

Prim' Awla tal-Qorti Civili

VALUTAZZJONI TAL-FOND
Fil-Atti Tas-Subbasta Nru. 36/22



Rosario Cortis (KI 932148M)
Vs
Patrick Grech (KI 149872M) u Helen Attard (KI 345373M)

Perit Elaine Genovese
Perit Tekniku Tal-Qorti
A.&C.E., B.E&A (Hons.)

Data: 19.09.2022

Illum:	19.09.2022
Il-Fond:	Appartament Nru 2, Sular Nru. 1, Poppy Court , Triq Francesco Saverio Caruana, Birkirkara.
Sid/Sidien:	Patrick Grech (KI 149872M) u Helen Attard (KI 345373M)
Data tal-ispezzjoni:	01/09/2022
Referenza:	Kuntratt ta' bejgh, Att Numru 177, tan-Nutar Dottor Bartolomeo Micallef 24.09.2020, (I/18824/2020).

Deskrizzjoni

Il-proprjeta' imsemmija hawn fuq tikkonsisti f'dan li gej:

- 1) Appartament, minghajn l-arja tiegħu, internament immarkat bin-numru tnejn (2), liema appartament jinsab fuq il-lemin meta wieħed iħares lejn il-kumpless minn Triq Francesco Saverio Caruana, fl-ewwel livell sottostanti u sovrastanti proprjeta' ta' terzi. L-appartament għandu żewġ kmamar tas-sodda b' "footprint" ta' ċirka 104 metru kwardu (inklużi l-ħitan u btieħi/terrazzin). L-appartament għandu area interna ta' ċirka 91 metru kwardu (eskluzi l-ħitan u btieħi/terrazzini).

L-appartament jinsab f' 'Level 1' kif indikat fil-permess tal-bini PA 5684/07 Il-proprjeta tiffirma parti minn blokka ta' ħames appartamenti (inkluż l-appartament inkwistjoni).

L-appartament huwa "finished" u jinkludi aperturi interni u esterni, madum u kmamar tal-banju. L-għoli intern tal-proprjeta' huwa skont il-ligi tas-sanita'

Skeda tal-ispazji fuq kull livell:

Livell	Usa	Metraġġ Intern	Metraġġ Estern
0	Intrata komuni	19.3 sq.m	0
1	Taraġ u tromba komuni	12.6 sq.m	0
1	Residenziali	91 sq.m	13
2	Taraġ u tromba komuni	12.6 sq.m	0
3	Taraġ u tromba komuni	12.6 sq.m	0
4	Lift komuni	1.5 sq.m	0

Skeda tal-ispazji interni u esterni:

Spazji Interni		Spazji Esterni	
Salott, Kamra tal-ikel/kcina	1	Bitha ta' quddiem	1
Kamra tas-sodda doppja	1	Terrazzin ta' wara	1
Kamra tas-sodda	1	Bitha interna	1
Kamra tal-banju 'ensuite'	1		
Kamra tal-banju	1		
Kamra tal-banju 'ensuite'	1		

L-imsemmi appartament jinsab indikat fuq is-Site plan tal-Aġenzija Għar-Registrazzjoni tal-Artijiet annessa u mmarkata DOK 1.

Il-pjanti tal-appartament huma annessi u mmarkati DOK 2.

Permess tal-bini

Skont ricerka li saret fl-arkivji tal-Awtorita' tal-Ippjanar, instabu dawn il-permessi rilevanti fuq il-proprjeta' inkwistjoni:

Case Number :	PA 2980/06
Location :	177, 179, Triq F.S. Caruana, Birkirkara
Description of works :	To demolish existing dwelling/garage. To erect ground floor garages, 4 overlying apartments and 1 penthouse.
Case Number :	PA 5684/07
Location :	177, 179, Triq F.S. Caruana, Birkirkara
Description of works :	Amended application P.A.2980/06, to carry out internal and external alterations to approved residential block.

Il- bitha ta' wara għandha għatta li mhix skont il permess. Il-bqija tal-proprjeta' tidher li tikkonforma mal-permess tal-bini,

Din l-irregolarita' tista' faċilment tiġi risolta minħabba li hija struttura hafifa. L-ispiza sabiex isir dan ix-xogħol hija stmata li tiswa madwar €800. Din l-ispiza ittiehdet in kunsiderazzjoni fl-istima tal-valur tal-proprjeta'.

Il-permess tal-bini PA 5684/07 huwa anness u mmarkat DOK 3.

Kundizzjoni tal-Fond

Struttura: Il-proprjeta għandha hitan "loadbearing" tal-ġebel u soqfa/kolonni/travi tal-konkos rinfurzat. L-istruttura tal-proprjeta' tidher li hija f'kundizzjoni tajba.

Finituri: L-appartament għandu finituri (finishes and fittings) ta' kwalita medja. Dawn jinkludu: Aperturi double glazed, suffett, madum, kmamar tal-banju u kcina.

Servizzi: Sistemi ta' dranaġġ, dawl u ilma huma installati fl-appartament. Hemm ukoll sistema ta' "Air Conditioning" fil-kmamar principali. B'kollox hemm 3 "units".

Difetti: Ġew innotati is-segwenti difetti fl-appartament:

- Fili miftuħa fil-madum u sinjali ta' ħsara mill-ilma "water damage" fil-ħitan tat-terrazzin ta' wara'
- Konsenturi zgħar (hairline) fil-ħitan ta' bejn il-kċina u l-kuritur, u fil-bitħa interna.
- Umdita' fis-saqaf tal-kamra tal-ikel u tal-kċina.
- Umdita' fis-saqaf tal-kamra tas-sodda ż-żgħira.
- Difetti li jikkonsistu fi xquq zgħar fis-saqaf tal-kamra ta l-ikel u tal-kċina.
- Umdita' fil-ħajt tal-kuritur.
- Difetti fis-saqaf tal-gibs tal-kamra tal-banju.

'Policies' tal-Ippjanar

Il-proprjeta' tinsab fil-konfini taż-żona ta' żvilupp tas-'Central Malta Local Plan'.

Il-Pjanta Numru CG 07 tas-Central Malta Local Plan tindika li l-proprjeta* tinsab f'żona li hija klassifikata bhala "Residential Area" u għandha "Height Limitation" ta' 3 (tliet) sulari mingħajr semi-basement.

Pizijiet, kirjiet jew jeddijiet oħra

Fuq l-imsemmija fond ġew iskritti ipoteki, kif indikat fl-atti tas-subbasta. Dawn juru illi l-appartament huwa suġġett għal-ċens annwali u temporanju (Joint Office) ta' €0.45 parti minn ċens annwali u perpetwu akbar, ta' €1.40, għaż-żmien li baqa' minn mija u ħamsin sena (150), li bdew minn 30.09.1921, altrimenti liberu u frank, bil pussess battal garantit, inkluż l-użu tal-partijiet komuni, flimkien mal-proprjetarji l-

oħra fl-istess blokka, skont kif indikat fl-imsemmi kuntratt tan-Nutar Dott. Bartolomeo Micallef.

Din l-evalwazzjoni qiegħda tqis li din il proprjeta' tista' tigi mifdija taħt l-iskemi li jiġu ppubblikati kultant żmien mill-Joint Office. Dawn l-iskemi huma soġġetti għal miżata li trid tithallas lill- Awtorita' tal-Artijiet. Din il-miżata ta' ċessjoni hija ekwivalenti għal perċentwali tal-prezz tal-bejgħ iddikjarat fuq il-konvenju ffirmat bejn ix-xerrej u terzi.

Il-persentaġġi li jridu jithallsu huma dawn li ġejjin:

- (i) Sa ħames (5) snin mid-data ta' validazzjoni tat-talba għax-xiri tal-fond, għoxrin fil-mija (20%) tal-prezz tal-bejgħ;
- (ii) Minn ħames (5) sa għaxar (10) snin mid-data ta' validazzjoni tat-talba għax-xiri tal-fond, ħmistax fil-mija (15%) tal-prezz tal-bejgħ; u
- (iii) Mill-għaxar (10) sena sa ħmistax-il (15) sena, għaxra fil-mija (10%) tal-prezz tal-bejgħ;

Dan kollu ttieħed in kunsiderazzjoni fl-istima tal-valur tal-proprjeta'.

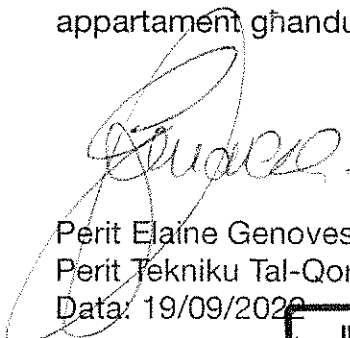
Servitu'


Il-proprjeta hija soġġetta għal servitu' ta' katusi fil-bitħa interna u btieħi oħrajn, skont kif johroġ u huwa inerenti mill-pożizzjoni tagħha, kif muri fil-pjanti u site plans tar-Registru tal-Artijiet. Il-Proprjeta' għandha dritt ta' servizzi fuq il-bejt, u dritt ta' aċċess f'kaz ta' ħsara u manutenzjoni.

Stima tal-Proprjeta'

Il-metodu komparattiv intuża sabiex tiġi stabbilita stima tal-proprjeta' wara li ttieħdu l-konjizzjoni tar-restrizzjonijiet u raġunijiet pertinenti.

Wara li kkunsidrajt il-fatturi rilevanti kollha, jiena hawn taħt iffirmat nistma li l-appartament għandu valur ta' **Mija u Ħamsa u Sebghin Elf Ewro (€ 175,000)**.

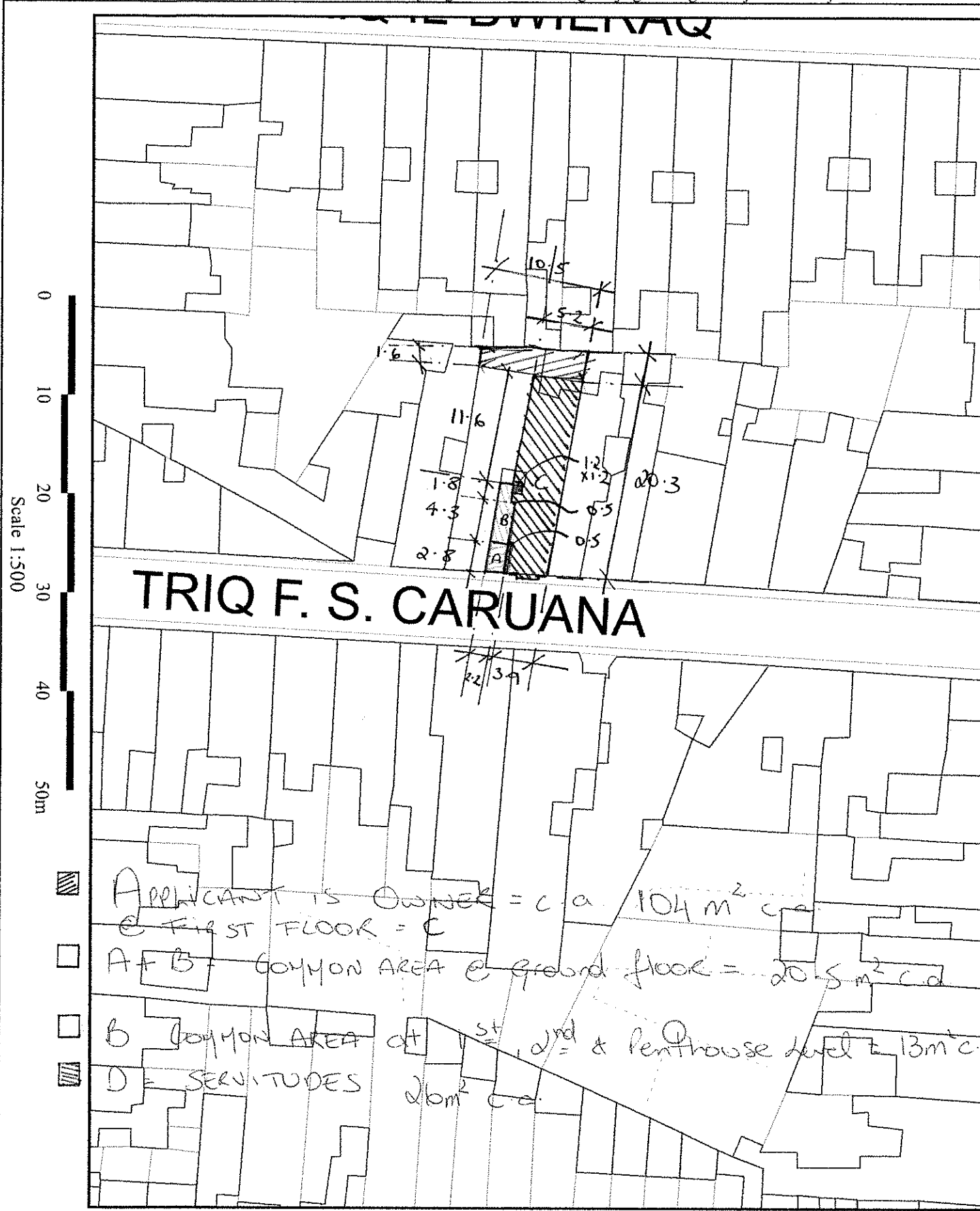

Perit Elaine Genovese
Perit Tekniku Tal-Qorti
Data: 19/09/2020

Il-illum 9 ta' Janmar 2023
Deher il-Perit Legall / Tekniku:
Perit Elaine Genovese
Li wara li ddikjara li thallas l-ammont lillu dovut, halef/halfet li qeda/qdlet fediment u onestament l-inkarigu mogħti lillu/ha.

Deputat Registratur

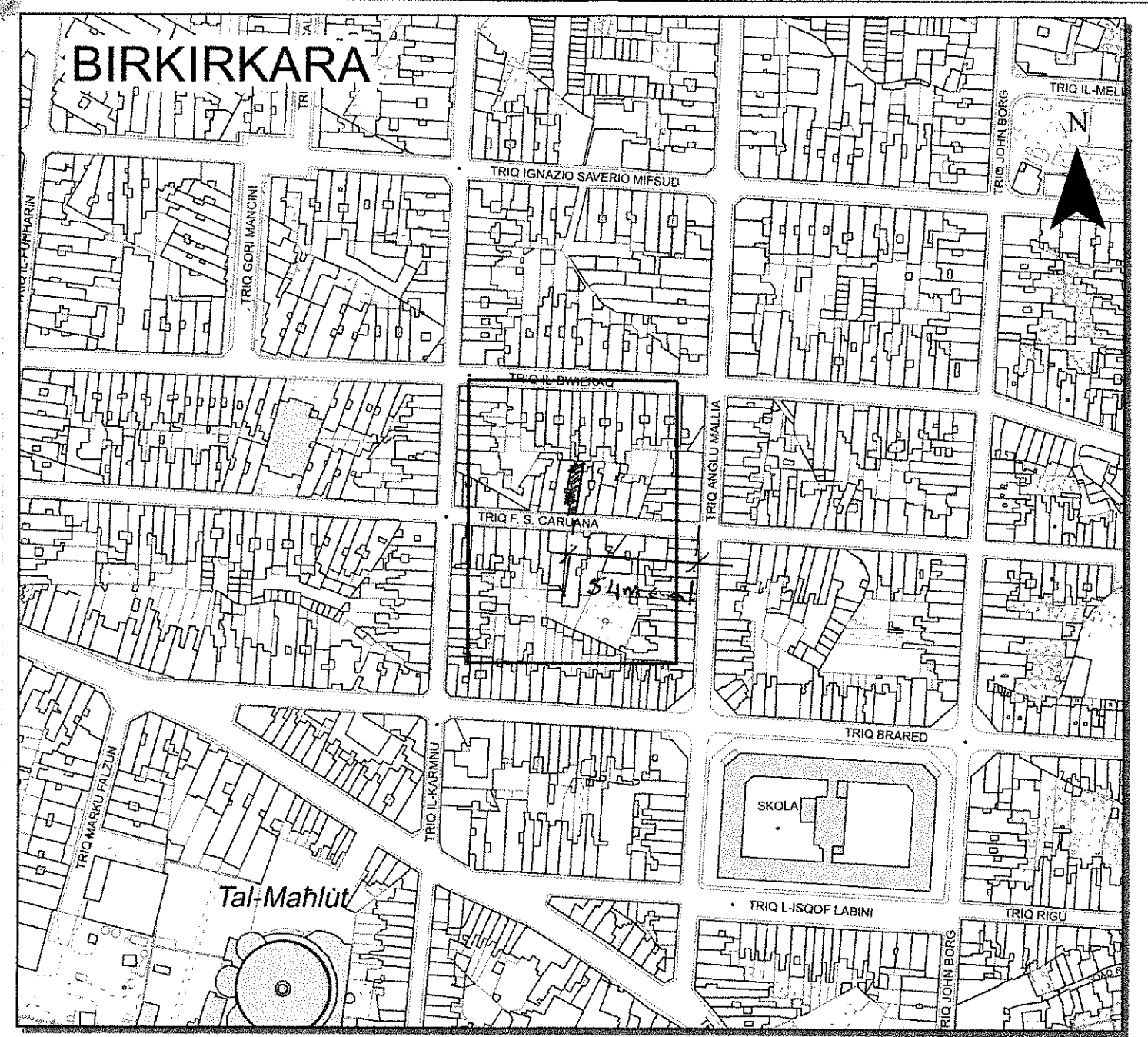
18 OCT 2022
Il-illum
Ippreżentata mill- Perit Elaine Genovese
B/ħlekk lok
dokumenti
KI 146589M
Deputat Registratur
Cmalta, Għall-Quartier (M. 146589M)

Dokumenti Annessi:

- DOK 1 Site plan tal-Aġenzija Għar-Registrazzjoni tal-Artijiet
- DOK 2 Pjanta tal-pjanijiet tal-blokka
- DOK 3 Kopja ta' permess tal-bini PA 5684/07
- DOK 4 Ritratti tal-proprjeta'
- DOK 5 Eight Schedule



Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-Registrazzjoni tal-Artijiet
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta



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

Nru tal-Mappa: Map Number:	273992 E	Pozizzjoni Ċentrali: Centre Coordinates:	x = 51342 y = 73121	Parti min S.S.: Extracted from S.S.:	5073	Data: Date:	29/08/2022
-------------------------------	----------	---	------------------------	---	------	----------------	------------

Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:



Qies (metri kwadri):
Area (square metres):

104 m²

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

www.cage.com.mt
53, MOUNTBATTEN
STR. BLATA L-BAJDA

LR 255424

Dritt imhallas
Fee Paid

**PART III
EIGHTH SCHEDULE**

Physical Attributes of Immovable Property

Locality

Address

Total Footprint of Area Transferred * sq.mt

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 WW2	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
	<input checked="" type="checkbox"/>			
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 <i>Tick as many as appropriate</i>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One Car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input checked="" type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

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

** Includes plastering, electricity, plumbing and floor tiles

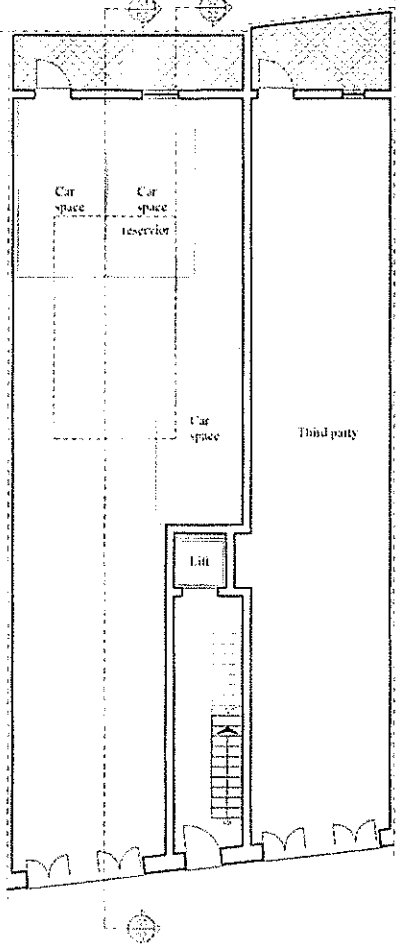
*** Includes ** plus bathrooms and apertures

Date: 20.09.22

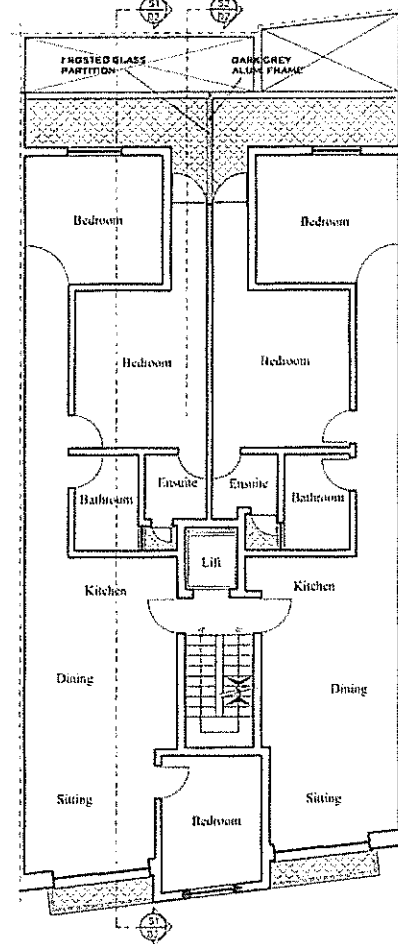
Perit's Signature: 

Warrant Number: 920

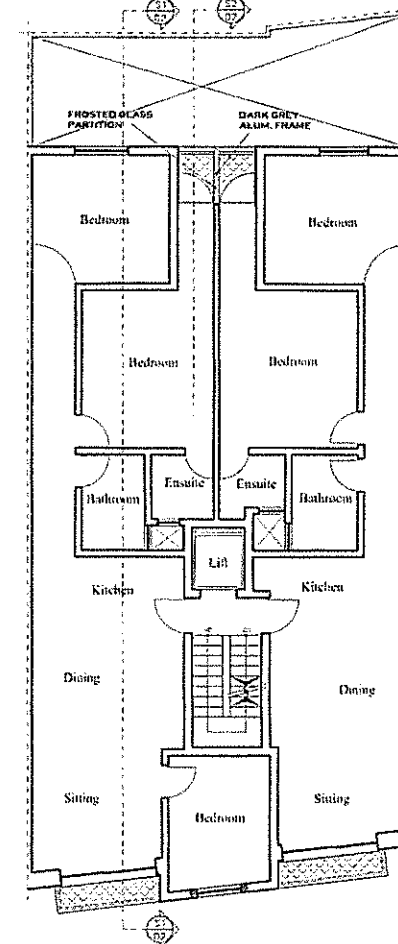
Rubber Stamp: 
www.cag.com.mt
 27, MOUNTAIN
 314, BARRIERS



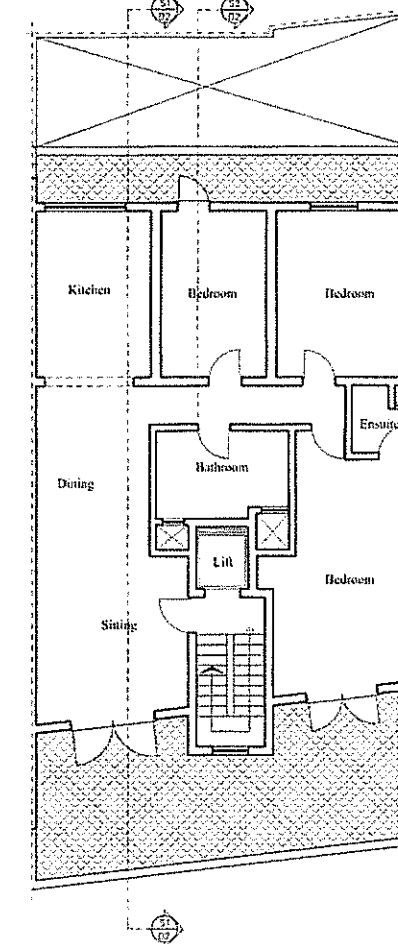
F1 D2 PROPOSED GROUND FLOOR LEVEL
Scale 1:100



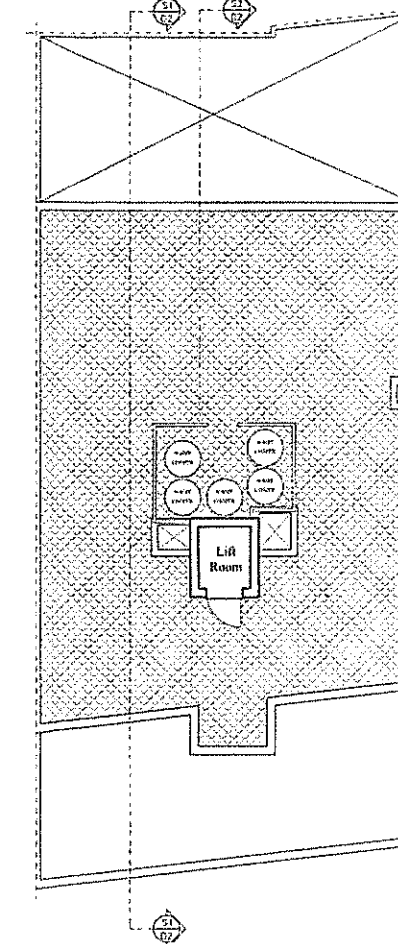
P1 D2 PROPOSED FIRST FLOOR PLAN
Scale 1:100



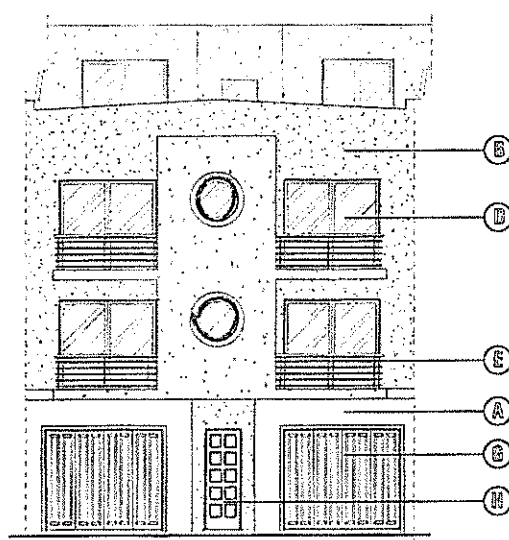
P3 D2 PROPOSED SECOND FLOOR PLAN
Scale 1:100



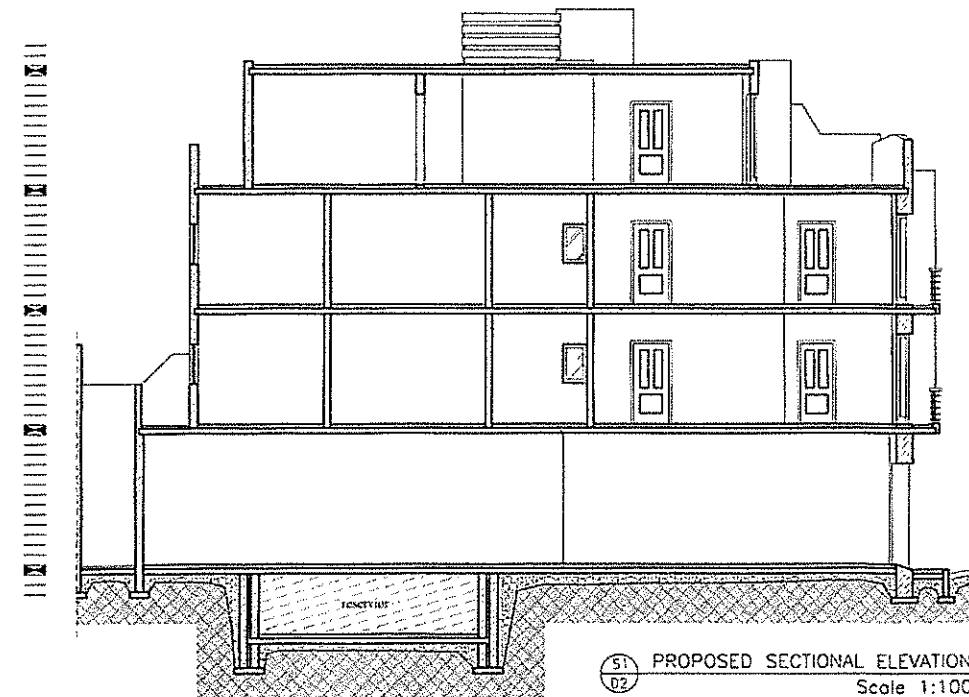
P2 D2 PROPOSED PENTHOUSE LEVEL
Scale 1:100



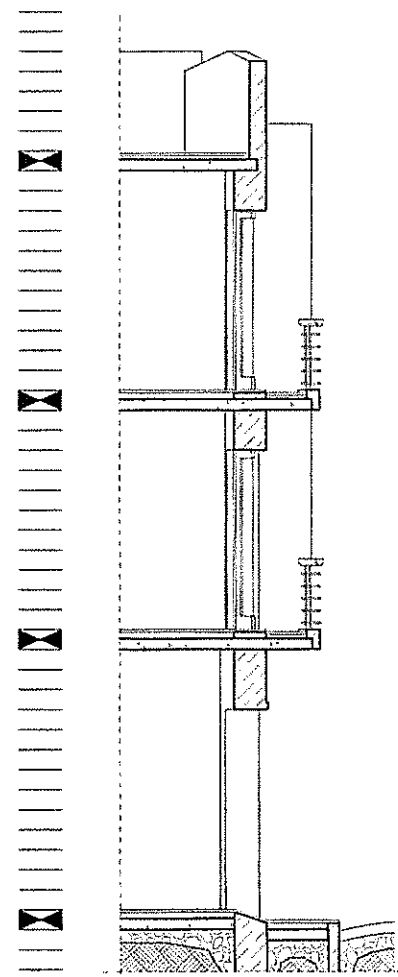
P4 D2 PROPOSED PENTHOUSE LEVEL
Scale 1:100



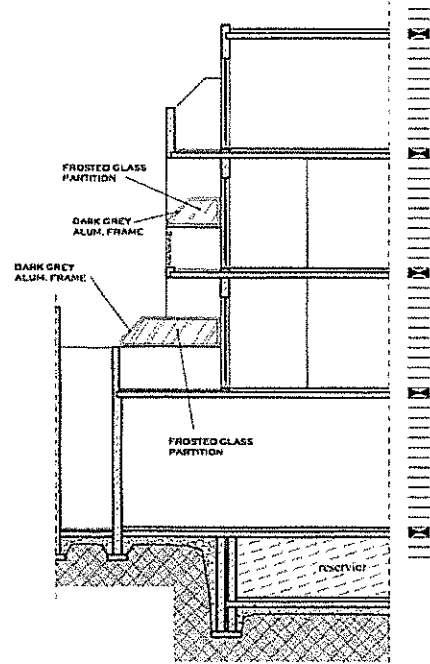
E1 D2 PROPOSED FRONT ELEVATION
Scale 1:100



S1 D2 PROPOSED SECTIONAL ELEVATION
Scale 1:100



S1 D2 PROP. SECTION THRU FACADE
Scale 1:50



S2 D2 PROPOSED SECTIONAL ELEVATION
Scale 1:100

REVISIONS:		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

REFERENCE	MATERIAL
A	ASHLAW MASONRY
B	GRAFFIATO RENDERING
C	RENDERED PLASTERING
D	DARK GREY ALUMINIUM APERTURES
E	DARK GREY ALUMINIUM RAILINGS
F	TIMBER MAIN DOORS
G	GALVANISED STEEL CARAGE DOORS
H	TIMBER APERTURES
I	WROUGHT IRON RAILINGS

ORDER VECTORIAL REFERENCE:

NOT TO BE SCALED FROM DRAWING

CLIENT: MR. MARCO ZAMMIT
JOB TITLE: 177 TRIQ F.S. CARUANA, B'KARA

DRAWING TITLE: PROPOSED DRAWINGS
MANIERA-GROUP
MULTI-MEDIA ARCHITECTURE MODEL

ARCHITECT: COLIN ZAMMIT
DRAWN BY: M. C. Z.
DATE: AUG. '08
SCALE: 1:100 / 1:50
DRAWING NO.: 734272
2/2

To: Mr Marco Zammit
Nicole`s Co. Ltd.
Taurus
Triq I-Ortolan
Mosta

Date: 9 June, 2008
Our Ref: PA 05684/07

Application Number: PA 05684/07
Application Type: Full Development Permission / 07
Date Received: 11 September, 2007
Approved
Documents : PA 5684/07/1b/27a

Location: 177, 179, Triq F.S. Caruana, Birkirkara
Proposal: Amended application P.A.2980/06, to carry out internal and external alterations to approved residential block.

Development Planning Act 1992 Section 33 Full Development Permission

The Malta Environment & Planning Authority hereby amends development permission granted in application number 02980/06, in accordance with the application and plans described above, subject to the following conditions :

- 1 The conditions imposed in permit PA 2980/06 issued on 10.10.06 still apply.
- 2 The projecting rooms shall not project more than 0.75 metres from the facade of the building in line with DC 2007 policy 11.5.
- 3 This permission relates only to the additions and alterations specifically indicated on the approved drawings. This permission does not sanction any illegal development that may exist on the site.
- 4 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) 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.

f) The enclosed Commencement Notice shall be returned to the Malta Environment & Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.

g) Copies of all approved plans and elevations shall be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.

h) No building material, waste material, machinery or plant shall obstruct the pavement or the smooth flow of traffic on the road in the vicinity of the site. The deposit of materials or the placing of equipment in the street must be authorised.

i) Waste materials resulting from this development shall be deposited at an official waste disposal site or used as fill material. If waste materials from the development are not to be reused, they shall not be disposed of other than at an official waste disposal site.

j) 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 Malta Environment & Planning Authority.

k) The permit is issued on condition that, where applicable, any excavation shall be subject to the requirements of the Civil Code regarding neighbouring tenements.

l) Where applicable, building works shall be erected in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Malta Environment & Planning Authority's Land Surveyor. The Setting Out Request Notice must be returned to the Land Survey Unit of the Malta Environment & Planning Authority when the setting out of the alignment and levels is required.

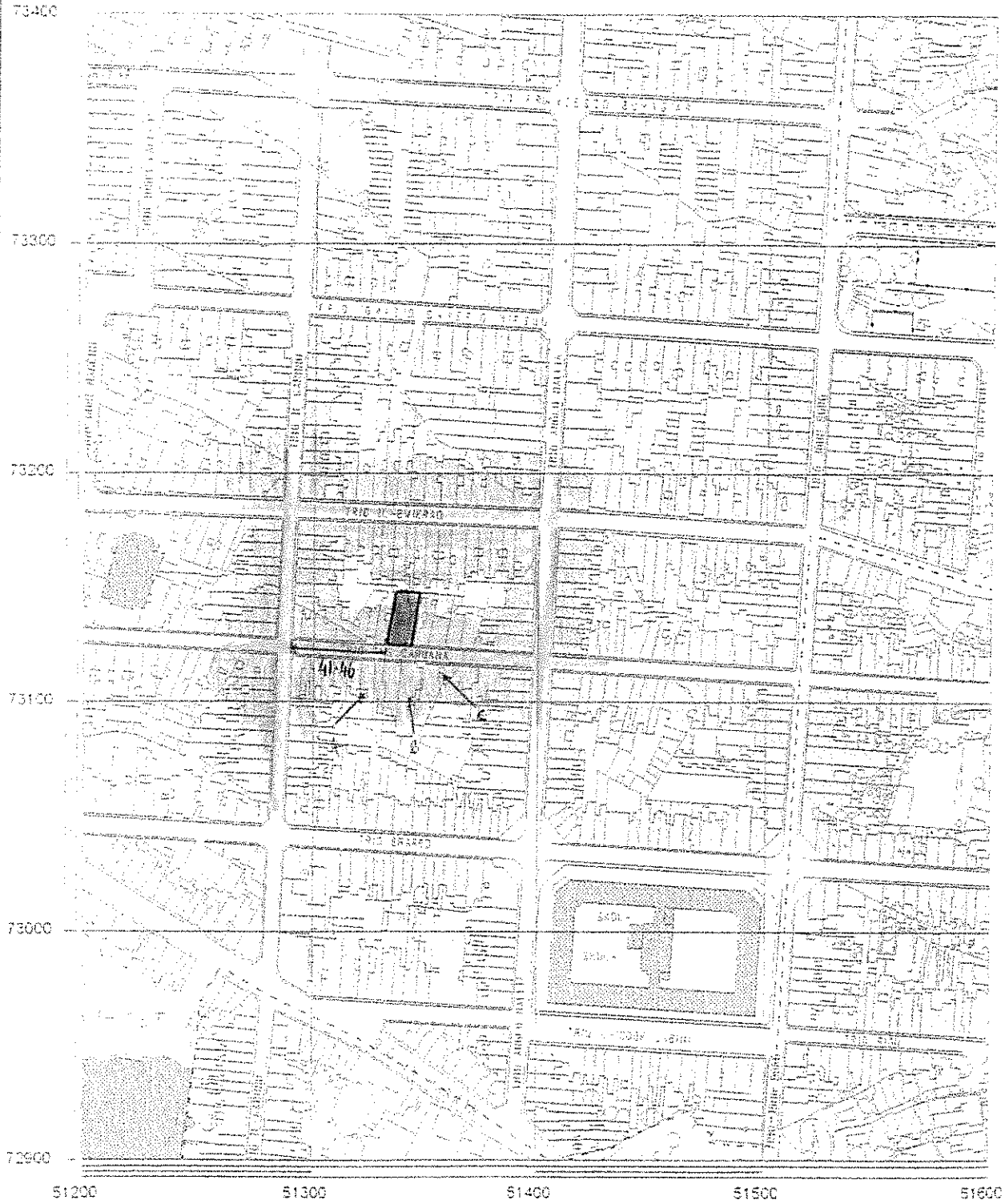
m) Where applicable, the development, hereby permitted, shall be carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, LN 295 of 2007.

Should the site fall within areas designated as HOS and property originating from the Housing Authority, this permit does not exonerate the applicant from obtaining the necessary clearances from the same Authority.

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 Cable Network Operators.

Marlene Attard
Head DCC Secretariat
Development Control Commission

130906



Malta Environment & Planning Authority
 Mapping Unit Site Plan, Scale 1:2500

St Francis Ravello
 Floriana
 PO Box 200, Valletta
 Tel 21240976 Fax 21234846
 www.mepa.org.mt



Part of Survey Sheet(s) 510725 510730 515725 515730

Revision 1
 Date Issued 14/08/04
 No. 2007/1100
 01947

- The numbered lines indicate 100m intervals on a 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

G. Zammit
 Director
 14/08/04

Mr. Colin Zammit
Maniera Group
No 6 Alley 1 Tower Street
Mosta MST 06

Date: 17 September, 2008
Our Ref: PA 05684/07
Your Ref: 1565-06

Dear Sir/Madam,

Application Number: PA 05684/07
Application Type: Request for Minor Amendments to Approved Permit
Location: 177, 179, Triq F.S. Caruana, Birkirkara

Minor Amendment on PA 05684/07

Reference is made to your letter dated 13 August, 2008 requesting an amendment to the above quoted development permission.

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

PA 6584/07/MA/47d

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.

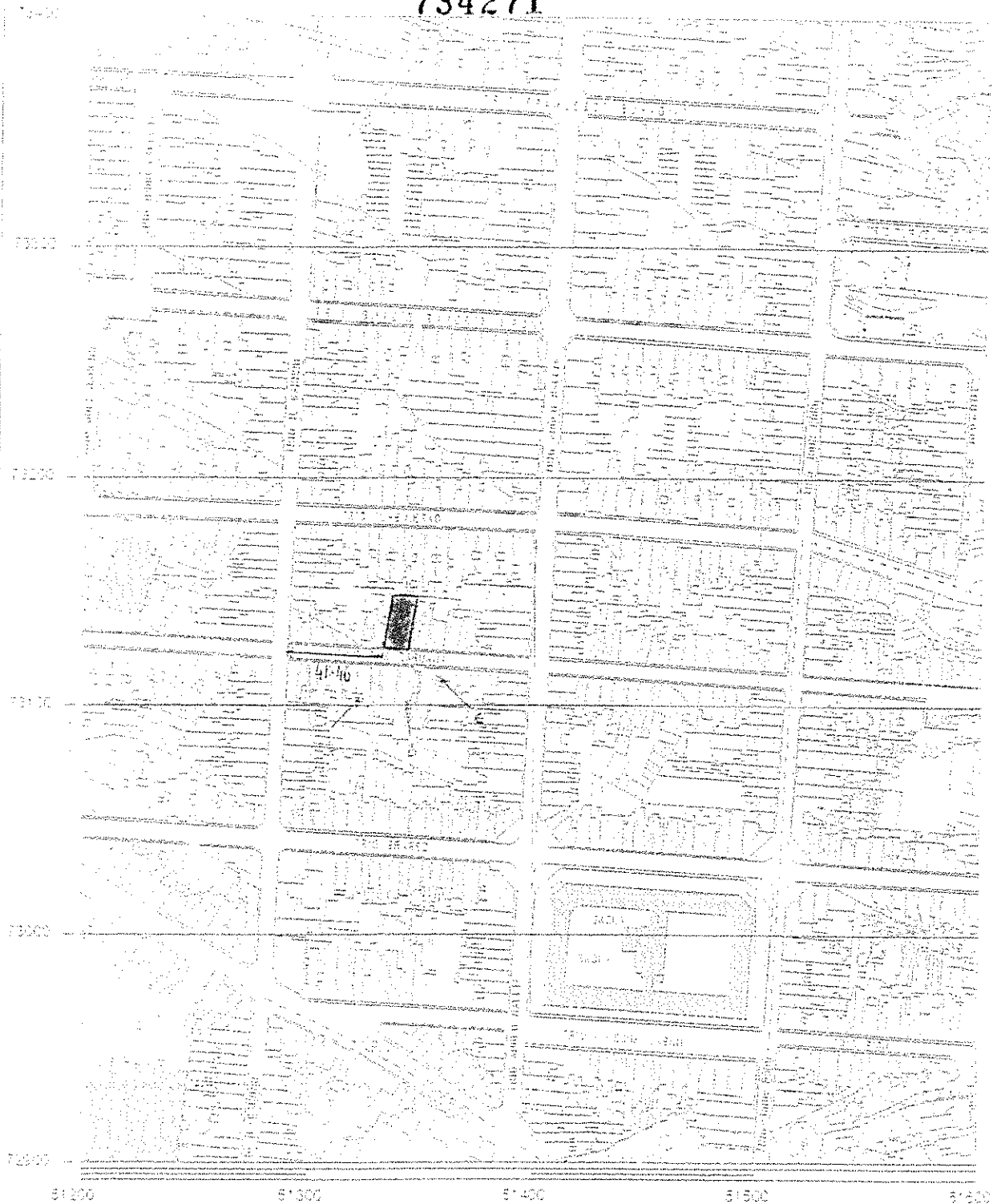
Sanitary approval is **only** for the proposed development and **does not** cover any other development or works or sanctions any illegal development or works which may exist on site, even if shown on plans.

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,

Martin Saliba BA (Hons), MA (Town & Country Planning, UK)
Team Manager
Post Decision Team
f/ Director of Planning

734271



Malta Environment & Planning Authority
 Mapping Unit - Site Plan, Scale 1:2500

St. Francis Road
 Portomaso
 PO Box 296, Valletta
 Tel: 2122 0000, Fax: 2122 0000
 www.mepa.gov.mt



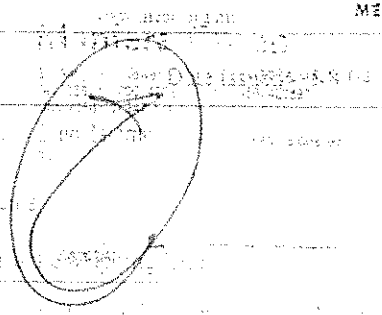
Plan of 47-4b in Sheets: 51-0725, 51-0730, 51-0735, 51-0740

This document was updated by a later version of a L.T.M. plan.

This plan was prepared by the Mapping Unit of the Malta Environment & Planning Authority.

The Mapping Unit is responsible for the production and maintenance of the Mapping Unit's plans.

The Mapping Unit is responsible for the production and maintenance of the Mapping Unit's plans.



DOK 4 RITRATTI TAL PROPJETA'



Il- Blokka minn barra



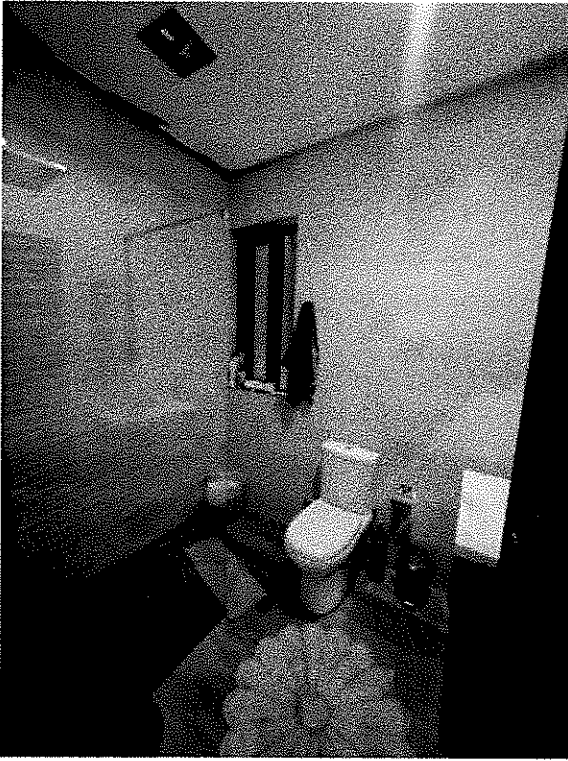
Il-komun



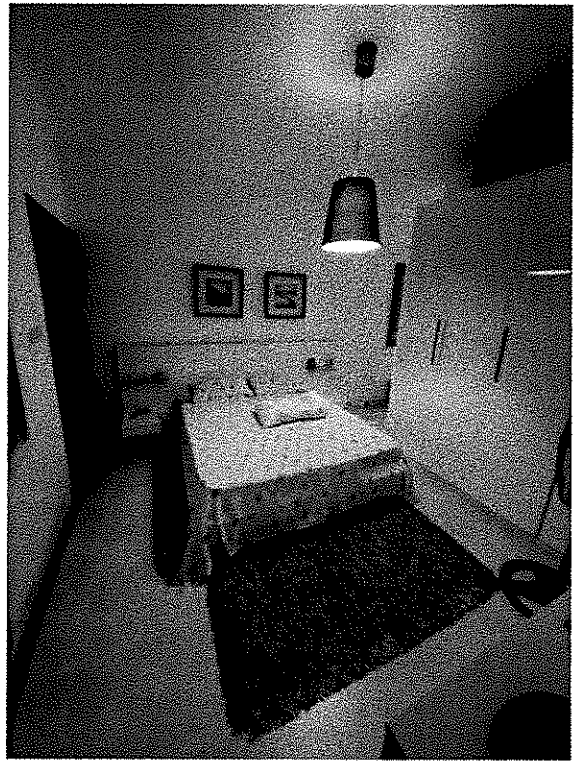
Salott, Kamra tal-ikel/kcina



Kuritur



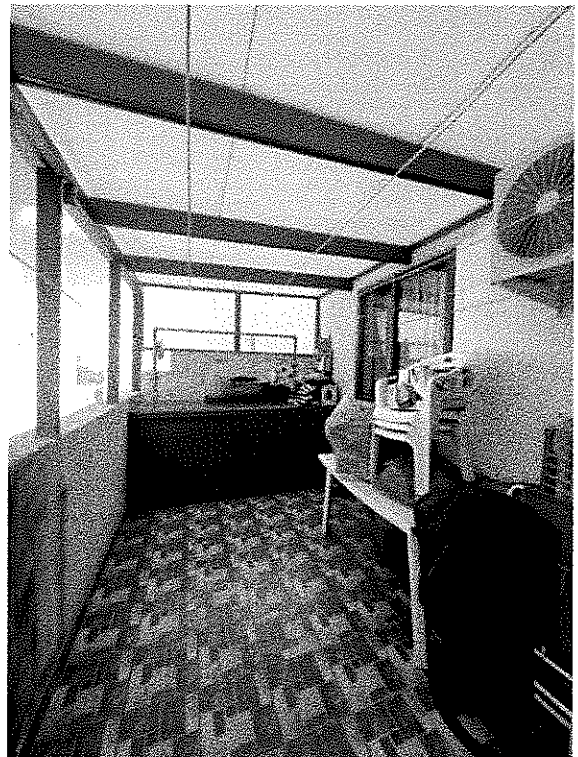
Kamra tal-banju



Kamra tas-sodda doppja



Kamra tas-sodda



Terrazzin ta' wara'

PLANNING AUTHORITY

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

Tel: (+356) 2290 0000 customercare@pa.org.mt
VAT No: MT 1281-6708 Exemption No: EXO 1188

Cash Sale

Name: Perit Carter

Cash Sale Number: 422421-4080-8

Address:

Date: 23 September 2022

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit (digital) PA 5684/07	1	€4.66	€4.66	€0.00	0

Payment Details:

Internet Payment - 2022-09-22-0024

Cash Sale Status:

Settled

Total NET: €4.66
Total VAT: €0.00
Total: €4.66

Drawn up by
Connie Genuis

Receipt is not valid if payment is dishonoured.

ELAINE GENOVESE A.&C.E., B.E&A (Hons.), Perit.

Address	Carter Genovese Ltd. 53, Mountbatten Street Blata I-Bajda		
Vat	MT 22996407		
Contact			
Email	elaine@cage.com.mt		
Fi-Isnijiet	Rosario Cortis (KI 932148M) Vs Patrick Grech (KI 149872M) u Helen Attard (KI 345373M)		
DRITT	RATA (EURO)	AMMONT	TOTAL (EURO)
RELAZZJONI	100	0	0
VALUTAZZJONI	0.003	180000	540
OPINJONIJIET - Punti Trattati	116.47	0	0
OPINJONIJIET - Danni/Kumpens	232.94	0	0
		Total Drittijiet	540
Spejjeż	RATA (EURO)	AMMONT	TOTAL (EURO)
Survey and Potting of Buildings	5.82	6	34.92
	6.98	0	0
Site Visit Transportation Fee	6.99	1	6.99
Notice to Parties	1.16	1	1.16
Site Inspection (Access)	32	1	32
Relazzjoni (Typing)	0.7	6	4.2
Photo Survey (Ritratti)	1.16	8	9.28
Copies of documents	0.23	0	0
Xogħol Pjanta Registru ta' I-Artijiet	100	1	100
Pjanta Registru ta' I-Artijiet	6.00	1	6
Schedule 8	??	1	
Corrispondenza Elettronica (Avukat)	2.00	4	8
Xiri Ta Permessi (Planning Authority)	4.66	1	4.66
		Total Spejjeż	207.21
		Total Drittijiet u Spejjeż	747.21

Aquilina Gaetana at Court Services Agency

From: Carter Genovese Architects <info@cage.com.mt>
Sent: 17 October 2022 10:25
To: Aquilina Gaetana at Court Services Agency
Subject: Fwd: Subbasta 36/22 - Cortis vs Grech et

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

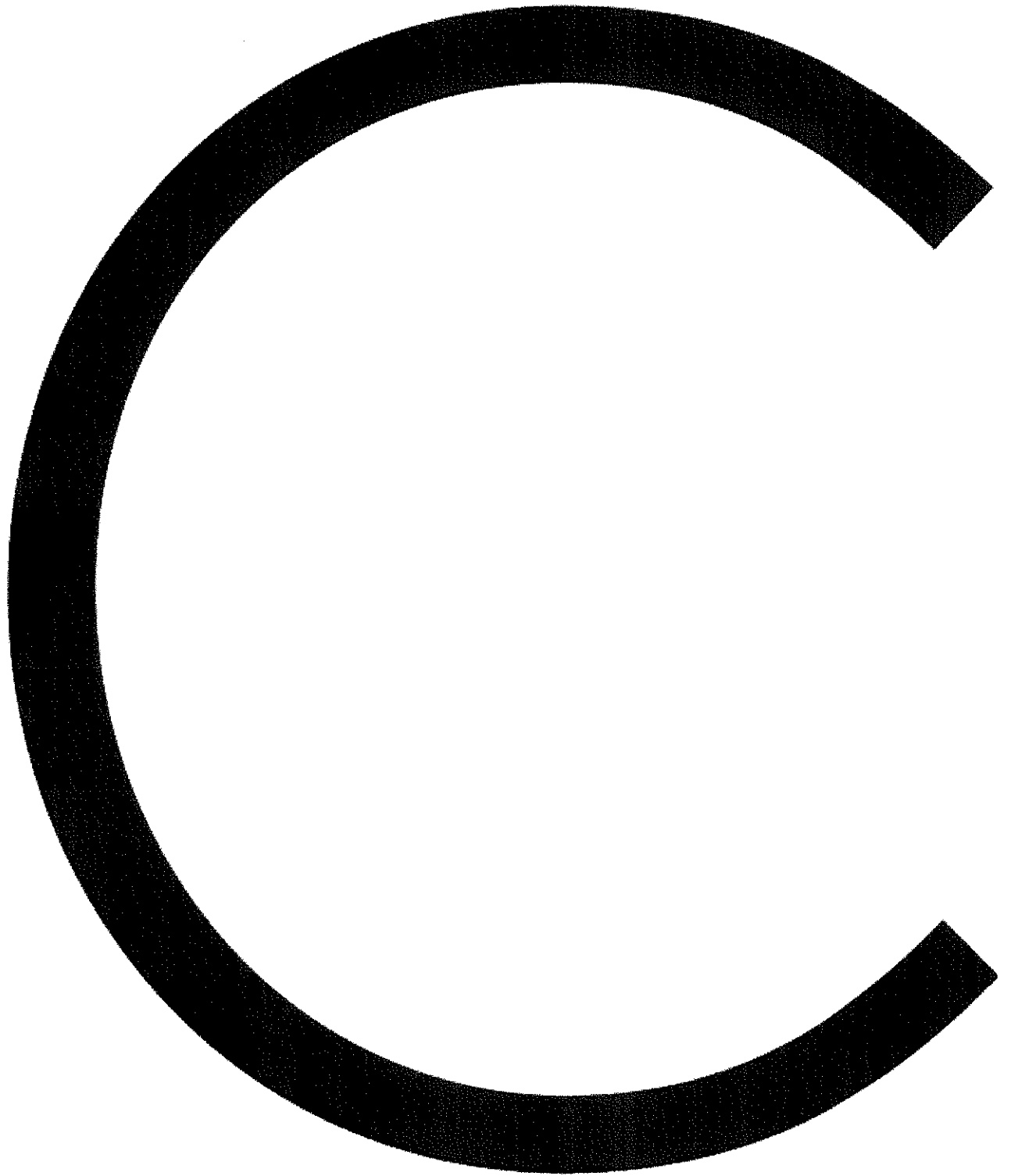
Dear Ms Aquilina,

Please find below email 1 following an online meeting we had.

BR,

PERIT ELAINE GENOVESE
A.&C.E., B.E&A (Hons.)
Architect & Civil Engineer

53, Mountbatten Street, Blata l-Bajda
Tel +356 99292999



This communication and the information it contains is intended for the person(s) or organisation(s) named above and for no other persons or organisations and may be confidential, legally privileged and protected by law. Unauthorised use, copying or disclosure of any of it is unlawful. If you are not the intended recipient or if you receive this communication in error, please notify us immediately, destroy any copies and delete it from your computer system. Drawings, illustrations and/or other design documents are considered to be Intellectual Property (IP).

Begin forwarded message:

From: <leon@360legalmalta.com>
Subject: Subbasta 36/22 - Cortis vs Grech et
Date: 15 September 2022 at 13:23:41 GMT+2
To: <info@cage.com.mt>

Perit,

B'riferenza għat-telefonati li kelli aktar kmieni fuq is-subbasta 36/22 – mill-informazzjoni li għandu l-klijent tiegħi, iċ-ċens in kwistjoni huwa temporanju u jiskadi **49 sena oħra**. Dan hu madankollu pagabbli lill-offiċju kongunt u għaldaqstant kull tant żmien ikun hemm l-applikazzjonijiet għax-xiri taċ-ċens għar-residenti. Skont l-aħħar skema li inħarġet, l-ammont għax-xiri taċ-ċens in kwistjoni kien ikun dak ta' €1500 – Linji gwida anessi. Il-prezz madankollu jvarja skont l-iskema. Dawn il-fatti tistgħu tikkonfermawhom mal-Joint office jew mad-debituri.

Fir-rigward tal-pjanta, din ordnajtha u se nkun qed ngħaddijielkom.

Ikollkom bzonn informazzjoni aktar informawni.

Tislijet,

Avv. Leon Camilleri LL.B. (Hons) M.Adv |



360 Legal Malta.
204/3, Vincenti Buildings,
Triq l-Ifran,
Valletta.

[t]: [+356 21235824](tel:+35621235824) / [+356 27232511](tel:+35627232511) / [+356 79235824](tel:+35679235824)



Please consider the environment before printing this e-mail.

The information contained in this email and any attachments are confidential and intended solely for the use of the individual to whom they are addressed and may be legally privileged. It may be read, copied and used only by the intended recipient, and cannot be relied upon by any person other than the intended recipient. If you are not the intended recipient, please contact and notify the sender immediately by return e-mail or by calling +356 21235824. Please then delete the e-mail. You should not read, copy, save or forward this email and/or its contents, in anyway whatsoever, use it for any purpose, disseminate it or disclose its contents to any other person. Please contact us only via our official telephone numbers.

We process personal data in accordance with our obligations at law.

The attached files or messages that this email may contain are presented by the author of the email. Any personal views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Firm as this may be contrary to Firm policy and outside the scope of work of the individual concerned. The Firm will not accept any liability. We believe, but do not warrant that this e-mail and any attachments are virus free. You should take full responsibility for virus checking.

Aquilina Gaetana at Court Services Agency

From: Carter Genovese Architects <info@cage.com.mt>
Sent: 17 October 2022 10:25
To: Aquilina Gaetana at Court Services Agency
Subject: Re: Subbasta 36/22 - Cortis vs Grech et

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

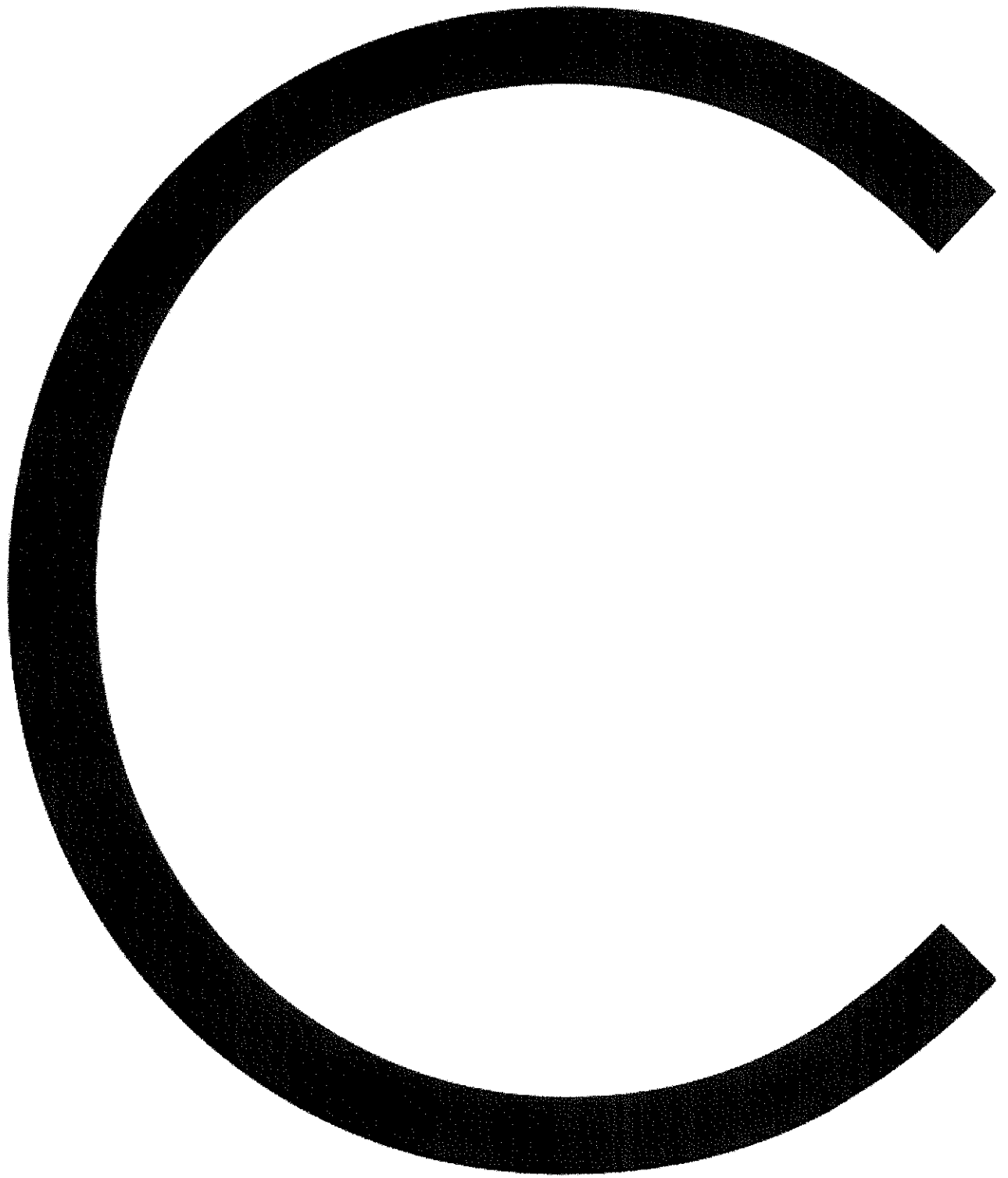
Dear Ms Aquilina,

Please find below email 2 following a telephone call explaining what I needed where he sent me some information.

BR,

PERIT ELAINE GENOVESE
A.&C.E., B.E&A (Hons.)
Architect & Civil Engineer

53, Mountbatten Street, Blata l-Bajda
Tel +356 99292999



This communication and the information it contains is intended for the person(s) or organisation(s) named above and for no other persons or organisations and may be confidential, legally privileged and protected by law. Unauthorised use, copying or disclosure of any of it is unlawful. If you are not the intended recipient or if you receive this communication in error, please notify us immediately, destroy any copies and delete it from your computer system. Drawings, illustrations and/or other design documents are considered to be Intellectual Property (IP).

On 15 Sept 2022, at 13:23, leon@360legalmalta.com wrote:

Avv. Leon Camilleri LL.B. (Hons) M.Adv |

<image001.jpg>


360 Legal Malta.

204/3, Vincenti Buildings,

Triq I-Ifran,

Valletta.

[t]: [+356 21235824](tel:+35621235824) / [+356 27232511](tel:+35627232511) / [+356 79235824](tel:+35679235824)

 Please consider the environment before printing this e-mail.

The information contained in this email and any attachments are confidential and intended solely for the use of the individual to whom they are addressed and may be legally privileged. It may be read, copied and used only by the intended recipient, and cannot be relied upon by any person other than the intended recipient. If you are not the intended recipient, please contact and notify the sender immediately by return e-mail or by calling +356 21235824. Please then delete the e-mail. You should not read, copy, save or forward this email and/or its contents, in anyway whatsoever, use it for any purpose, disseminate it or disclose its contents to any other person. Please contact us only via our official telephone numbers.

We process personal data in accordance with our obligations at law.

The attached files or messages that this email may contain are presented by the author of the email. Any personal views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Firm as this may be contrary to Firm policy and outside the scope of work of the individual concerned. The Firm will not accept any liability. We believe, but do not warrant that this e-mail and any attachments are virus free. You should take full responsibility for virus checking.

From: leon@360legalmalta.com <leon@360legalmalta.com>

Sent: 15 September 2022 13:24

To: 'info@cage.com.mt' <info@cage.com.mt>

Subject: Subbasta 36/22 - Cortis vs Grech et

Perit,

B'riferenza għat-telefonati li kelli aktar kmieni fuq is-subbasta 36/22 – mill-informazzjoni li għandu l-klijent tiegħi, iċ-ċens in kwistjoni huwa temporanju u jiskadi **49 sena oħra**. Dan hu madankollu pagabbli lill-offiċju kongunt u għaldaqstant kull tant żmien ikun hemm l-applikazzjonijiet għax-xiri taċ-ċens għar-residenti. Skont l-aħħar skema li inħarġet, l-ammont għax-xiri taċ-ċens in kwistjoni kien ikun dak ta' €1500 – Linji gwida anessi. Il-prezz madankollu jvarja skont l-iskema. Dawn il-fatti tistgħu tikkonfermawhom mal-Joint office jew mad-debituri.

Fir-rigward tal-pjanta, din ordnajtha u se nkun qed ngħaddijielkom.

Ikollkom bzonn informazzjoni aktar informawni.

Tislijiet,

Avv. Leon Camilleri LL.B. (Hons) M.Adv |

<image001.jpg>
360 Legal Malta.
204/3, Vincenti Buildings,
Triq I-Ifran,
Valletta.

[t]: [+356 21235824](tel:+35621235824) / [+356 27232511](tel:+35627232511) / [+356 79235824](tel:+35679235824)



Please consider the environment before printing this e-mail.

The information contained in this email and any attachments are confidential and intended solely for the use of the individual to whom they are addressed and may be legally privileged. It may be read, copied and used only by the intended recipient, and cannot be relied upon by any person other than the intended recipient. If you are not the intended recipient, please contact and notify the sender immediately by return e-mail or by calling +356 21235824. Please then delete the e-mail. You should not read, copy, save or forward this email and/or its contents, in anyway whatsoever, use it for any purpose, disseminate it or disclose its contents to any other person. Please contact us only via our official telephone numbers.

We process personal data in accordance with our obligations at law.

The attached files or messages that this email may contain are presented by the author of the email. Any personal views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Firm as this may be contrary to Firm policy and outside the scope of work of the individual concerned. The Firm will not accept any liability. We believe, but do not warrant that this e-mail and any attachments are virus free. You should take full responsibility for virus checking.

<Skema2019_linji gwida.pdf>

Aquilina Gaetana at Court Services Agency

From: Carter Genovese Architects <info@cage.com.mt>
Sent: 17 October 2022 10:25
To: Aquilina Gaetana at Court Services Agency
Subject: Re: Subbasta 36/22 - Cortis vs Grech et

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

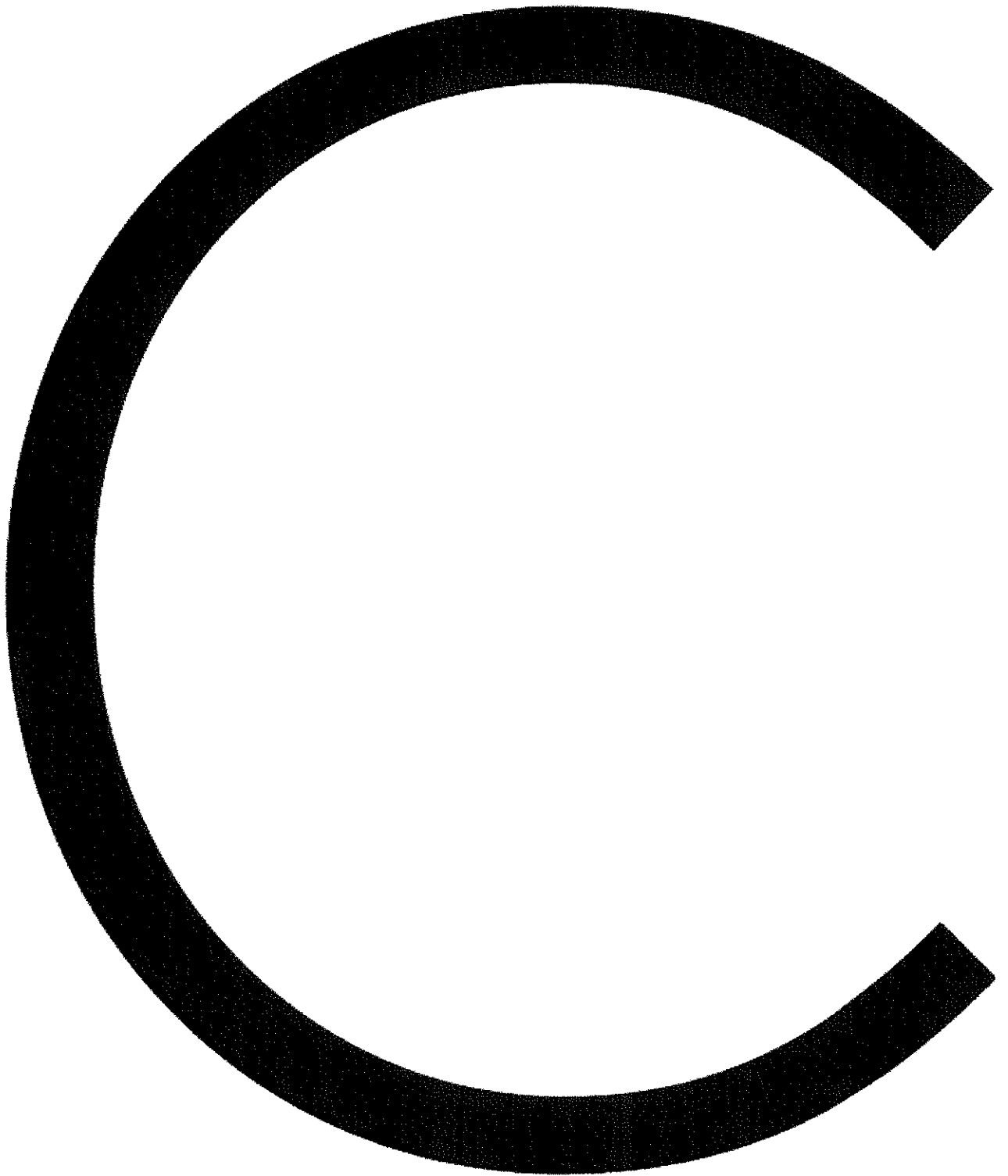
Dear Ms Aquilina,

Please find below email 3 following another telephone call were I asked for some missing documents from the contract I was provided in my package

BR,

PERIT ELAINE GENOVESE
A.&C.E., B.E&A (Hons.)
Architect & Civil Engineer

53, Mountbatten Street, Blata l-Bajda
Tel +356 99292999



This communication and the information it contains is intended for the person(s) or organisation(s) named above and for no other persons or organisations and may be confidential, legally privileged and protected by law. Unauthorised use, copying or disclosure of any of it is unlawful. If you are not the intended recipient or if you receive this communication in error, please notify us immediately, destroy any copies and delete it from your computer system. Drawings, illustrations and/or other design documents are considered to be Intellectual Property (IP).

On 15 Sept 2022, at 14:24, leon@360legalmalta.com wrote:

Perit,

Anness ghandek issib il-pjanta li ghaddieli n-nutar Bartolomeo Micallef.

Tislijiet,

Leon

Avv. Leon Camilleri LL.B. (Hons) M.Adv |

<image001.jpg>

360 Legal Malta.
204/3, Vincenti Buildings,
Triq l-Ifran,
Valletta.

[t]: [+356 21235824](tel:+35621235824) / [+356 27232511](tel:+35627232511) / [+356 79235824](tel:+35679235824)



Please consider the environment before printing this e-mail

The information contained in this email and any attachments are confidential and intended solely for the use of the individual to whom they are addressed and may be legally privileged. It may be read, copied and used only by the intended recipient, and cannot be relied upon by any person other than the intended recipient. If you are not the intended recipient, please contact and notify the sender immediately by return e-mail or by calling +356 21235824. Please then delete the e-mail. You should not read, copy, save or forward this email and/or its contents, in anyway whatsoever, use it for any purpose, disseminate it or disclose its contents to any other person. Please contact us only via our official telephone numbers.

We process personal data in accordance with our obligations at law.

The attached files or messages that this email may contain are presented by the author of the email. Any personal views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Firm as this may be contrary to Firm policy and outside the scope of work of the individual concerned. The Firm will not accept any liability. We believe, but do not warrant that this e-mail and any attachments are virus free. You should take full responsibility for virus checking.

From: leon@360legalmalta.com <leon@360legalmalta.com>

Sent: 15 September 2022 13:24

To: 'info@cage.com.mt' <info@cage.com.mt>

Subject: RE: Subbasta 36/22 - Cortis vs Grech et

Avv. Leon Camilleri LL.B. (Hons) M.Adv |

<image001.jpg>

360 Legal Malta.
204/3, Vincenti Buildings,
Triq I-lfran,
Valletta.

[t]: [+356 21235824](tel:+35621235824) / [+356 27232511](tel:+35627232511) / [+356 79235824](tel:+35679235824)



Please consider the environment before printing this e-mail.

The information contained in this email and any attachments are confidential and intended solely for the use of the individual to whom they are addressed and may be legally privileged. It may be read, copied and used only by the intended recipient, and cannot be relied upon by any person other than the intended recipient. If you are not the intended recipient, please contact and notify the sender immediately by return e-mail or by calling +356 21235824. Please then delete the e-mail. You should not read, copy, save or forward this email and/or its contents, in anyway whatsoever, use it for any purpose, disseminate it or disclose its contents to any other person. Please contact us only via our official telephone numbers.

We process personal data in accordance with our obligations at law.

The attached files or messages that this email may contain are presented by the author of the email. Any personal views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Firm as this may be contrary to Firm policy and outside the scope of work of the individual concerned. The Firm will not accept any liability. We believe, but do not warrant that this e-mail and any attachments are virus free. You should take full responsibility for virus checking.

From: leon@360legalmalta.com <leon@360legalmalta.com>
Sent: 15 September 2022 13:24
To: 'info@cage.com.mt' <info@cage.com.mt>
Subject: Subbasta 36/22 - Cortis vs Grech et

Perit,

B'riferenza għat-telefonati li kellu aktar kmieni fuq is-subbasta 36/22 – mill-informazzjoni li għandu l-klijent tiegħi, iċ-ċens in kwistjoni huwa temporanju u jiskadi **49 sena oħra**. Dan hu madankollu pagabbli lill-offiċju kongunt u għaldaqstant kull tant żmien ikun hemm l-applikazzjonijiet għax-xiri taċ-ċens għar-residenti. Skont l-aħħar skema li inħarġet, l-ammont għax-xiri taċ-ċens in kwistjoni kien ikun dak ta' €1500 – Linji gwida anessi. Il-prezz madankollu jvarja skont l-iskema. Dawn il-fatti tistgħu tikkonfermawhom mal-Joint office jew mad-debituri.

Fir-rigward tal-pjanta, din ordnajtha u se nkun qed ngħaddijielkom.

Ikollkom bzonn informazzjoni aktar informawni.

Tislijiet,

Avv. Leon Camilleri LL.B. (Hons) M.Adv |

<image001.jpg>

360 Legal Malta.
204/3, Vincenti Buildings,
Triq I-lfran,
Valletta.

[t]: [+356 21235824](tel:+35621235824) / [+356 27232511](tel:+35627232511) / [+356 79235824](tel:+35679235824)



Please consider the environment before printing this e-mail

The information contained in this email and any attachments are confidential and intended solely for the use of the individual to whom they are addressed and may be legally privileged. It may be read, copied and used only by the intended recipient, and cannot be relied upon by any person other than the intended recipient. If you are not the intended recipient, please contact and notify the sender immediately by return e-mail or by calling +356 21235824. Please then delete the e-mail. You should

not read, copy, save or forward this email and/or its contents, in anyway whatsoever, use it for any purpose, disseminate it or disclose its contents to any other person. Please contact us only via our official telephone numbers.

We process personal data in accordance with our obligations at law.

The attached files or messages that this email may contain are presented by the author of the email. Any personal views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Firm as this may be contrary to Firm policy and outside the scope of work of the individual concerned. The Firm will not accept any liability. We believe, but do not warrant that this e-mail and any attachments are virus free. You should take full responsibility for virus checking.

<img-915133908-0001.pdf>