

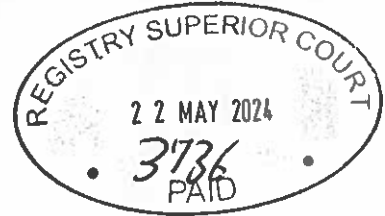
Valutazzjoni ta' proprjeta' immobbli

01 ta' Marzu 2024

Subbasta No. 9/23 (re. Cotterill Stephen Joseph)

Re: Penthouse internament immarkat nru. 4, Fifth floor, GT Court D, Triq Jean de la Vallette, San Pawl il-Baħar.

Jesponi bir-rispett kollu.



Illi huwa ġie nominat minn din l-Onorabbli Qorti permezz tad-dikriet Perit tekniku biex jagħmel valutazzjoni tal-proprjeta' msemmija fir-rikors u ċioe':

Il-Penthouse internament immarkat nru. 4, fil-ħames sular (*Fifth floor*), formanti parti minn blokka ta' bini bla numru, imma bl-isem GT Court D, Triq Jean de la Vallette, San Pawl il-Baħar.

Proprjeta' u drittijiet oħrajn f'partijiet komuni u fuq il-bejt

Il-proprjeta' tiffirma parti minn blokk ta' żvilupp li jinkludi diversi appartamenti sovrastanti livell ta' garaxx li jinsab fil-*basement level* b'permess originali PB/4144/91 u aktar tard parti minn permess ta' sanzjonar PA/3522/00 (vide Dok. "A"). Il-penthouse fis-suġġett ta' din il-valutazzjoni tinsab fil-livell tal-ħames sular tal-imsemmi blokk ta' żvilupp, bl-isem GT Court D, li huwa aċċessibbli direttament minn Triq Jean De La Vallette mid-dahla prinċipali li twassal għall-partijiet komuni.

Il-penthouse tinkludi schem indiviż pro rata mas-sidien tal-appartamenti l-oħra tal-blokka, tal-uzu tal-partijiet komuni tal blokka, intizi għall-uzu komuni izda ma tinkludix l-arja sovrastanti. Sid il-penthouse, kif ukoll dawk is-sidien l-oħra tal-blokka, għandhom biss id-dritt jacedu fuq il-bejt sabiex jinstallaw, imantnu u jsewwu tank tal-ilma u aerial tat-televizjoni u/jew dixx tas-satellita.

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Spezzjoni

Saret spezzjoni vizwali nhar il-Erbgħa, wiehed u għoxrin (21) ta' Frar 2024. Ir-ritratti li ttiehdu waqt l-ispezzjoni huma annessi f'Dok. "B" u huma ndikati fuq il-pjanta f'Dok. "C".

Aċċess għall-propjeta' u deskrizzjoni tal-partijiet komuni

Dhul mill-bieb prinċipali tal-partijiet komuni min triq Jean de la Vallette jwassal f'kuritur tal-partijiet komuni li jinkludi bibien għal appartamenti ohra ta' partijiet terzi fil-livell tal-pjan terran, kif ukoll aċċess għall-lift u t-taraġ tal-partijiet komuni li jwasslu sal-livell tal-*penthouse* sugġett ta' dan ir-rapport ta' valutazzjoni, fejn jinsabu dahliet ohra individwali u separati għal erba' appartamenti ohra ta' partijiet terzi. Il-partijiet komuni jipprovdu aċċess ukoll għal-livell tal-bejt fuq il-*penthouse*.

Għalkemm il-partijiet komuni mhumiex f'kundizzjoni hażina, manutenzjoni bażika hija meħtieġa biex tindirizza possibbiltà ta' dhul ta' ilma, sinjali ta' umdità u tqaxxir ta' zebgħa li huma preżenti.

Ċens fuq il-propjeta'

L-appartament (*penthouse*) huwa liberu u frank.

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L-aktar trasferiment ricenti tal-proprjeta'

Il-proprjeta' giet trasferita fit-tmintax (18th) ta' Ottubru tas-sena elfejn u sitta (2006) f'isem Stephen John Cotterill, permezz ta' kuntratt fl-atti tan-Nutar Dottor Roberta Bisazza.

Qisien u deskrizzjoni tal-proprjeta'

Il-*Penthouse* internament immarkata nru. 4, ma ghandiex faċċata għal fuq it-triq, u il-konfini tal-appartament għandu kejl ta' mija, tnejn u ħamsin punt sebġa (152.7) metri kwadri, inkluza it-terrazzin estern fuq wara tal-imsemmija *penthouse*. Il-qies gross intern huwa cirka erbgħa u disgħin punt sebġa (94.7) metri kwadri. Dan ta' l-aħħar jinkludi hitan, nofs hitan divizorji ma terzi, u jeskludi l-bitha interna. (vide Dok. "D").

Il-*penthouse* tikkonsisti f'zewġ kmamar tas-sodda, kamra tal-banju waħda, *boxroom* żgħira u kamra għal zoni tal-keċina, salott u pranzu magħquda, kif ukoll terazzin. Mad-dhul fil-*penthouse* kuritur prinċipali jwassal għal spazju żgħir ta' madwar tmienja punt erba' (8.4) metri kwadri biswit il-bitha interna. L-ispazju miftuħ fil-kuritur jirċievi dawl naturali permezz ta' tieqa li tiftaħ fin-naħa it-twila tal-imsemmija bitha interna. Minn hawn wiehed isib aċċess dirett għall-ewwel kamra tas-sodda tal-*penthouse*, li thares lejn il-bitha interna u li minnha tirċievi dawl naturali u ventilazzjoni permezz ta' tieqa. Iktar 'il quddiem fil-kuritur, wiehed jasal fiż-żona ta' wara tal-*penthouse*, fejn tinsab it-tieni kamra tas-sodda, li thares ukoll lejn l-istess bitha interna diġa msemmija hawn fuq, u li permezz ta' tieqa, il-kamra tas-sodda tirċievi dawl u ventilazzjoni b'mod naturali. Il-kuritur jerga' jiprovdi aċċess għal spazju ieħor żgħir ta'

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madwar tmienja punt tlieta (8.3) metri kwadri. Dan jakkomoda u jipprovdi aċċess għall-*boxroom* żgħira, mibnija minn materjal hafif u li ma kinitx parti mill-istruttura oriġinali tal-binja. Jipprovdi wkoll aċċess għall-kamra tal-banju li għandha tieqa żgħira li thares lejn bitha ta' wara ta' proprjeta' ta' terzi sottostanti tal-appartamenti biswit u li jiffurmaw ukoll parti mill-blokka tal-iżvilupp. Fl-aħħar post wiehed isib żoni ta' kċina, salott u pranzu bi pjan miftuħ li fihom tieqa waħda u żewġ bibien li jharsu lejn u jipprovdu aċċess għat-terrazzin tal-kantuniera ta' wara li jagħti għal fuq il-bitha ta' wara tal-proprjeta' sottostanti ta' terzi persuni fil-livell tal-art (vide Dok. "D").

Għoli intern tal-proprjeta'

Il-proprjeta' għandha għoli intern li jvarja bejn in-naħa ta' quddiem u ta' wara tal-proprjeta', bejn żewġ metri punt sitta sebġa (2.67m), żewġ metri punt sitta ħamsa (2.65m) u żewġ metri punt sitta erbgħa (2.64m), minn wiċċ il-madum sal-qiegħ tas-saqaf strutturali.

Tip ta' kostruzzjoni

Il-proprjeta' hija mibnija b'ħitan strutturali tal-ġebel tal-franka u soqfa tal-konkos rinfurzati bil-ħadid.

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01 ta' Marzu 2024

Finituri

Il-madum kollu ta' ġewwa l-*penthouse* u fit-terrazzin huwa madum taċ-ċeramika filwaqt li l-ħitan u s-soqfa interni kollha huma mizbugħa. L-aperturi fuq faċċati esterni jikkonsistu minn bibien u twieqi tal-aluminju iswed waqt li l-bibien interni tal-kamra u l-bieb prinċipali li huma magħmula mill-injam. Barra minn hekk il-kmamar kollha għandhom dekorazzjoni tal-coving/moulding tal-ġypsum madwar il konfini ta' bejn il-ħitan u s-soqfa.

Xi zebgħa mqaxxra kif ukoll sinjali ta' dħul tal-ilma huma preżenti f'diversi zoni tal-kċina u zoni tal-ikel kemm fuq uċuħ tal-ħajt kif ukoll tas-saqaf. Xquq minhabba moviment tal bini (*settlement cracks*) huma wkoll preżenti f'dawn l-ispazji kif wkoll xaqq orizzontali fuq il-blata (*lintol*) tal-bieb li jwassal għat-terrazzin estern. Xquq zghar huma wkoll preżenti fuq in-naħat esterni tal-ħitan tal-ispazji interni msemmija hawn fuq.

Fil-kuritur hemm ukoll sinjali ta' dħul ta' ilma u zebgħa vizibbli għat-tqaxxir, filwaqt li diversi xquq minhabba moviment tal bini (*settlement cracks*) huma vizibbli fil-kamra tas-sodda u l-kuritur.

Servizzi

L-appartament għandu provvista ta' elettriku u ilma, u huwa konness mas-sistema tad-drenagg.

Valutazzjoni ta' proprjeta' immobbli

01 ta' Marzu 2024

Ricerka ta' permessi fuq is-sit

Skont ricerka għall-permess originali, l-permess b'referenza: PA/03522/00 instab fuq il-post biex jissanzjona il-flats u *penthouses* bit-titolu ta': *To sanction flats and penthouses*. F'dan il-permess instabet wkoll applikazzjoni ta' emenda, maghrufa bhala '*minor amendment*' minhabba aktar emendi għalkemm l-ebda emenda ma giet indikata fuq is-sugġett *penthouse* nru. 4.

Dawn li ġejjin huma l-varjazzjonijiet innutati bejn il-permessi originali approvati msemmija hawn fuq u t-tqassim mibni eżistenti (Vide Dok. "E"):

L-użu eżistenti tat-tieni kamra tas-sodda li thares lejn il-bitha interna kien originarjament kċina fuq il-pjanti tal-permessi u t-tqassim tal-ħitan tagħha kellu konfigurazzjoni kemmxejn differenti fir-rigward tal-bieb.

Il-boxroom mibnija b'materjal hafif mhix prezenti fuq il-pjanijiet tal-permessi approvati.

It-terrazzin tal-kantuniera fuq wara tal-*penthouse* jidher li hu akbar minn dak approvat mid-dokument tal-permess.

Id-daqs tat- bitha interna jidher li huwa iżgħar minn dak approvat mill-permess ta' sanzjonar.

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01 ta' Marzu 2024

Konformita' mal-ligijiet sanitarji

Skont l-gholi tal-bini tal-blokka tal-izvilupp, id-daqs tal-bitha interna mhuwiex skont ir-regolamenti sanitarji. U peress li l-gholi globali fuq wara tal-proprjeta' u il-fond tal-bitha ta' wara (li jappartjenu lil partijiet terzi) ma setghux jitkejlu, sar biss studju li fih tqiesu l-gholi mkejjejl mil-bitha interna kif wkoll gew studjati l-applikazzjonijiet ta' regolarizzazzjoni sottomessi minn partijiet terzi fil-livell tal-pjan terran, u jirrizulta li anke l-gholi tal-elevazzjoni ta' wara jista' jkun li mhuwiex skont ir-regolamenti sanitarji. Madankollu kwalunkwe wahda minn dawn il-kwistjonijiet tkun tehtieg li tigi regolarizzata b'applikazzjoni ta' regolarizzazzjoni.

Stat ta' l-użu tal-propjeta'

Dakinhar taz-zjara l-proprjeta' dehret li kienet vakanti ghal xi zmien.

Posizzjoni tal-proprjeta', deskrizzjoni tal-madwar, u "policy" applikabbli

Is-segwenti huma l-koordinati geografici tal-post:

Northings: 46595

Easting: 78354

Il-proprjeta' tinsab fi triq f'zewg direzzjonijiet tat-traffiku ('two way traffic') bi spazji ghall-parkegg u parkegg riservat fuq iz-zewg nahat tat-triq. It-triq hijja pjuttost attiva peress li tinghaqad direttament ma' Triq il-Mosta fsebhghin metru (70m) 'il boghod u ghalhekk huwa qrib ta' diversi attivitajiet kummercjali u kumditajiet ohra fl-imsemmija Triq il-Mosta, li skont

Valutazzjoni ta' proprjeta' immobbli

01 ta' Marzu 2024

il-pjanti lokali Mappa 39 (*Local Plans - Map 39*) hija indikata bhala 'St. Paul's Bay Secondary Town Centre'.

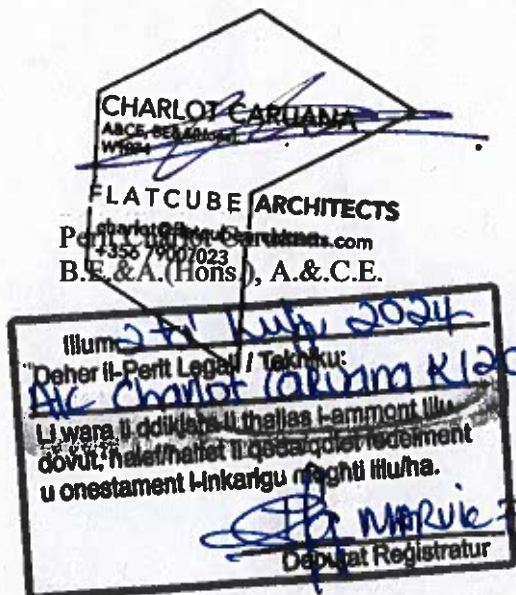
Ukoll skont il-pjanijiet lokali tal-ippjanar (*Local Plans*), il-proprjeta' tinsab f'zona residenzjali kif indikata mill-Mappa 39 (*Map 39*) u tinsab f'zona indikata ghal erba' (4) sulari skont il-Mappa 41 (*Map 41*), li skont id-"DC 2015", l-gholi f'metri ghal erba' (4) sulari b'*semi-basement* jista' jigi interpretat bhala gholi massimu ta' Tnejn u Ghoxrin metro (22m). Bhala konkluzjoni, il-proprjeta' tinsab f' zona tajba b' interess tajjeb fis-suq ghax-xiri jew kiri ta' proprjeta' ta' dan it-tip.

Stima tal-valur tal-propjeta'

Ibbażat fuq il-punti kollha mnizzlin f'dan ir-rapport, kif ukoll fuq analizi komparattiva ta' proprjetajiet simili fiz-zona tal-madwar, hija l-opinjoni tiegħi li l-valur ta' din il-proprjeta' immobbli fl-istat ezistenti huwa ta':

Tliet mija u ghoxrin elf Ewro (€320,000)

Tant ghandu l-unur jissottometti l-esponent ghas-savju gudizzju ta' din l-onorabbli Qorti.



Ilum..... 22 MAY 2024
ppreżentata mill-..... Perit Ch. Carlana
3/bla dok..... (5) dokumenti

Adrian Mallia
Deputat Registratur

Pagna 8 minn 8

0c9

Dok. "A"



Mr. Brian Ebejer
C.E. House
2nd Floor
B*Kara By Pass
Birkirkara

Date: 10 August, 2004
Our Ref: PA 03522/00
Your Ref: 187/91

Dear Sir/Madam,

Minor Amendment on PA 03522/00

Please refer to your letter dated 14/07/2004 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 3522/00/MA/87b

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,


Martin Saliba
f/Director of Planning

DocMinAmAcc


CHARLOT CARUANA
ARCE, BEAUFORT,
WILM

FLATCUBE ARCHITECTS
chariot@flatcubearchitects :
+356 79007023

MALTA ENVIRONMENT & PLANNING AUTHORITY
L-AWTORITÀ TA' MALTA DWAR L-AMBIENT U L-IPPJANAR
P.O. BOX 200, VALLETTA CMR 01, MALTA
TEL: (+356) 2290 0000 • FAX: (+356) 2290 2295
<http://www.mepa.org.mt> • email: enquiries@mepa.org.mt



SECCION 1: 15.00m x 15.00m (1:100)

SECCION 2: 15.00m x 15.00m (1:100)

SECCION 3: 15.00m x 15.00m (1:100)

SANITADA
APPROVED
Date: 15/08/2022

9 AUG 2022
APPROVED
DATE: 15/08/2022

Caspar Grech, Ebejer & Partners Architects & Civil Engineers 511, Borneo Road, Singapore Tel: +65 6339 8888 Fax: +65 6339 8889	
Client:	Mr. GONZALEZ
Project Title:	APARTMENT AND OFFICES AT ST. JAMES SQ.
Drawing Title:	PLAN
Drawn By:	AS
Date:	16-07-2021
Scale:	1:100
Project No.:	170/17

Ock

Dok. 'A'



To: Mr Giovanni Camilleri
23 GT Court
Resort Street
St Paul's Bay

Date: 16 January, 2004
Our Ref: PA 03522/00

Application Number: PA 03522/00
Application Type: Full Development Permission / 01
Date Received: 3 July, 2000
Approved
Documents : PA 3522/00/5E/5F/60A

Location: GT Court, Triq Jean De La Vallette, San Pawl il-Bahar
Proposal: To sanction flats and penthouses.

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. 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.

PA 03522/00

MALTA ENVIRONMENT & PLANNING AUTHORITY
L-AWTORITA' TA' MALTA DWAR L-AMBJENT U L-IPPJANAR
P.O. BOX 200, MARSA GPO 01, MALTA
TEL: (+356) 2290 0000 • FAX: (+356) 2290 2295
<http://www.mepa.org.mt> • email: enquir-es@mepa.org.mt

Dok. 'A'

- 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 by the Police.
- 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.
2. 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.
3. 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.
4. The Bank Guarantee of Lm7,500 made in favour of the Malta Environment and Planning Authority shall be reverted to CPPS account once the site has been included within the Commuted Parking Payment Scheme.
- Forfeiture of the Bank Guarantee shall not preclude applicant from complying fully to the conditions as imposed.
5. The use of the rooms shall be kept as shown on Drawing PA 3522/00/60A as approved by the General Services Board.

Dok. 'A'

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.

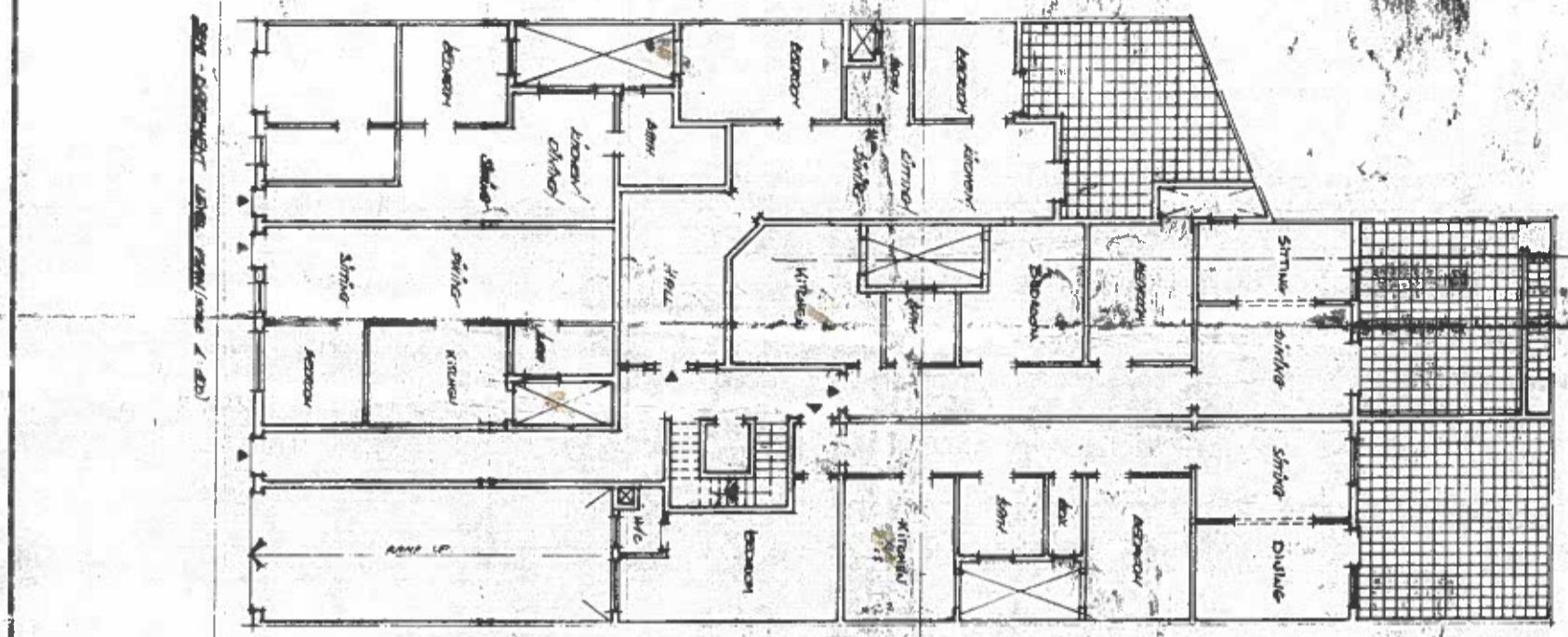


Frances Galea
Secretary
Development Control Commission

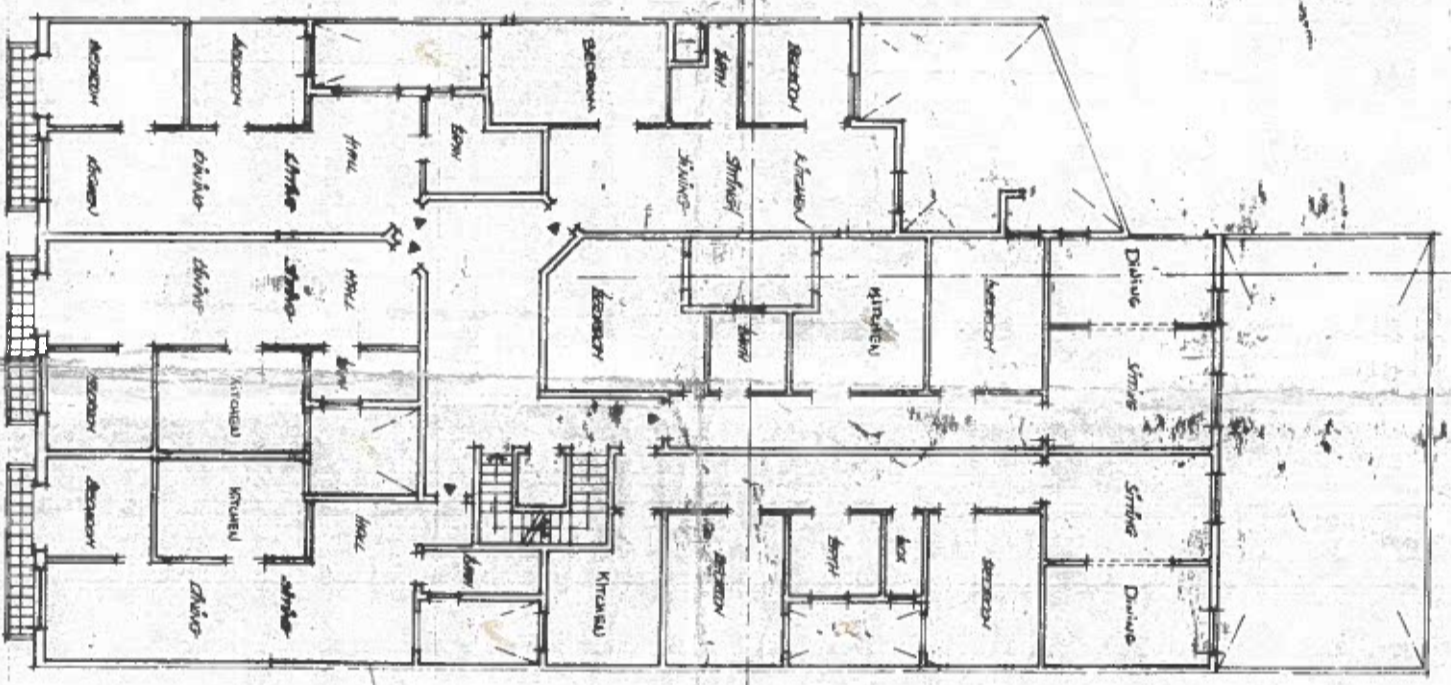
CHARLOT CARUANA
A&CE, BE&A(Hons),
W1074

FLATCUBE ARCHITECTS

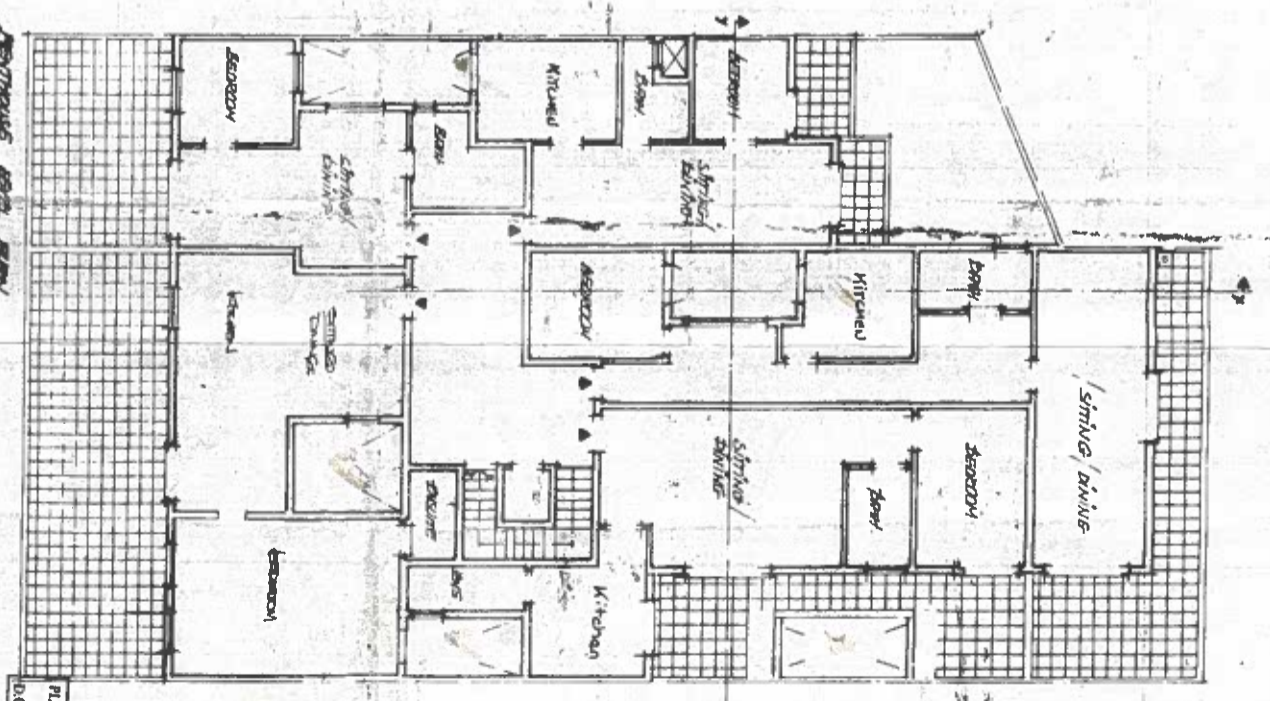
charlot@flatcubearchitects.com
+354 700 7022



FIRST FLOOR PLAN (SEE 100)



SECOND FLOOR PLAN (SEE 100)



UNIT FLOOR PLAN (SEE 100)

Casson, Grech, Bejer & Partners
 Architects & Civil Engineers
 3120 York Road, Suite 200, York, PA 17403
 Tel: 717.833.8888 Fax: 717.833.8881

Client: **MR. DONALD G. WILSON**

Project Title: **APARTMENT BUILDING AND GARAGES AT 217 N. YORK ST.**

Drawing Title: **UNIT FLOOR PLAN**

Drawn By: **AKW** Checked & Approved: **AKW**

Date: **10.07.2011** Scale: **1/8" = 1'-0"**

Project: **A. WILSON** Drawing No.: **100/01**



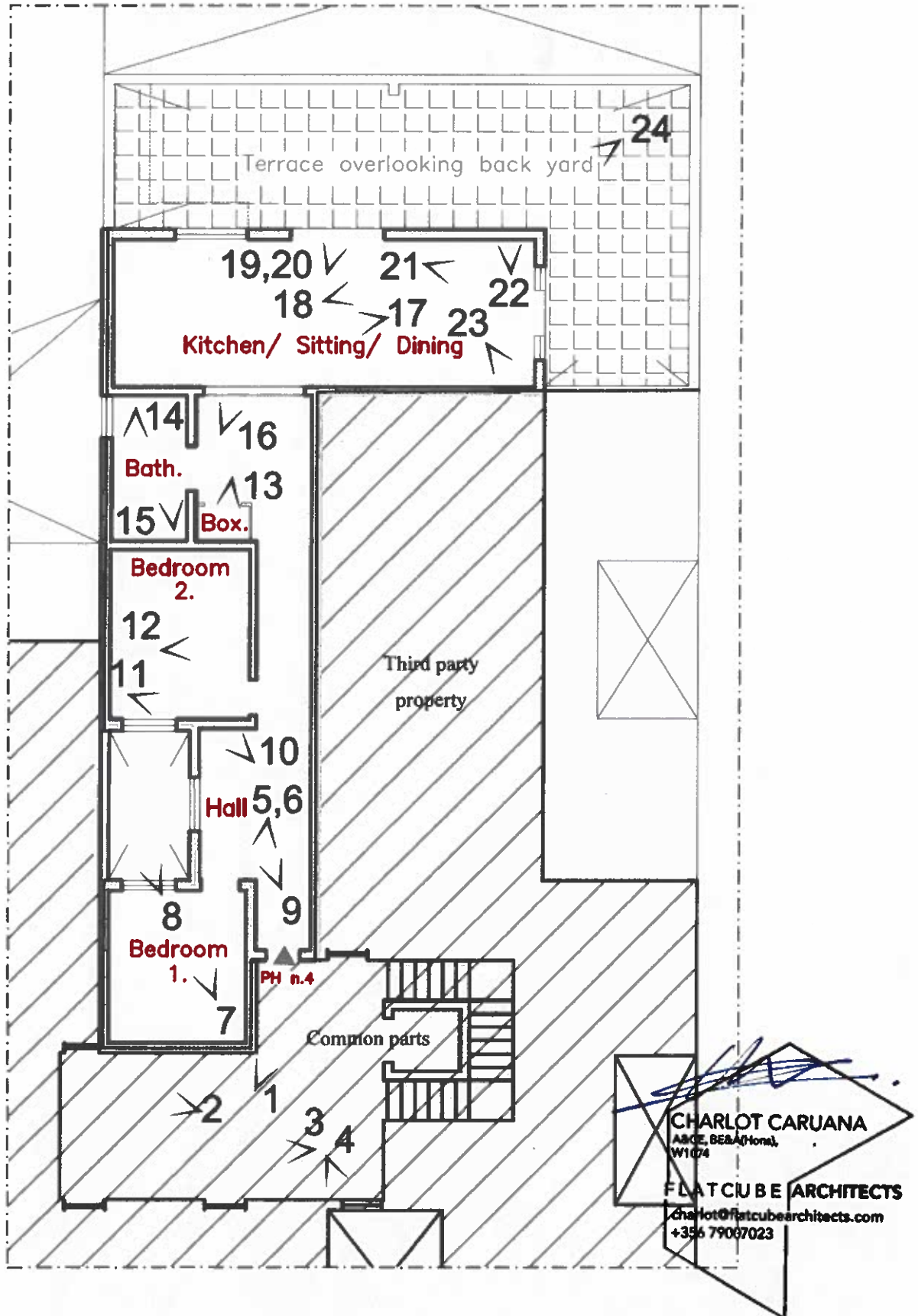
PLAN No. P.A. 101127
P.E.C. Board No. 101127

DOK. 'A'

Obv

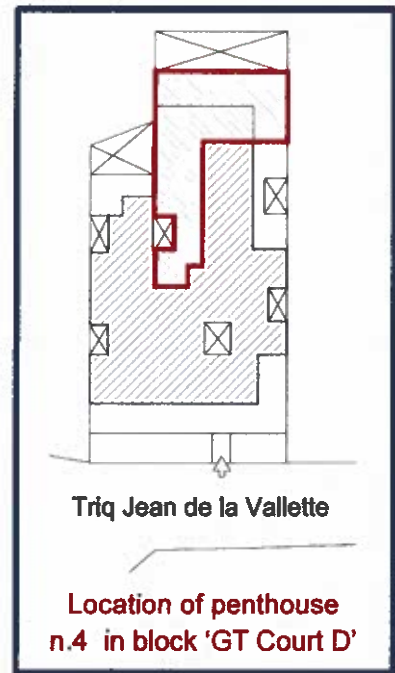
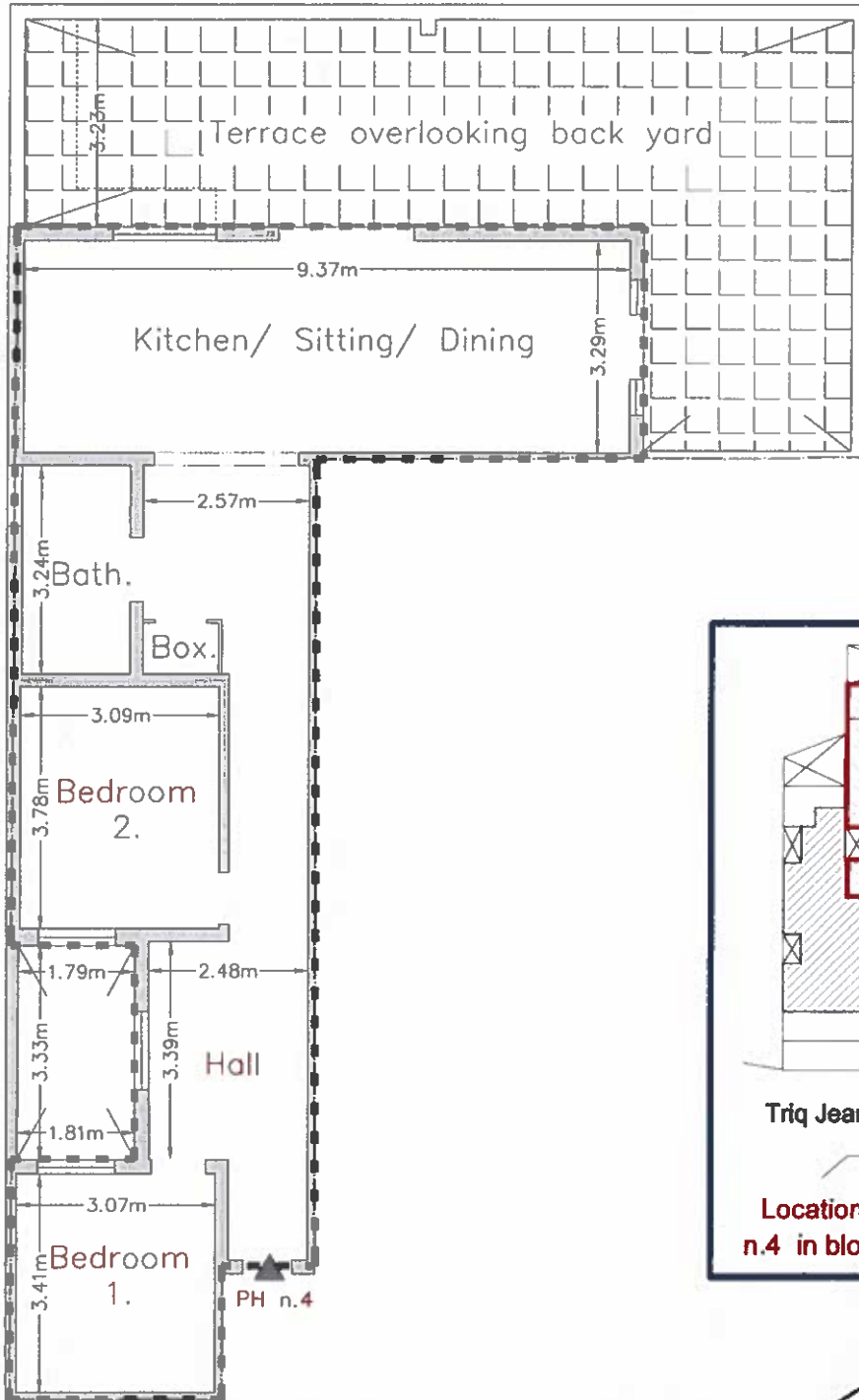
Dok. "C"

Post tar-ritratti mehuda waqt l-ispezzjoni nhar il-Erbgha, wiehed u ghoxrin (21) ta' Frar 2024:



Dok. "D"

Pjanta b'referenza ta' kejl.

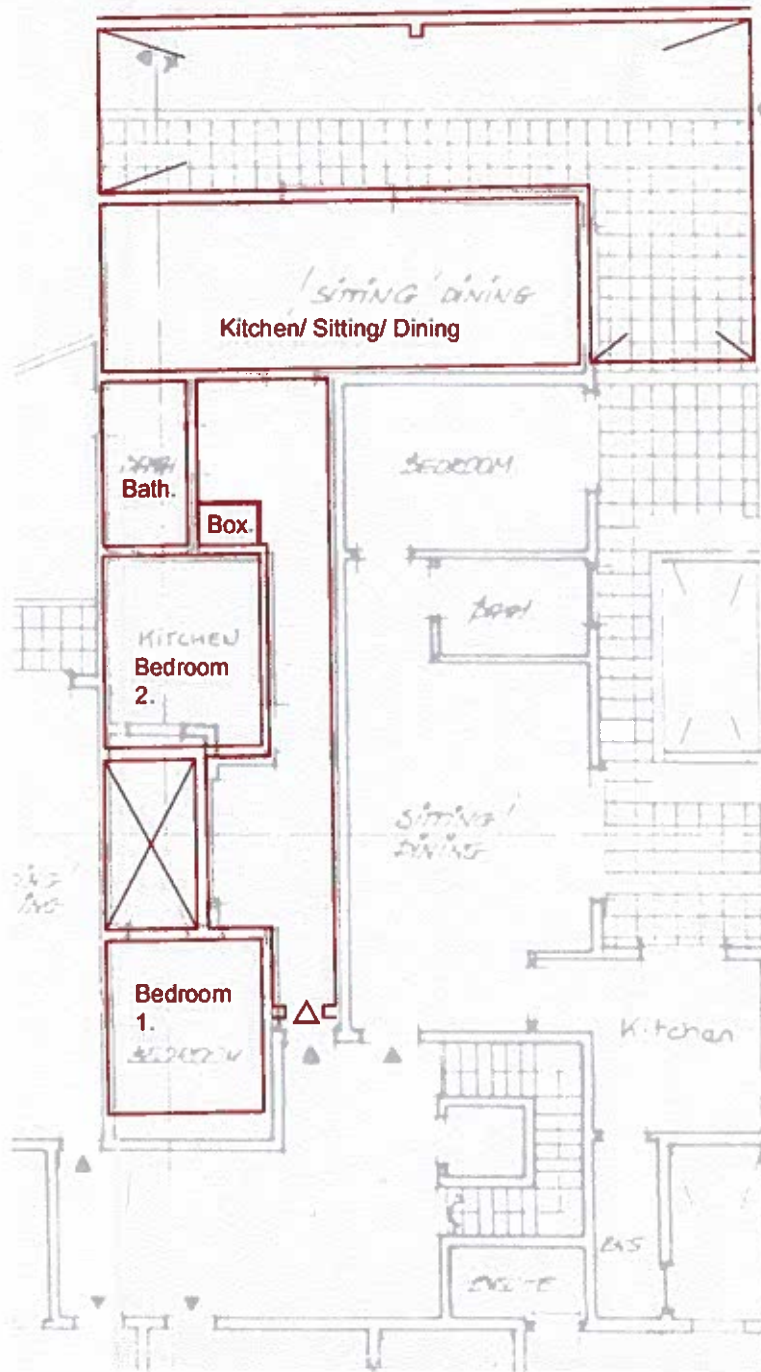


Sketch layout plan of Penthouse internally nr.4.
(Plan not to scale - use only for existing room uses.
Dashed line indicates the internal gross area)

CHARLOT CARLIANA
ARCHITECT
FLATCUBE ARCHITECTS
charlot@flatcube architects
+356 79007023

Dok. "E"

Pjanta b'referenza għad-differenzi bejn il-permess preċedenti u t-tqassim eżistenti.



Pjanta bazi: Parti mill-pjanta estratti mill-aħħar tpingija approvata ref. PA/03522/00. (sors: arkivju tal-ippjanar)

Linji ħomor: Kejl generali intern meħud fuq il-post waqt l-ispezzjoni, superimpost fuq pjanta approvata biex tenfasizza kwalunkwe differenzi

Valutazzjoni ta' proprjeta' immobbli

10 ta' Gunju 2024

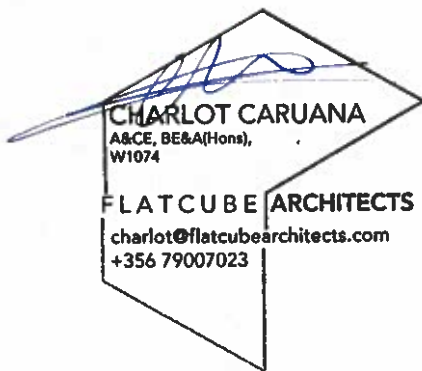
Subbasta No. 9/23 (re. Cotterill Stephen Joseph)

**Re: Penthouse internament immarkat nru. 4, Fifth floor, GT Court D, Triq
Jean de la Vallette, San Pawl il-Bahar.**

Dokumenti annessi:

Land Registry Site plans (x2)

Schedule 8 (x1)





KARATTERISTIĠI FIZIĠI TAL-PROPJETA' IMMOBBLI

Lokalita'	SAN PAUL IL-BAHAR
Indirizz	PENTHOUSE INTERNAMENT IMMARKAT NUMRU 4 "FIFTH FLOOR LEVEL", 'GT COURT D', TRIQ JEAN de la VALLETTE
Qies tal-Binja kollha trasferita*	152.7 m ²

IMMARKA FEJN APPLIKABBLI (Imla kaxxa wahda f'kull każ minbarra fejn indikat mod iehor)

Tip ta' Propjeta'	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Flat/Appartment
	<input checked="" type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanin	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terran		
Kemm ilha mibnija	<input type="checkbox"/> 0-20 sena	<input checked="" type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Qabel it-Tieni Gwerra	
Il-Madwar	<input type="checkbox"/> Veduta tal-bahar	<input type="checkbox"/> Veduta tal-kampanja	<input checked="" type="checkbox"/> Urbana	
Ambjent	<input type="checkbox"/> Żona kwieta	<input checked="" type="checkbox"/> Żona Traffikuża	<input type="checkbox"/> Żona ta' divertiment	<input type="checkbox"/> Żona Industrijali
Stat ta' Kostruzzjoni	<input type="checkbox"/> Ġebel u saqaf	<input type="checkbox"/> Nofsu Lest**	<input checked="" type="checkbox"/> Lest***	
Kundizzjoni	<input type="checkbox"/> Tajjeb	<input checked="" type="checkbox"/> Adekwat ^{JE MIEGU MANUTENZJONI MINORI}	<input type="checkbox"/> Hażin	
Facilitajiet Tista' timmarka aktar minn wahda	<input type="checkbox"/> Bil-Ġnien	<input type="checkbox"/> Bil-Pool	<input checked="" type="checkbox"/> Bil-lift	<input type="checkbox"/> Bil-Basement
	<input type="checkbox"/> Bla Garaxx	<input type="checkbox"/> Garaxx karozza wahda	<input type="checkbox"/> Garaxx żewg karozzi	<input type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input type="checkbox"/> Bl-arja tiegħu	<input checked="" type="checkbox"/> Minghajr l-arja ^{BSS DRITT TA' UŻU}	<input type="checkbox"/> Bl-arja ma' terzi	

- * Jinkludi l-artijiet kollha u għonna imma jeskludi sulari addizzjonali, soqfa u washrooms
- *** Jinkludi tikkil, elettriku, ilma u madum
- ** Jinkludi ** kif ukoll kmamar tal-banju w aperturi

Data: 10/06/2024

Firma tal-Perit:


CHARLOT CARUANA
ARCE, BE&A(Hons),
W1074

Numru tal-Warrant: 1074

Timbru:

FLATCUBE ARCHITECTS
charlot@flatcubearchitects.com
+356 79007023

Charlot Caruana

14

triq I-Alwiza

Mgarr

MGR2361

Malta

Cash Sale

27/05/2024

351348E

No of Copies 2

Fee Per Site Plan €6.00

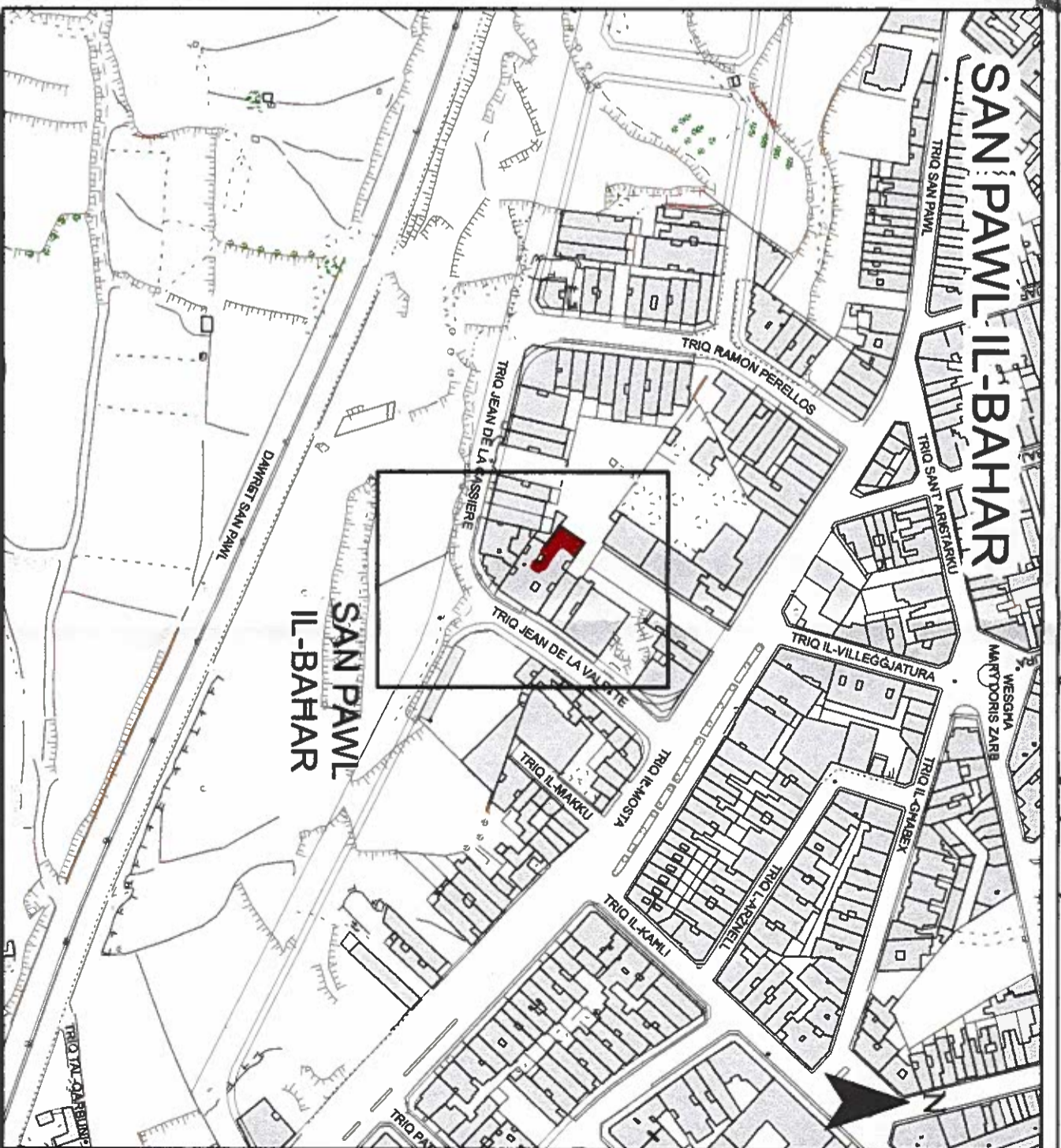
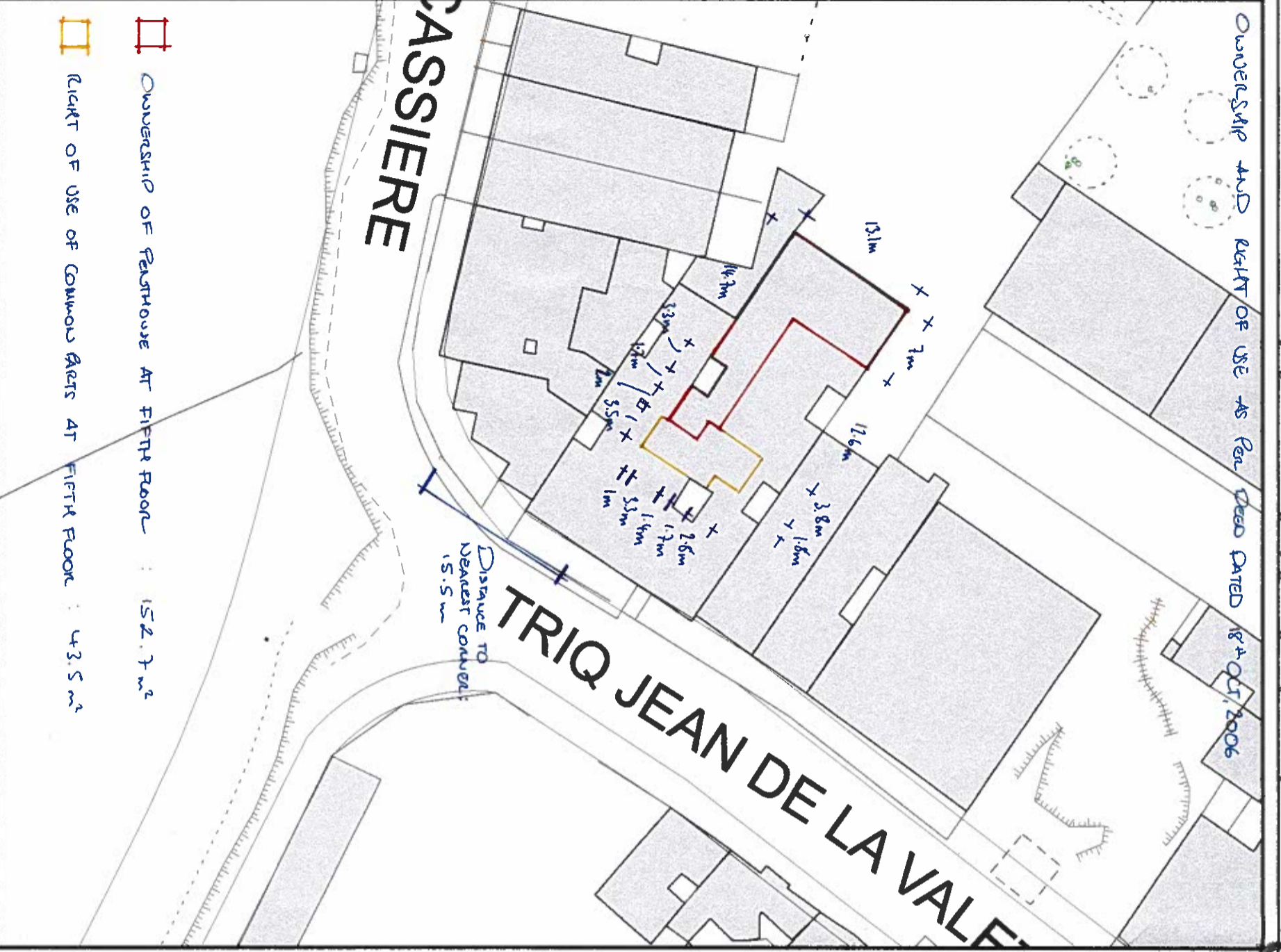
Total €12.00

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



- Ownership OF REARHOUSE AT FIFTH FLOOR : 152.7 m²
- RIGHT OF USE OF COMMON PARTS AT FIFTH FLOOR : 43.5 m²

Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

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: **351348 E**
Map Number:

Posizzjoni Centrali: **x = 46605**
Centre Coordinates: **y = 78344**

Parti min S.S.: **4678**
Extracted from S.S.:

Date: **27/05/2024**
Date:

Perit:
Architect:

CHARLOT CARUANA
AA/CE, GEA(A/Prof),
W1074

Timbru tal-Perit:

FLATCUBE ARCHITECTS

Architect's Stamp:

charlot@flatcube architects.com
+356 79007023

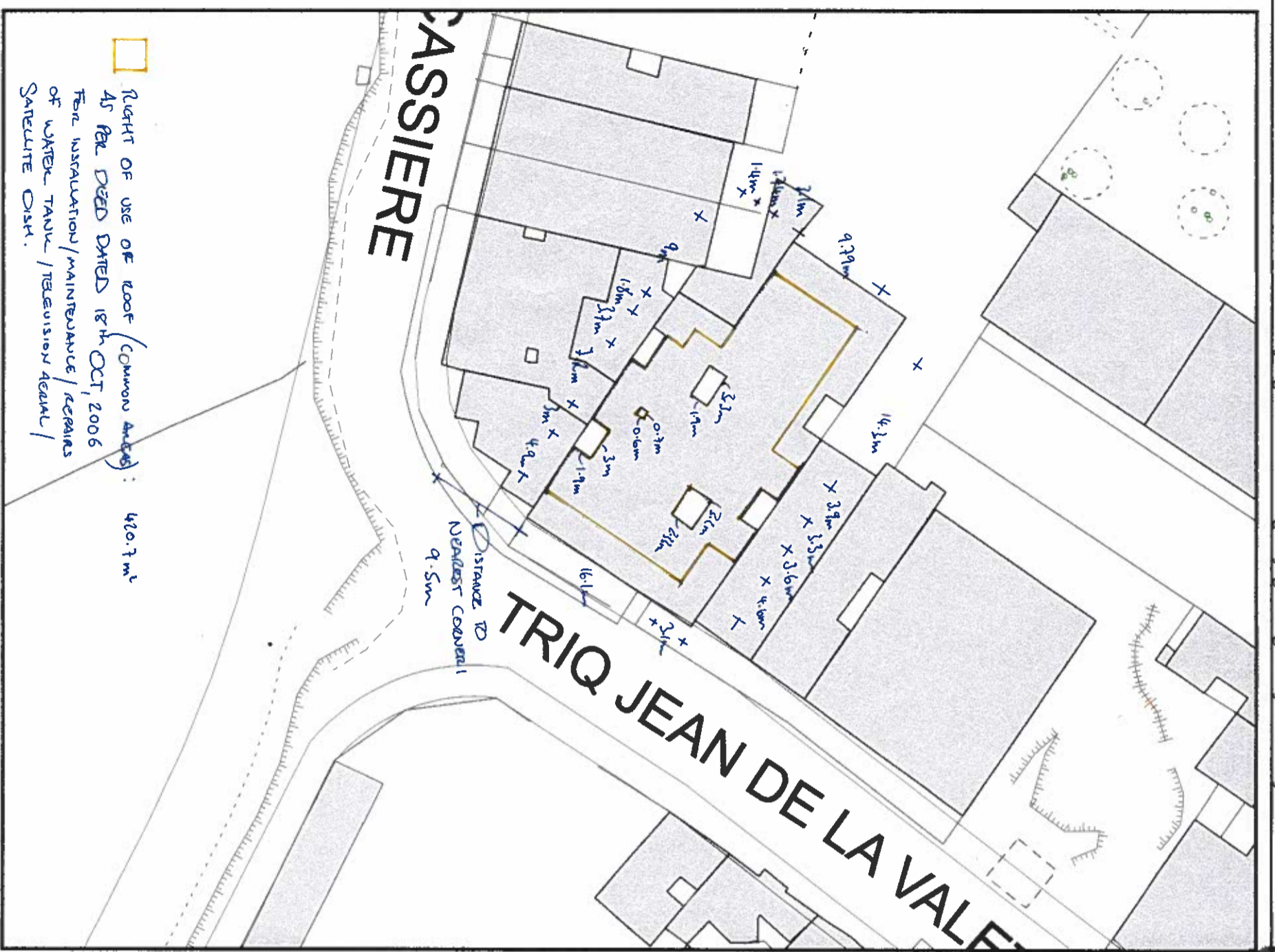
Qies (metri kwadri): **See OPOSITE**
Area (square metres):

Firma ta' l-Applikant:

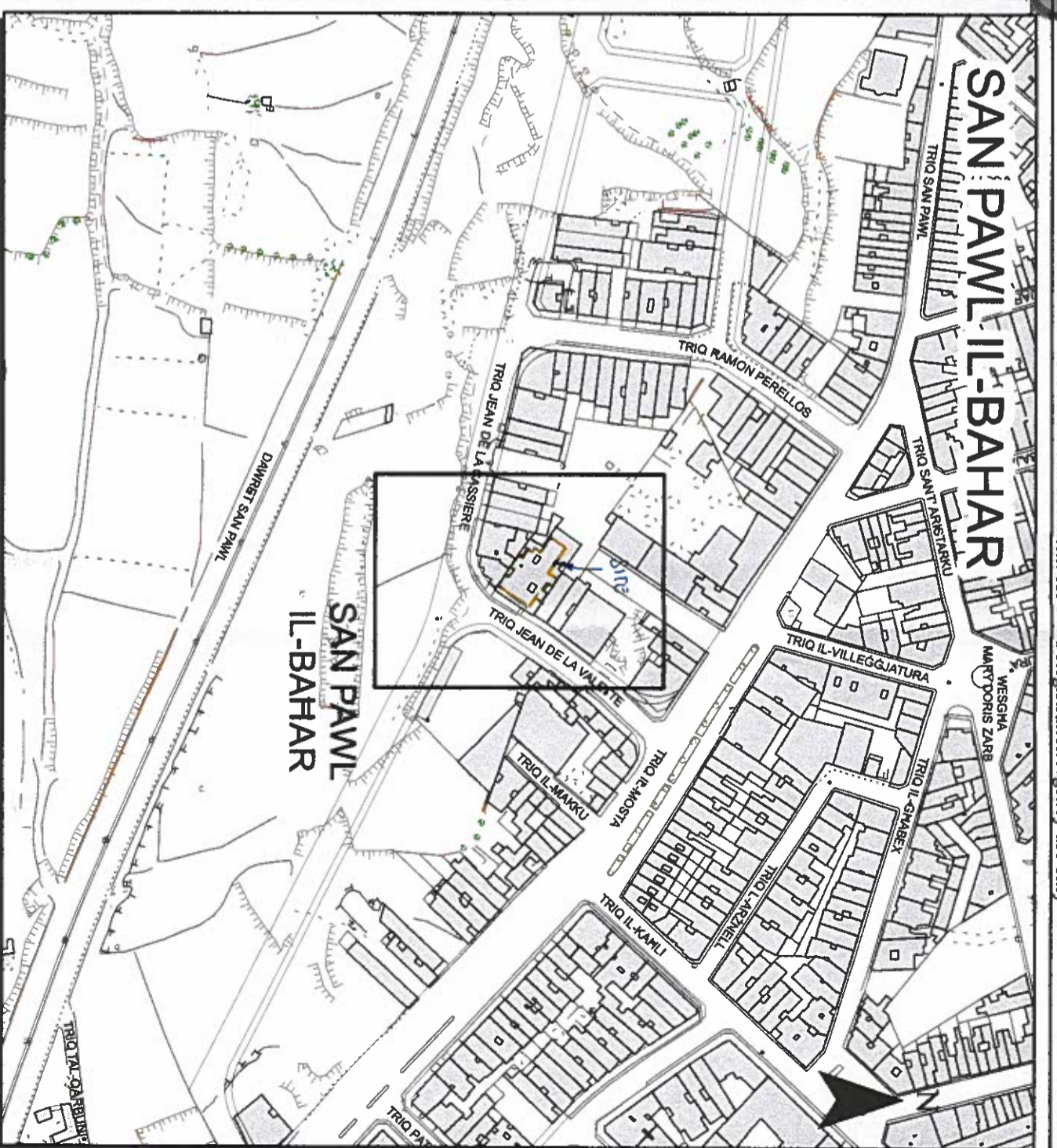
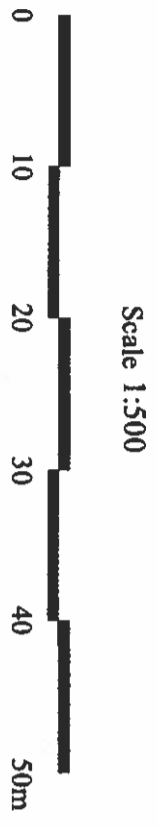
Applicant's Signature:

LR 359293

Dritt imballas
Fee Paid



RIGHT OF USE OF ROOF (Common Area): 40.7m²
 AS PER DEED DATED 18th OCT, 2006
 FOR INSTALLATION/MAINTENANCE/REPAIRS
 OF WATER TANK / TELEVISION AERIAL /
 SATELLITE DISH.



Pjanta tas-Sit 1:2500 Site Plan

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: 351348 E	Pozizzjoni Ċentrali: x = 46605	Parti min S.S.: 4678	Data: 27/05/2024
Map Number:	Centre Coordinates: y = 78344	Extracted from S.S.:	Date:
Perit:		Qies (metri kwadri): 500	Area (square metres): 500
Architect:		Firma ta' l-Applikant:	Applicant's Signature:
Timbru tal-Perit:			
Architect's Stamp:			

CHARLOT CARUANA
 AACF (B&A) (Hon),
 W1074
FLATCUBE ARCHITECTS
 charlot@flatcube.architects.com
 +356 79007023

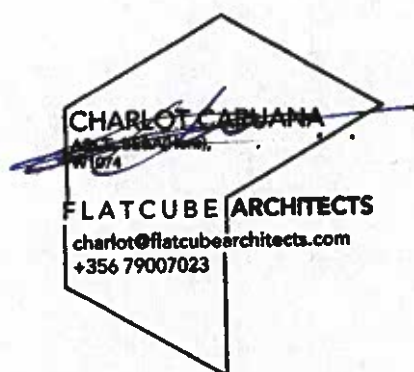
LR 359292
 Dritt imħallas
 Fee Paid

Dok. "B"

Ritratti meħudin waqt l-ispezzjoni nhar il-Erbgħa, wieħed u għoxrin (21) ta' Frar 2024:



Il-faċċata ta' GT Court D. (L-entrata għal partijiet komuni min triq Jean de la Vallette, San Pawl il-Bahar, indikata bl-aħmar). Il-*penthouse* fis-sugġett ta' din il-valutazzjoni tinsab fil-livell tal-ħames sular (*fifth floor*) u ma għandiex faċċata għal fuq it-triq.



Dok. "B"

Ritratti meħudin waqt l-ispezzjoni nhar il-Erbgħa, wieħed u għoxrin (21) ta' Frar 2024:

Partijiet komuni fil-livell tal-ħames sular:



1



2



3



4

Dok. "B"

Ritratti meħudin waqt l-ispezzjoni nhar il-Erbgħa, wiehed u għoxrin (21) ta' Frar 2024:



5



6

Dok. "B"

Ritratti meħudin waqt l-ispezzjoni nhar il-Erbgħa, wiehed u għoxrin (21) ta' Frar 2024:



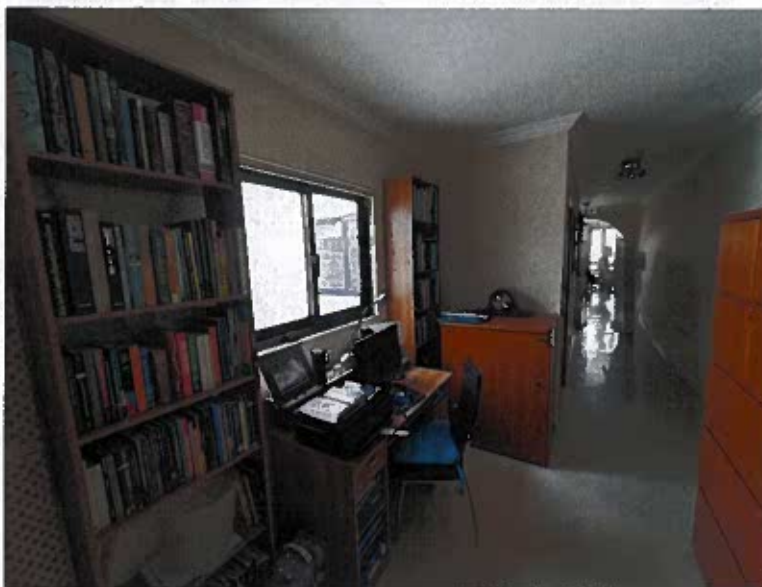
7



8

Dok. "B"

Ritratti mehudin waqt l-ispezzjoni nhar il-Erbgha, wiehed u ghoxrin (21) ta' Frar 2024:



9



10

Dok. "B"

Ritratti mehudin waqt l-ispezzjoni nhar il-Erbgha, wiehed u ghoxrin (21) ta' Frar 2024:



11



12

Dok. "B"

Ritratti meħudin waqt l-ispezzjoni nhar il-Erbgħa, wieħed u għoxrin (21) ta' Frar 2024:



13

Dok. "B"

Ritratti mehudin waqt l-ispezzjoni nhar il-Erbgha, wiehed u ghoxrin (21) ta' Frar 2024:



14



15

Dok. "B"

Ritratti mehudin waqt l-ispezzjoni nhar il-Erbgha, wiehed u ghoxrin (21) ta' Frar 2024:



16



17

Dok. "B"

Ritratti meħudin waqt l-ispezzjoni nhar il-Erbgħa, wiehed u għoxrin (21) ta' Frar 2024:



18



19

Dok. "B"

Ritratti mehudin waqt l-ispezzjoni nhar il-Erbgha, wiehed u ghoxrin (21) ta' Frar 2024:



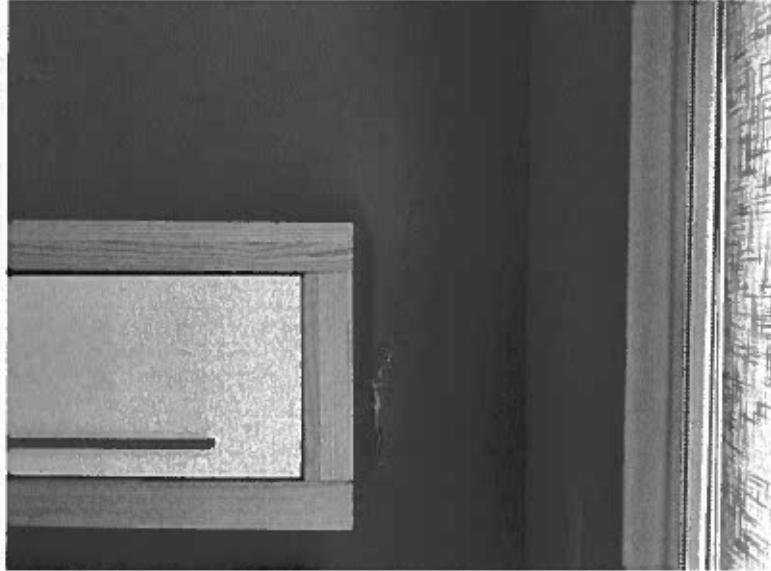
20



21

Dok. "B"

Ritratti mehudin waqt l-ispezzjoni nhar il-Erbgha, wiehed u ghoxrin (21) ta' Frar 2024:



22



23

Dok. "B"

Ritratti mehudin waqt l-ispezzjoni nhar il-Erbgha, wiehed u ghoxrin (21) ta' Frar 2024:



24