent immarkata bhala "Unclaimed" wara tliet attentati biex tigi konsenjata (fit-2, 11 u 18 ta' Lulju). L-esponent jinnota illi document mahrug mil-Malta Business Registry fil-30.3.2020, li jinstab fil-process, juri illi l-kumpanija Maggi Limited (C29243) giet "struck off" mir-Registru ta' Kumpaniji fit-30.3.2020.

2.3 It-tieni Access

L-esponent avza lil-BOV plc bl-akkadut, u gie mitlub fit-28 ta' Lulju 2022 biex jindirizza l-ittra lil certu Raphael Axiaq bhala direttur ta' Maggi Limited, fl-

indirizz 31 Oakhill Apartments, Triq il-Markiz Scicluna, San Giljan. Dan sar permezz ta' ittra mibghuta b'posta regolari kif ukoll registrata fit-28.7.2022, b'appuntament ghal Access fit 8.8.2022 fl-10.30.

L-ittra Registrata giet imitornata lil-esponent fit-2.8.2022, b'nota mill-pustier illi Raphael Axiaq "passed away 5 years 3 months ago". Kopji tal-envelops li-intbghatu għaz-zewg Accessi huma annessi u mmarkati Dok Av3.

Għal darba ohra, hadd ma deher sa wara nofs siegħa mill-hin tal-Access, u għalhekk it-tieni access ma setax isir.

L-esponent ipprova jcampel numru ta' telephone "mobile" illi hemm fuq il-wicc ta' barra tal-bieb, taht sinjal "For Sale", għal tliet darbiet fi tliet okkazzjonijiet diversi, iżda t-ton kien jindika illi dan in-numru m'għadux jintuza.

2.4 Is-sekwenza ta' avvenimenti li graw wara it-2.8.2022 kien:

Fit-3.8.2022, l-esponent informa lil-BOV plc dwar l-akkadut, u talab biex isir Rikors sabiex jista jsir access fil-fond permezz ta' sgass.

Fit-30.8.2022 il-BOV informat lil-esponent bid-decizjoni illi jsir Rikors sabiex jigu appuntati Kuraturi tal-fond u sabiex ikun jista jsir access permezz ta' sgass.

L-esponent talab lil-BOV permezz ta' emails dwar progress fuq il-hatra ta' Kuraturi f' hames okkazzjonijiet.

Fl-26.9.2022 l-esponent tramite l-avukat Dott Patrick Valentino ipprezenta Rikors (Doc AV4 anness) biex jispjega għaliex ma setax jespleta l-inkarigu fit-terminu mogħti; Dikriet tal-Ororabbli Qorti datat 29.9.2022 estenda l-inkarigu sad-29.11.2022.

Fit-3.10.2022 il-BOV pprezentat Rikors sabiex jinhatru Kuraturi.

Minhabba d-dewmien ta' zmien sabiex jinhatru Kuraturi, l-esponent għal darb' ohra ma setax jespleta l-inkarigu fit-terminu mghoti fid-dikriet tad-29.9.2022.

Fit-30.6.2023, l-esponent gie informat mil-BOV illi Dr Joseph Brincat u PL Jean Pierre Busuttil gew appuntati bhala Kuraturi fis-27.6.2023.

Fit-28.8.2023 l-esponent gie informat mil-BOV b' appuntament għal dhul bi zgass fil-fond fis-27.9.2023 fl-10.30.

3. It-tielet Access u Deskrizzjoni tal-fond

It-tielet access sar kif appuntat fis-27.9.2023 fl-10.30.

Prezenti flimkien ma' l-esponent kien hemm zewg ufficjali tal-BOV, pulizija, zewg marixxalli tal-Qorti u tekniku, illi fetah il-bieb tal-fond wara illi qata l-uniku katnazz illi kien hemm.

Il-fond jikkonsisti f'garaxx fil-livell ta' Triq il-Vittmi tal-Gwerra, Birkirkara, sottostanti erba sulari ta' bini ta' terzi, liema bini huwa accessibbli minn Triq Dun Vincenz Saliba. Ghalekk il-fond jinsab f' "basement level" meta relatat mal-livell ta' Triq Dun Vincenz Saliba.

Il-fond jiffirma parti min kumpless residenzjali imdawwar bit-toroq Triq il-Vittmi tal-Gwerra, Triq Manoel Vilhena, Triq Dun Vincenz Saliba u Triq Tal-Qattus, Birkirkara.

Mappa tar-Registru tal-Artijiet li tidentifika l-fond hija annessa (Dok AV5).

Il garaxx huwa ta' forma rettangolari salvu ghal hajt tan-naha ta' wara tal fond, illi huwa irregolari, u fejn hemm kamra zghira b'tieqa li tghati fuq "shaft" komuni. Il-fond massimu tal-garaxx, imkejjel mill-faccata sac-centru tal-hajt ta' wara, huwa ta' circa 21.4 metri, u l-wisa huwa ta' 6.25 metri mkejjel mic-centri tal hitan jew 6.02 metri dawl. Parti tal-fond huwa milbni taht parti mill-"front garden" tal-propjeta ta' terzi sovrastanti fi Triq Dun Vincenz Saliba.

Il-livell tal-art huwa circa 0.25 metri taht il-livell tal-bankina, u l-ewwel parti tal-art mit-triq il-gewwa tikkonsisti f'rampa interna. Hemm soll ta' circa 15 cms fl-entrata tal-fond. L-gholi medju tas-saqaf huwa ta' circa 3.22 metri, illi jonqos ghal circa 2.97 metri ezatt gewwa mil-bieb. Il-wisa tal-bieb huwa ta' 5.49 metri. Il-"gross floor area" tal-bini, inkluz il-wisa ta' nofs il-hitn tal-appogg, huwa ta' circa 132 metri kwadri.

Pjanta tal-fond hija annessa (Dok AV6).

Ittratti esterni tal-fond huma annessi u mmarkati Dok AV7a, Dok AV7b u Dok AV7c.

Il-fond huwa msaqqaf bi planks tal-konkos "prestressed", l-art hija tal-konkos, u l-hitn u s-saqaf huma mbajdin. Ma hemmx provvista ta' elettriku jew ilma. Il-bieb ta' barra huwa tal-hadid mhux mizbugh, u jikkonsisti f'pannellu li jiltwew. Il-bini jidher illi hiwa f'kondizzjoni strutturali tajba; il-kisi fuq in-naha ta' barra tal-faccata huwa iddeteriorat.

Il-bini jidher illi ilu abbandunat ghal diversi snin.

Meta sar l-access, fil-garaxx kiennhemm diversi oggetti inkluzi sitt vetturi abbandunati, xi bicciet amara, "scaffolding" zarmat, xi tined li jidru mhux uzati, xkejjer ta' materjal tal-kisi, u laned taz-zebgha. Dawn l-oggetti ma gewx ikkunsiderati fil-valutazzjoni tal-fond.

Ittratti interni tal-fond huma annessi u mmarkati Dok AV8a u Dok AV8b.

4. Ir-raba Access

Meta sab il-pjanti mehmuza mal-permess tal-Awtorita tal-Ippjanar (kif deskritti iktar l-quddiem), l-esponent skopra illi kien hemm xi dettalji li ma kienux jaqblu lejn il-parti ta' gewwa tal-fond, u ried jassigura ruhu mid-divergenzi illi kien innota fil-tielet Access.

Ghalhekk gie pprezentat Rikors fl-10 ta' Ottubru 2023, tramite l-avukat Dr Partick Valentino, sabiex l-esponent ikun jista jerga jaccedi fil-fond, u dina t-talba giet milqugha mil-Onorabbli Qorti fit-12 ta' Ottubru.

Dana r-raba Access sar fit-23 ta' Ottubru fl-10 ta' filghodu fil-presenza ta'zewg marixxalli, u l-esponent ikkonferma illi d-divergenzi li kien innota waqt it-tielet access kienu tassew jezistu.

5. Policies u Permessi tal-Ippjanar

5.1 Policies tal-Awtorita' tal-Ippjanar:

Il-fond huwa illokat f'zona illi il-Central Malta Local Plan tiddekrivi bhala "Residential Area" soggetta ghal-Policy CG07 (Mappa BKM 1 annessa u mmarkata Dok AV 9).

Din il-Policy tippermetti l-uzi segwenti:

"The following is a list of acceptable land-uses (new uses, extensions to existing uses, and change of uses) within all frontages located within the RAs.

- i. A mix of Class 1 (Use Classes Order, 1994) terraced residential development as detailed in the DC 2005, Part 3, and in accordance with the specific zoning conditions indicated in the same guidance, unless otherwise stated by a policy in this Local Plan;**
- ii. Class 2 (Use Classes Order, 1994) residential institutions, provided that: • they are of a small scale and do not create adverse impacts on the residential amenity of the area; • Class 2 (a) institutions are located in close proximity to a town or local centre; and, • Class 2 (b) nursing homes and clinics are easily accessible from the arterial and distributor road network.**
- iii. Class 3 (Use Classes Order, 1994) hostels.**
- iv. Class 4 (Use Classes Order, 1994) small shops provided that: • the small shops (of any nature) are not to exceed a total floor area of 50 sqm each, and convenience shops are not to exceed a total floor area of 75 sqm each; • they comply with all the provisions of paras. 1.4.16 to 1.4.18 of the Interim Retail Planning Guidelines (2003); and • they comply with any relevant section of the DC2005 (design, access, amenity, etc.).**
- v. Supermarkets provided that they comply with all the provisions of Policy CG17.**

- vi. vi. Class 5 (Use Classes Order, 1994) offices provided that: • the floorspace does not exceed 75 sqm; • they do not unacceptably exacerbate parking problems in a residential street that already has an acute under provision of parking spaces for residents; and, • they comply with any relevant section of the DC 2005 (design, access, amenity, etc.).
- vii. vii. Classes 7 and 9 (Use Classes Order, 1994) non-residential institutions, swimming bath or pool, skating rink, health club, sauna, sports hall, other indoor or outdoor land based sports or recreation uses not involving motorised vehicles or firearms, and interpretation centres, provided the facility: • is of a small scale and does not create adverse impacts on the residential amenity of the area; • is located on land already occupied by buildings and will replace these buildings provided they are not worthy of retention due to their historic/architectural merit and/or their contribution to the character of the area, unless land is specifically allocated for the facility by this Local Plan; and, • the immediate surroundings of the site are already of a mixed use character. Central Malta Local Plan Approved Plan – July 2006 25
- viii. viii. Class 8 (Use Classes Order, 1994) educational facilities, provided that access and the character of the area are taken into account and are deemed adequate by MEPA to allow the safe and neighbour compatible use of such facilities.
- ix. ix. Class 11 (Use Classes Order, 1994) business and light industry provided that: • The gross floor area of the premises does not exceed 50 sqm (including storage of materials and/or finished products); • The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply; • The activity conducted within the premises does not entail extensive and/or prolonged use of percussion hand tools (eg. hammers, mallets etc); • The activity employs less than 5 people; and • The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products. Examples of acceptable uses considered by MEPA include tailor, cobbler, lace making and computer and electronic repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing, spray painting and bakery.
- x. x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.”

Il-Mappa BKM4 tippermetti gholi ta' bini ta' 3 sulari u semi-basement ghal-blokka in kwistjoni, liema gholi huwa interpretat mid-Dokument DC15 tal-Awtorita ta' Ippjanar illi huwa ekwivalenti ghal massimu ta' 17.5 metri miil-livell tat-triq. F'dana il-kaz, peress illi l-livell tat-Triq Dun Vincenz Saliba huwa gholi mil- f'livell gholi ta' Triq il-Vittmi tal-Gwerra, l-gholi massimu jitkejjel min Triq Dun Vincenz Saliba.

L-esponent jinnota illi diversi garaxxijiet simili fl-istess blokka u vicin tal-fond in kwistjoni huma uzati bhala mhazen, izda ma setax isib permessi tal-Awtorita tal-Ippjanar illi jkopru dan il-kambjament fl-uzu minn garaxxijiet immarkati fil-permess ghal mhazen.

5.2 Permessi tal-bini mahruqa mill-Awtorita' tal-Ippjanar:

Il-kumplex illi jifforma parti minnu l-fond ibena wara il-hrug tal-permess mill-Awtorita tal-Ippjanar bin-numru PA 252/91, li kien ghal "Erection of 97 garages on 3 levels, and overtying 21 three storey houses and 2 maisonettes and 22 washrooms", liema permess inhareg fil-19.7.1993.

Kopja tal-permess u ta xi pjanti approvati rilevanti huma annessi u mmarkati Dok AV10a, Dok Av10b u Dok AV10c.

L-esponent jirileva illi fil-"file" tal-Awtorita tal-Ippjanar ma kienx hemm "Site Plan" li tindika is-sit tal-permess. Izda ma hemm l-ebda dubju illi dan il-"file" jirreferi ghas-sit kopert minn PA 252/91, ghalix:
In-numru tal-permess huwa indikat fil-"plotting" tal-"Mapserver" tal-Awtorita; il-faccati tal-binja kif mhurija fuq Dok AV10c jixbhu l-faccati tal-blokka kif jezistu; u
Ir-Rapport u deskrizzjoni ta-"Case Officer" tal-Awtorita tal-Ippjanar fil-kaz ta' applicazzjonijiet PA 2690/20 u PA 1362/23, illi jikkoncernaw alterazzjonijiet go fondi diversi tal-istess blokka, jghid car illi l-blokka shiha hija koperta minn PA 252/91.

L-esponent jirileva wkoll illi id-diversi pjanti annessi mal-permess fil-"file" tal-Awtorita ma jghatux in-numru tal-garaxx indikat fuq kull pjanta, u ghalhekk ma huwiex possibbli li wiehed jindividwa il-pjanta tal-fond in kwistjoni, u illi jidher li hafna mill-pjanti huma nieqsa. Id-pjanta immarkata Dok Av10b ghalhekk ma tirreferix ghal-fond in kwistjoni, izda tidher illi turi il-pjanta ta' garaxx tipiku fil-blokka.

L-esponent jirileva ukoll illi l-ebda mill-pjanti fil-"file" ma jindikaw skala impingija, u ghalhekk il-qisien tal-garaxx kif approvati ma jistawx jigu stabbiliti.

L-esponent ma ghandu l-ebda dubju illi l-garaxx li huwa s-suggett ta' dina r-relazzjoni huwa mibni skond ir-regolamenti generati tal-Awtorita, izda huwa tal-opinjoni illi sabiex dan ikun kopert minn permess validu, jehtieg illi ssir applicazzjoni ghal "Sanctioning" illi permezz taggha l-sit preciz u l-forma u l-qisien tal-garaxx kif mibni jigu approvati.

6. Cnus

L-esponent ma sab l-ebda evidenza ta' cens fuq il-propjeta.

7. Valuazzjoni

Wara illi ikkonsidera il-lokazzjoni tal-fond, l-użu prezenti u permess, id-daqg u t-taqqsim kif ukoll il-kondizzjoni tiegħu, u n-nuqqas ta' pjanti tal-Awtorità tal-Ippjanar għal-fond partikolari, l-esponent huwa tal-opinjoni illi l-valur tal-Garaxx immarkat bin-numru 76 (għa' 18), Triq il-Vittmi tal-Gwerra, Birkirkara, huwa stamat illi huwa ta' **Eur 288.000 (mtejn u tmienja u tmenin elf ewro)**.

Tant għandu l-unur li jissottometti għal-konsiderazzjoni tal-Onorabbli Qorti.

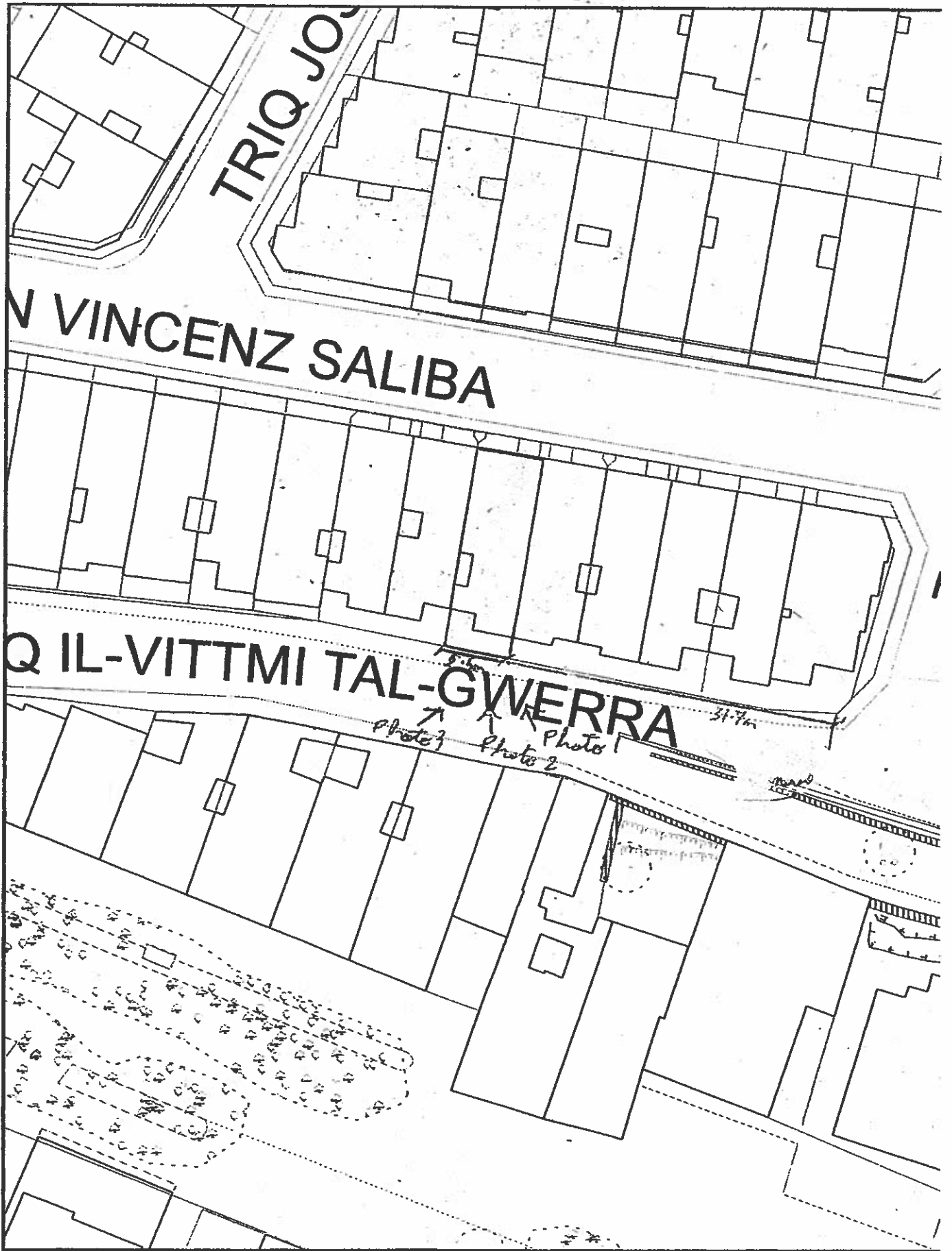
Anton Valentino
BA(Arch) BArch(Hons) MSc RIBA A&CE

23.10.2023

Ilum <u>15 ta' Dicembru '23</u>
Dehor il-Perit Legali / Tekniku: <u>Anton Valentino</u>
Li wara li ddikjara li thallas l-ammont illu dovut, helef/halfet li qeda/qdlet fedelment u onestament l-inkarigu mogħti illu/ha.
 Deputat Registratur

Ilum 30 OCT 2023
Ippreżentata mill Perit Anton Valentino
bla dok/b ghaxar dokumenti
(10)

Marija Bugeja
Deputat Registratur
Qorti tal-Guslizzja - Malta



0
10
20
30
40
50m
Sc 1:500

Not for land registry purposes
Scale 1:500

0 10 20 30 40 50m

Isem/Numru Qadim <i>Name/Old Number</i>	Numru Ġdid <i>New Number</i>	Isem/Numru Qadim <i>Name/Old Number</i>	Numru Ġdid <i>New Number</i>
		33	60
		34, St Michael	62
		35	64
		36	66

2. TRIQ IL-VITMI TAL-GWERRA

In-naħa tax-xellug meta tidhol minn
Triq iż-Żerniq

Left side entering from Triq iż-Żerniq

In-naħa tal-lemin meta tidhol minn
Triq iż-Żerniq

Right side entering from Triq iż-Żerniq

Isem/Numru Qadim <i>Name/Old Number</i>	Numru Ġdid <i>New Number</i>	Isem/Numru Qadim <i>Name/Old Number</i>	Numru Ġdid <i>New Number</i>
Styx (Flettijiet)	1	Jan	2
Bieb bla numru	3	Ipanema (Flettijiet)	4
Bieb bla numru (Dar)	5	Jade	6
Valley View Court	7	Dahla għall-garaxxijiet	8
Garaxx	9	Sit bla bini	10
Sun Valley Court	11	Sit bla bini	12
Garaxx	13	8, Ave Maria	14
Multi Risk (Uffiċċju)	15	Garaxx	16
Bieb bla numru	17	12, Carina	18
Sub-station	19	Garaxx	20
Bieb bla numru	21	Sit bla bini	22
Garaxx	23	Sit bla bini	24
Uffiċċju	25	Garaxx	26
Garaxx	27	22	28
Praxis Group, Chircop Bldg (Uffiċċju)	29	24 (Flettijiet)	30
Bieb bla numru	31	26	32
Garaxx	33	26A, Midas Management (Uffiċċju)	34
Bieb bla numru	35	Garaxx	36
Sit bla bini	37	Aurora	38
Sit bla bini	39	32, Le Mirage	40
Sit bla bini	41	Garaxx	42
Sit bla bini	43	Garaxx	44
Garaxx	45	Cherry Blossom	46
Charles Flats / Mary Flats	47	40, Ardisia	48
Doremi (Child Care Centre)	49	Garaxx	50
Doremi (Child Care Centre)	51	50, Redentur	52
Charles Building (Flettijiet)	53	Garaxx	54
Sit bla bini	55	48, Harmony	56
Sit bla bini	57	44	58
Garaxx	59	Garaxx	60
Omega Service Centre (Hanut)	61	High View	62
A-Z Electronics (Garaxx)	63	56 (Garaxx)	64
Valley Towers (Uffiċċju)	65	58 (Garaxx)	66
Garaxx	67	60 (Garaxx)	68
Bieb bla numru	69	62 (Garaxx)	70

Dok AV2 b

Isem/Numru Qadim Name/Old Number	Numru Ġdid New Number	Isem/Numru Qadim Name/Old Number	Numru Ġdid New Number
Sit bla bini	71	Garaxx	72
Sit bla bini	73	Garaxx	74
Warda Mistika	75	Garaxx	76
Garaxx	77	17 (Garaxx)	78
Garaxx	79	Garaxx	80
Moseley House	81	15 (Garaxx)	82
Manuela Flats	83	Garaxx	84
Clayton	85	Garaxx	86
		Garaxx	88
		11 (Garaxx)	90
		Garaxx	92
		9 (Garaxx)	94
		Garaxx	96
		Garaxx	98
		Garaxx	100
		Garaxx	102
		4 (Garaxx)	104
		3 (Garaxx)	106
		Garaxx	108
		Garaxx	110

Is-7 ta' Awwissu, 2020

7th August, 2020

Nru. 909

No. 909

NUMRI ĠODDA TA' BIBIEN F'BIRKIRKARA**NUMBERING OF DOORS AT BIRKIRKARA****Emendi****Amendments**

B'RIFERENZA għan-Notifikazzjoni tal-Gvern Nru. 231, tal-20 ta' Marzu, 2000, taft it-titlu 'Numri godda ta' bibien f'Birkirkara', għandhom isiru dawn l-emendi kif indikati b'tipi grassj.

WITH reference to Government Notice No. 231, dated 20th March, 2000, under the title 'Renumbering of doors at Birkirkara', the following amendments in bold should be made.

BIRKIRKARA**76. TRIQ IŻ-ŻERNIQ**

In-naha tax-xellug meta tidhol minn
Triq Mro. Giuseppe Camilleri

In-naha tal-lemin meta tidhol minn
Triq Mro. Giuseppe Camilleri

*Left side entering from Triq Mro. Giuseppe Camilleri**Right side entering from Triq Mro. Giuseppe Camilleri*

Isem/Numru Qadim Name/Old Number	Numru ġdid New Number
88	53
Sit bla bini	55-73
Adonai	75

Isem/Numru Qadim Name/Old Number	Numru ġdid New Number
Garaxx	50
Acushla	52
Garaxx	54
Garaxx	56
Marvin House	58
Garaxx	60

għandhom jinqraw
should read

Dok AV 3

Informed legal office
20.7.2022 **217**

683655 NA
9.10
2/7/22
W

MAGGI LIMITED
111/6 Trig Santa Lucia

MALETTA

WE REGRET THIS REMAIN UNDELIVERED
FOR REASONS STATED BELOW

- Unknown / Inconnu
- Gone away / Dèminagè
- Insufficient address / Adresse insuffisante
- Refused / Refuse
- Unclaimed / Non Riciamè

SIGNATURE

[Signature]

DATE

18/7/22

FN 14/7
19/7

€ 2.87

LOCAL

Weight 0.040 Kg

Subnet
ACH435
SIN080805291
SIN081505768
18.11.18.85

ed3ae40655940c0801a48e7b1770bf5b

216

Mr. Raphael Axiag
31 Oakhill Apartments
Markiz Scicluna Street
ST. JULIANS

1/8/22

Be
Passed away
5 years 3 months ago.

9 JUL 2022

LOCAL

Weight 0.020 Kg

Subnet
ACH437
SIN0808014698
SIN081082468
18.11.18.85

9ddeb5e7b1fae792e2dfe08212151059

Fil-Prim Awla tal-Qorti Ċivili

**Fl-atti tas-Subbasta
Nru: 32/22**

Bank of Valletta plc.

Vs

Maggi Ltd.

Nota tal-Perit Arkitett Anton Valentino.

Jesponi bir-rispett:

ILLI peremzz tal-presenti jgħib is-segwenti fatti a formali konjizzjoni ta' din l-Onorabbli Qorti:

1. ILLI permezz ta' komunikazzjoni mhux datata huwa gie mgharraf mid-deputat ta' din l-Onorabbli Qorti li inhatar bhala espert fil-proċeduri fl-ismijiet premessi. Dana in relazzjoni ma fond ossija *garage* bin-numru 18 fi Triq il-Vittmi tal-Gwerra B' Kara.
2. ILLI l-esponent inghata terminu sas-16 ta' Awwissu 2022 sabiex jespleta l-inkarigu lilu moghti.
3. ILLI minn indaġini prelliminari li għamel l-esponenti irrizultalu li l-propjerja fuq imsemmija giet renumerata u prezenzjalment hija enumerata 76.
4. ILLI in adempjiment ma l-inkarigu lilu moghti l-esponenti bagħat komunikazzjoni kemm reġistrata kif ukoll bil-posta normali datata 1 ta' Lulju 2022 kemm lill-Bank, kif ukoll lis-soċjeta' Maggi Ltd., fl-indirizz reġistrat 111/6 Triq Sta Lucija l-Belt Valletta li kien beħsiebu iżomm aċċess fil-11 ta' Lulju 2022.
5. ILLI fil-ġurnata msemmija hadd mill-partijiet ma tfaċċa għall-aċċess u għalhekk dan ma setax isir.
6. ILLI sussegwentment l-ittri reġistrati mibghuta lis-soċjeta Maggi Ltd gew ritornati lill-esponenti bhala *unclaimed*.
7. ILLI fit-28 ta' Lulju 2022, il-Bank informa lill-esponenti li għandu jikkomunika mad-direttur tas-soċjeta ċertu Raphael Axiaq fl-indirizz 31 Oakhill Apartments Triq il-Markis Scicluna San Ġiljan.
8. ILLI l-esponenti bghat komunikazzjoni reġistrata kif dirett datata 28 ta' Lulju 2022 jinforma li kien ser jinżamm aċċess ieħor nahar it-8 ta' Awwissu 2022.
9. ILLI fil-ġurnata ffixxata hadd ma attenda għall-aċċess u għalhekk dana ma setax isir.
10. ILLI sussegwentment l-esponenti rċieva l-komunikazzjoni reġistrata minnu mibghuta lura b' notament *passed away 5 years 3 monts ago*.
11. ILLI l-esponenti nforma b' dan lill-Bank u ssuġġerixxa li jiġi ntavolat rikors fejn jintalab li jingħata aċċess tal-fond *de quo* billi din l-Onorabbli Qorti tawtorizza sgass ta' l-istess.
12. ILLI l-esponenti gie nformat minn uffiċjal tal-bank ċertu Rose Cortis li dan ma setax isir qabel ma jinhatru l-kuraturi.
13. ILLI għalhekk l-esponenti ma jistax f' dana l-istadju jespleta l-inkarigu lilu moghti u qieghed iressaq din in-nota għal kull boun fini sabiex jispjega r-raġuni tad-dewmien.

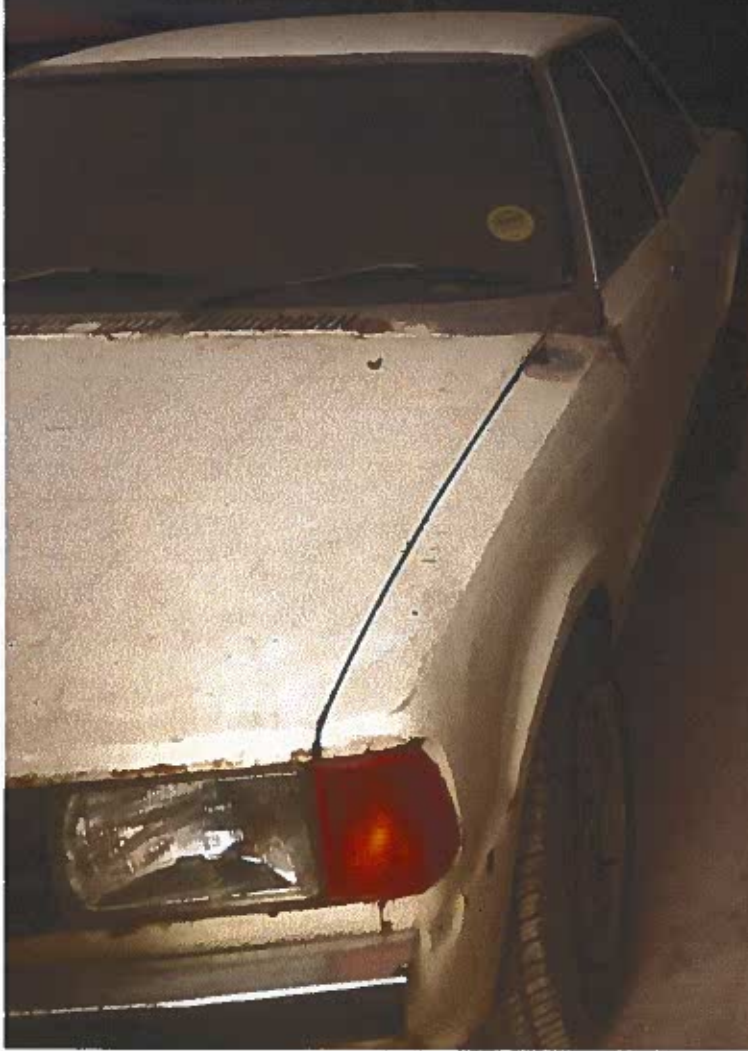
Avv Patrick Valentino

PL Nadine Farrugia

Dok 4V8a




Dok AVB6



CENTRAL MALTA LOCAL PLAN

L-Avtorità' ta' Malta Dwar l-ambjent u l-ippjanar
Main Environment & Planning Authority



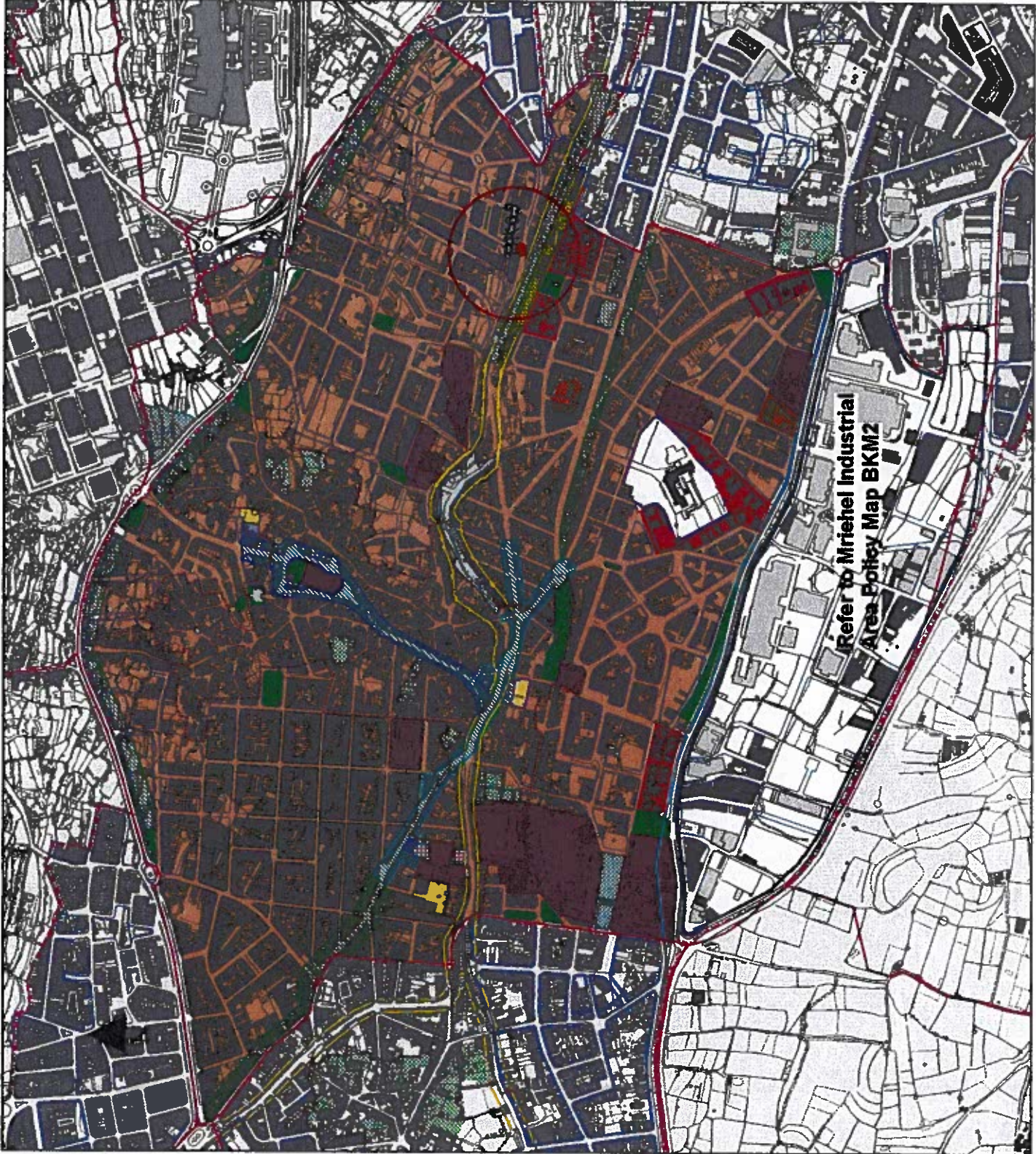
Key

- Local Council Boundary
- Limit to Development (TPS)
- Urban Conservation Area CG09
- Retain Existing Use with extensions to institutions
- Residential Areas CG07
- Residential Priority Area CG08
- Old People's Home BK02
- Green Areas CG16
- Valley Watercourse - no development area CG30
- Boundary marking approximate limit of zone which is prone to flood risk CG30
- Wignacourt Aqueduct
- Primary Town Centre CG12
- Local Centres CG13
- Civic Centre BK01
- Commercial Area CG14, BK05
- Commercial Area below upper street level, and residential priority area above upper street level CG14
- Rezoning to Primary Town Centre uses BK03
- Spots CG18
- Mriehel Industrial Area BK04
- CPPS Car Parks BK06
- Car Parks
- Villa Area identified for possible rezoning to Residential Area subject to Policy CG06
- Town Centre uses at ground floor only and residential units above
- Open Space Enclaves CG09

Birkirkara Area Policy Map

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

INDICATIVE ONLY
Not to be used for direct interpretation or for the interpretation of grant alignments.
See Maps - LMS Survey Sheet
Copyright Mapping Unit, Main Environment & Planning Authority



Dok AV10 a
Ohj

Awtoritá ta' L-Ippjanar
St. Francis Ravelin
P.O. Box 200
Valletta CMR 01
Tel: 240976
Fax: 240978

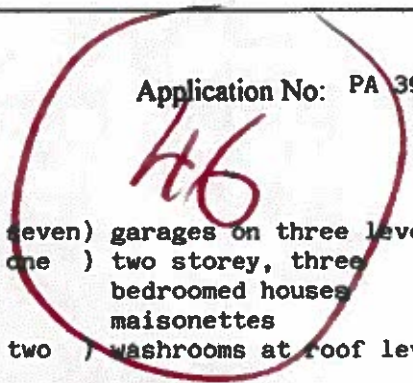
**AWTORITÁ TA' L-IPPJANAR
PLANNING AUTHORITY**

To Mr J Borg
2, P.P. Castagna Street,
Balzan.

Application No: PA 3958/93/252/91

Location B'Kara.

Proposal
Erection of : 97 (ninety seven) garages on three levels &
overlying : 21 (twenty one) two storey, three
bedroomed houses &
2 (two) maisonettes &
22 (twenty two) washrooms at roof level.



**DEVELOPMENT PLANNING ACT 1992 SECTION 33
DEVELOPMENT PERMISSION**

The Planning Authority, following the decision taken by the Development Control Commission at meeting No. 46 held on 19.07.93 hereby grants permission to carry out the development described above and in the application dated 28.01.91 received on _____ and in accordance with the plans submitted PA 252/91/43A/43B/43C/43D/43E/43F/43G/43H/43I

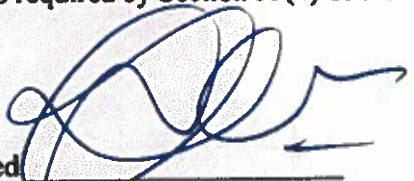
with the application, or as amended and subject to the following conditions

General conditions (A) on form DC 1/88 and other conditions as applicable namely : (B) Conditions for underlying basements and garages. (C) Conditions for internal garages. Apertures and balconies should not be in gold, silver or bronze aluminium. Height of building should not exceed two (2) floor plus underlying basement on new street and three (3) floors and two (2) setback 1.5 mtrs along Ta' Paris. In case where a setback is permitted, the applicant is to construct an extra skin to the third party wall at his own expenses maintaining same features as per front elevation. All garage doors are painted. Apertures and balcony railings are in black aluminium.

1. The development hereby permitted shall commence within 12 months of the date of this permission, that is by 6.08.94

Reasons for Conditions

1. As required by Section 33(4) of the Development Planning Act 1992

Signed 
C.J. Scerri

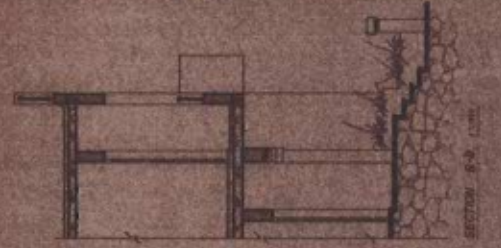
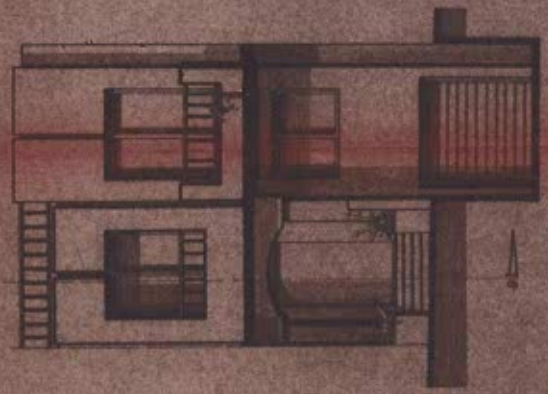
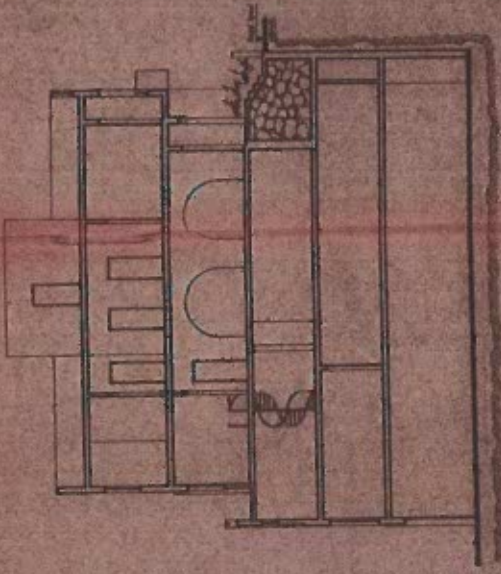
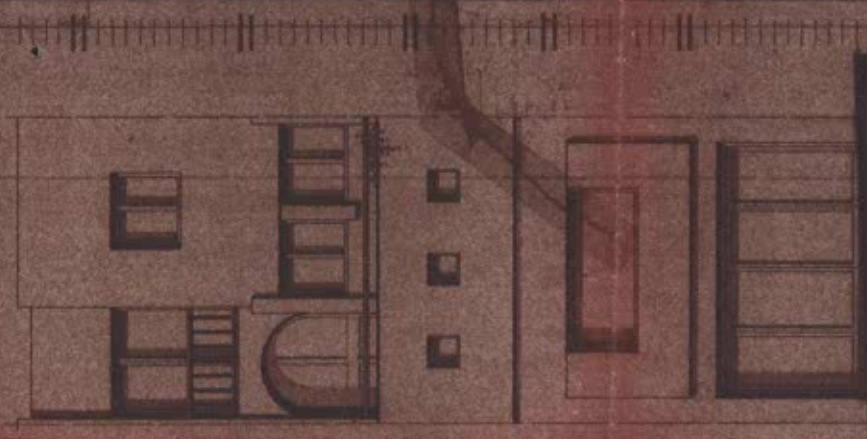
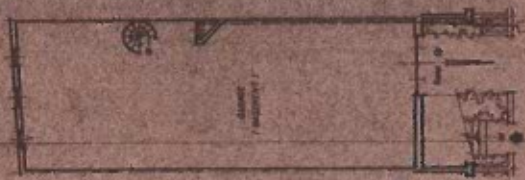
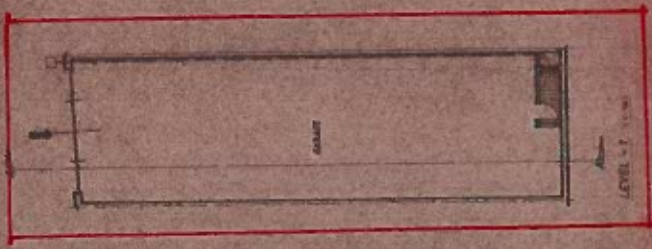
Date 6.08.93

Acting Secretary
Development Control Commission

NOTES TO APPLICANTS

- 1) Permission expires within two years from date of this permit.
- 2) This permit is granted saving third party rights;
- 3) This permit does not dispense the grantee from obtaining from any Department or Authority a permit, license or any other permission required by any law or regulation, in force from time to time, in respect of the construction, reconstruction, repair or alteration of a building or of acquiring materials for such work.

na



Design: Gresh, Design & Partners
Architects & Civil Engineers

SEALING PLACE
Date: 10/10/2008

PLANS
Architect: G. Gresh

PLANS, ELEVATIONS and SECTIONS	
Project:	...
Client:	...
Location:	...
Scale:	...
Author:	...
Checker:	...
Approver:	...

VAT EXEMPT STATUS

MINISTERU GHALL-FINANZI



MINISTRY FOR FINANCE

Dipartiment tal-VAT

Value Added Tax Department

21st November 2017

Mr Anton Valentino
31,
Triq il-Madliena
Madliena/Swieqi

VAT No: 2088-6829

Dear Sir/Madam,

I would like to inform you that your request to exit the refund scheme has been acceded to with effect from 1st Oct 17. Thus your next tax period will cover from 01/10/17 to 31/12/17 with the due date on 15/03/18.

Subsequently you will receive your vat return every twelve months thereafter.

Nace Code: 6311:- Data processing, hosting and related activities

Threshold: €14,000

Please note that VAT fiscal receipts books can be ordered as below:

- On the Department's website - www.vat@gov.mt (On line service)
- From Intercomp Marsa – Tel - 22916600

Yours sincerely,



**.Marthese Axiaq
F/Commissioner for Revenue**



Ministeru għall-Finanzi
Ministry for Finance

Dipartiment tat-Taxxa fuq il-Valur Miżjud
Department of Value Added Tax

Ċertifikat tar-Registrazzjoni tat-Taxxa fuq il-Valur Miżjud
Certificate of Value Added Tax Registration

Niċcertifika li
It is hereby certified that

Anton Valentino

gie registrat għall-ghanijiet tal-Artikolu 11 tal-Att tal-1998 dwar it-Taxxa fuq il-Valur Miżjud
has been registered in terms of the provisions of Article 11 of the Value Added Tax Act 1998

b'effett minn
with effect from

01/10/2017

Indirizz tan-Negozju
Business Address

31
Triq il- Madliena
Madliena / Swieqi SWQ 1014

Nru tar-Registrazzjoni
Registration No.

2088-6829

Kummissarju tat-Taxxi
Commissioner for Revenue

Data **21/11/2017**
Date

Nota - Dan iċ-ċertifikat għandu jintwera lil kull uffiċjal awtorizzat
Note - This certificate must be shown on demand to authorised personnel

EXPENSES

Land Registration Agency

Total Expenses :
€ 68.91

Anton Valentino

31

Madliena Road

Swieqi

SWQ 1014

Malta

Cash Sale

27/09/2023

321253E

No of Copies

1

Fee Per Site Plan

€6.00

Total

€6.00

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

Tel: +356 21239777, 25904700

Email: enquirieslandregistry@gov.mt

www.landregistryplans.gov.mt



PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta
www.pa.org.mt

Tel: (+356) 2290 0000
VAT No: MT 1281-6708

customercare@pa.org.mt
Exemption No: EXO 1188

Cash Sale

Name: Perit Anton Valentino

Cash Sale Number: 480771-3630-9

Address:

Date: 19 October 2023

VAT No:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Pre-1993 Search PB00252/91	1	€11.65	€11.65	€0.00	0
Copy of plans PB252/91	1	€11.65	€11.65	€0.00	0

Payment Details:

Internet Payment - 2023-10-19-0003

Cash Sale Status:

Settled

Total NET:	€23.30
Total VAT:	€0.00
Total:	€23.30

Drawn up by

Elisabetta Festari

Receipt is not valid if payment is dishonoured.



PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta
www.pa.org.mt

Tel: (+356) 2290 0000
VAT No: MT 1281-6708

customercare@pa.org.mt
Exemption No: EXO 1188

Cash Sale

Name: Anton Valentino

Cash Sale Number: 459094-6953-9

Address:

Date: 04 October 2023

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit	1	€4.66	€4.66	€0.00	0
Copy of plans	3	€11.65	€34.95	€0.00	0

Payment Details:

Internet Payment - 2023-10-03-0024

Cash Sale Status:

Settled

Total NET: €39.61
Total VAT: €0.00
Total: €39.61

Drawn up by
Lianne Schembri

Receipt is not valid if payment is dishonoured.

Att Numru: 289

Illum, erbgha u ghoxrin (24) ta' April, tas-sena elfejn u tnejn (2002).

Bejgh

Quddiemi, Nutar Dottor Mario Bugeja, dehru personalment wara li verifikajt l-identita tal-partijiet minn dokumenti ufficjali hawn taht indikati :

Ins. 7718/2002
(24.05.2002)

Minn naha l-wahda, Joseph Borg, company director, bin Alfred u Concetta nee Camilleri, imwielel Birkirkara u residenti Balzan, karta ta' identita numru 254453 (M), u Alfred Borg, company director, bin Carmelo u Giovanna nee Muscat, imwielel Birkirkara u residenti Balzan, karta ta' identita numru 536131 (M), li qed jidhru fuq d ana l-att ghan-nom u fl-interess tas-socjeta Lode Limited, debitament awtorizzati maghrufa bhala l-venditur.

I. 7629/2002
(Garanzija)

Minn naha l-ohra, Raphael sive Ralph Ascjak, company director, bin Wilfred u Marion nee Manfre', mwielel Floriana u residenti Nadur, Ghawdex, karta ta' identita numru 319660 (M), li qed jidher ghan-nom tas-socjeta Maggi Limited, debitament awtoirzzat, maghruf bhala l-kumpratur.

Ins. 6003/2007
(03.04.2007)
(Korrezzjoni)

U bis-sahha ta' dana l-att, il-venditur qed ibiegh jassenja u jittrasferixxi lill-kumpratur li jaccetta, jixtri u jakkwista l-garage markat bin-numru tmintax (18) delineat bl-ahmar fuq il-pjanta annessa markata dokument "X", fi Triq il-Vittmi tal-Gwerra, Birkirkara, formanti parti minn kumpless ta' garages, sottopost ghal beni tal-venditur, bil-komunjoni tal-katusi mall-fondi sovrapposti, mill-bqija liberu u frank, bid-drittijiet u l-pertinenzi tieghu kollha, fl-istat li hu llum, kif rah u accettah il-kumpratur, konfinanti mill-irjeh kollha ma beni tal-venditur jew l-aventi kawza tieghu, gebel u saqaf, u ezenti minn kull hlas ta' cens, kif soggett u jgawdi s-servitujiet ezistenti u naxxenti mill-posizzjoni tieghu.

Dan il-bejgh qed isir u jigi accettat bil-pattijiet u kondizzjonijiet li gejgin:-

1. Versu l-prezz ta' ghaxart elef lira maltin (Lm10,000) liema somma l-kumpratur qed ihallas prezentament lill-venditur li qed jaccetta u jhalli d-debita ricevuta.

2. Il-venditur qed jiggarrantixxi l-pacifiku pussess skond il-ligi b'ipoteca generali a favur il-kumpratur li jaccet

3. Il-fond trasferit hu hieles minn kull inkwilinat u bil-vacant possession.

4. Il-fond trasferit hu liberu minn kull privilegg, ipoteka jew charge.

5. Il-kumpratur la jhallas u lanqas jithallas ta' appoggi.

6. Road, drainage u asphaltting contributions huma mhallsa u l-garage hu mibni bil-permessi kollha rikjesti mill-ligi.

7. Soggett ghal kondizzjonijiet indikati fid-dokument "Z" hawn anness.

8. Il-faccata tinzamm uniformi mall-blokk.

Ghall-fini tal-att dwar il-hlas tat-Taxxa tad-Dokumenti u Trasferimenti, tas-sena elf disa' mija u tlieta u disghin (1993) qed jigi ddikjarat li l-venditur xtara l-art li fuq parti minnha hu bena l-fond in vendita b'att ippubblikat fl-atti tan-Nutar Dottor Joseph Spiteri tal-wiehed u ghoxrin ta' Marzu tas-sena elf disa' mija u wiehed u disghin (21.3.1991), kif sussegwentament ikorregut b'zewg atti separati tan-Nutar Dottor Joseph Spiteri, wiehed tat-tnejn ta' Mejju, elf disa' mija u wiehed u disghin (2.5.1991) u l-iehor fis-sebgha ta' Mejju, elf disa' mija u tnejn u disghin (7.5.1992).

Ghall-fini tal-boll "ad valorem" qed jigi ddikjarat li l-boll relattiv jammonta ghal hames mitt lira maltin (Lm500).

It-Taxxa Provisorja tammonta ghal seba' mitt lira maltin (Lm700).

Dana l-att gie maghmul, moqri u ppubblikat wara d-debita cercjorazjoni skond il-ligi, f'Polidano Brothers Limited, Triq Hal-Farrug, Luqa, bla numru, f'Malta.

Firmati

Joseph Borg
Alfred Borg
Raphael Ascjak

MARIO BUGEJA
NUTAR PUBBLIKU TA' MALTA

Vera kopja tal-original.

Illum, 3 ta' April, 2007

DR MARIO BUGEJA LL.D.
2 ASSOCIATES
ZURR FOMALTA
665 30 38435.0

Not. Dr. Mario Bugeja LL.D.

Dokument 'Z':

Kundizzjonijiet restrittivi:

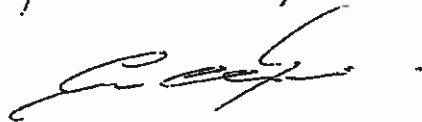
i. Hu projbit li l-mahzen/garage jintuza għall-'spray painting', 'panel beating', hanut ta' mekkanik u attivitajiet simili.

ii. Kwalunkwe forma ta' tisjir hu projbit fil-mahzen-garage.

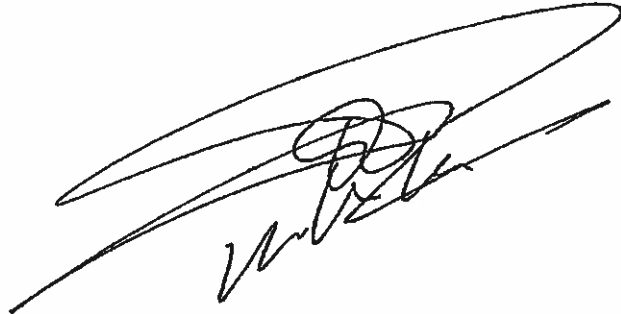
iii. Hu assolutament projbit li jinzammu animali fil-mahzen/garage jew jigi mahzun kwalunkwe likwidu jew gas perikoluż.



 Alfred Bony







y of the
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y rural

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