

AIC Kurt Camilleri Burlo  
22ta' Novembru, 2023

**FL-ATTI TAS-SUBBASTA**  
**Nru. 8/23**

Bank of Valletta of Valletta plc C2833

VS

Simon Tabone KI199779M



**Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'**  
**Ref: 1943**

## **Kontenut**

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<b>Kontenut</b> .....	<b>2</b>
<b>Dokumenti, Rikorsi, Notifiċi etc.</b> .....	<b>5</b>
<b>Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'</b> .....	<b>7</b>
Prezenti:.....	9
Isem il Propjetarju:.....	9
Indirizz tal Propjeta:.....	9
Skop ta L-Aċċess.....	10
Data Ta L' Aċċess .....	10
Temp.....	10
Pussess Tal Propjeta .....	10
Atti Notarili .....	10
<b>Deskrizzjoni Tal Propjeta ġenerali</b> .....	<b>10</b>
Tip Ta Propjeta.....	10
Karatteristiċi fiżiċi.....	11
Data ta Bini tal Propjeta .....	11
Deskrizzjoni ta l'inhawi .....	11
Karatteristiċi Addizzjonali .....	12
Akkomodazzjoni .....	12
<b>Permessi Ta L' awtorita Ta' L-ippjanar</b> .....	<b>12</b>
Postijiet mibnjin wara is-sena 1992 .....	12
Postijiet mibnjin qabel is-sena 1992 .....	12
Regolamenti tas Sanita' .....	12
Variazionijiet Sanzjonabli .....	12
Enforcements.....	13
<b>Prestazzjoni ta L'Energija</b> .....	<b>14</b>
Ċertifikat ta 'Energy Performance' .....	14
Kummenti.....	14
<b>Komun</b> .....	<b>14</b>
Livell ta finitura.....	14
Entratura pċipali.....	14
Taraġ.....	14
Lift.....	14
Mizati għal Manutenzjoni tal komun .....	14
Xogħlijiet Essenzjali .....	15
<b>Deskrizzjoni tal propjeta minn Barra</b> .....	<b>15</b>
Kundizzjoni tal hitan tal faċċata.....	15
Hsarat Strutturali Serji.....	15
Filati bil Qatran .....	15
Aperturi Esterni .....	15

Finitura ta Barra .....	15
Kundizzjoni tal 'Waterproofing tal bejt' .....	15
Drenagg ta l-ilma tax-xita .....	15
Drenagg .....	16
<b>Deskrizzjoni tal-propjeta minn Ġewwa .....</b>	<b>16</b>
Soqfa.....	16
Hitan.....	16
Tarag.....	16
Xogħol ta L-injam .....	16
Art.....	16
Kmamar Tal Banju .....	16
Insulazzjoni .....	16
Bejt .....	17
Kantina .....	17
<b>Servizzi.....</b>	<b>17</b>
Provvista ta l'Ilma .....	17
'Plumbing'.....	17
Sistema ta Drenagg.....	17
Provvista ta l-elettriku .....	17
Sistema ta l-elettriku.....	17
Arja kondizzjonata u 'heaters' .....	17
Ohra.....	18
<b>Żoni esterni u Sit .....</b>	<b>18</b>
Garaxxijiet.....	18
Sit, inkluż appoġġi, mogħdijiet u 'drives' .....	18
Kwistjonijiet ambjentali inkluż barrieri eċċ. ....	18
Pools, Bjar u pompi.....	18
<b>Kunsiderazzjonijiet Strutturali .....</b>	<b>18</b>
Tip ta' kostruzzjoni .....	18
Pedamenti .....	18
Hitan .....	18
Soqfa.....	19
Bini awżiljarji.....	19
<b>Sommarju u rakkomandazzjonijiet.....</b>	<b>19</b>
<b>Stima tal-valur tal Propjeta .....</b>	<b>20</b>
<b>Sit .....</b>	<b>21</b>
<b>Ritratti .....</b>	<b>22</b>
Faccata.....	22
Komun.....	23
Kcina .....	24
Salott.....	25
Kamra tas-sodda principali.....	25

Kamra tas-sodda 2 ta wara .....	26
Kamra tas-sodda 3 ta wara .....	26
Kamra tal-banju.....	27
En-suite.....	27
Gallarija Ta Wara .....	28
<b>Ricerka ta Permessi fuq is-sit .....</b>	<b>29</b>
<b>Kopja tal-Pjanti Ezistenti.....</b>	<b>30</b>

## **Dokumenti, Rikorsi, Notifici etc.**

**Illum, it-Tlieta, 8 ta Awissu, 2023**

**Lill:** Simon Tabone  
Roseville Nr 3,  
Weshet il-Helsien 1979  
Xghajra,  
Zabbar.

**NOTIFIKA TA AĊĊESS Nru 1**

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**FL-ATTI TAS-SUBBASTA Nru. 8/2023**

**Bank of Valletta plc C2833**

**VS**

**Simon Tabone KI199779M**

Notifika ta Aċċess tal fond residenzjali **l-appartamnet** internament market bhala numru erbgħa (4) illi jinsab fis-second floor level' u cioe' fit tielet sular mit triq formanti parti minn blokk ta appartamenti bla numru ufficjali bl-isem ta "Alisa" fi Triq Lorry Sant gja Triq Gdida bla isem illi tagħti għal Cospicua Road Fgura, u **garaxx intertern** u mhux ufficjalment immarkat bhala numru sebgha(7) illi jinsab f'upper basement level' fl-istess blokka.

Inti mgħarraf illi nhar il **Hamis 24 ta Awwisu 2023 fl' 15:00 ta wara nofsinhar** ha jsehħ aċċess tal propjeta hawn fuq imsemmija u għaldaqstant inti mitlub li tkun prezenti biex tagħti aċċess għal dan il-fond.

Grazzi

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**Perit Kurt Camilleri Burlo'**

**Mob No: 79827534**

**Email: [kurt@camilleriburlo.com](mailto:kurt@camilleriburlo.com)**

## **Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'**

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AIC Kurt Camilleri Burlo  
22ta'Novembru, 2023

**FL-ATTI TAS-SUBBASTA**

**Nru. 8/23**

Bank of Valletta of Valletta plc C2833

VS

Simon Tabone KI199779M

**Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'**

Jesponi bir-rispett kollu.

Illi huwa gie mahtur minn din l-Onorabli Qorti bhala espert fl-atti ta Qbid ta Hwejjeg Immobbli sabiex jaghmel deskrizzjoni tal-fond hawn taht imsemmi u sabiex ifisser il-pizijiet, kirjiet u jeddjet ohra, sew reali kemm personali, jekk ikun hemm, li ghalihom dan il-fond huwa suggett kif ukoll l-ahhar trasferiment tieghu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

L-appartament internament market numru erbgha (4) illi jinsab fis-'second floor level' u cioe' fit-tielet sular mit-triq formanti parti minn blokk ta' appartamenti bla numru ufficjali bl-isem ta 'Alisa' fi triq Lorry Sant gja Triq Gdida bla isem illi taghti ghal Cospicua Road, Fgura, bid-drittijiet u l-pertinenzi kollha tieghu, hekk kif suggett u jgawdi s-servitujiet attivi u passivi naxxenti mill-qaghda tieghu, tale quale, inkluz is-sehem indiviz 'pro rata' mill-partijiet komuni, flimkien mal proprjetarji l-ohra tal-istess blokk, tal-entrata, tat tarag, indani, 'drains' u 'drainage system', 'lift shaft' u dawk is-servizzi u partijiet kollha l-ohra intizi ghall-uzu komuni. Eskluza l-arja, inkluz pero' d-dritt ta' l-uzu ta dik il-parti tal-bejt sovrapposta ghall-istess flat flimkien mas-sidien l-ohra tal-flats fl-

istess blokk, kif ukoll d-dritt ta' installazzjoni ta' tank tal-ilma ta seba' mija u hamsin litru (750l) u television aerial u/jew 'satellite dish' ta mhux aktar minn wiehed punt wiehed metru (1.1m) diametru fuq il-bejt tal-blokk hawn fuq imsemmi, f'post indikat u bid-dritt t'access ghall-istess bejt f'kaz ta' hsara u manutenzjoni ta' dawn is-servizzi f'hinjiet ragonevoli.

Il-blokk illi minnu jifforma parti dana l-appartament jikkonfina tramuntana ma' l-imsemmija triq, mill-punent u mil-lvant ma'beni ta' Carcam Limited u Jolmar Limited jew l-avventi kawza taghhom jew irjeh verjuri, filwaqt illi l-flat jikkonfina tramuntana ma' triq Lorry Sant, Lvant ma'propjeta' tal- vendituri jew l-avventi kawza taghhom u punent in parti mal-avventi kawza ta'Jolmar u Carcam Limited u in parti ma'l-istess triq Lorry Sant jew irjeh verjuri.

Illi biex jaqdi l-inkarigu li nghatalu, zamm access fi 2 ta' Ottubru 2023. Id-debitur ma kienx prezenti ghal access u irrizulta li il-fond huwa mikri lil terzi (Marika Magro) b'kirja ta €350.00 (Tlett mija u hamsin ewro) fix-xahar. Kuntratt tal-kera ma jezistix.

***Prezenti:***

- Perit Kurt Camilleri Burlo'
- Ms Marika Magro

***Isem il Propjetarju:***

Mr. Simon Tabone

***Indirizz tal Propjeta:***

'Alisa' , Flat 4,  
Triq Lorry Sant,  
Fgura

***Indirizz tal Propjetarju:***

Roseville Nr 3,  
Weshet il-Helsien 1979

Xghajra,

Zabbar.

***Skop ta L-Aċċess***

Subbasta Nru. 8/23

***Data Ta L'Ċċess***

2 ta' Ottubru 2023

***Temp***

Xemxi

***Pussess Tal Propjeta***

Liberu u frank (Freehold).

***Atti Notarili***

Il propjeta giet trasferita lil Simon Tabone flimkien ma Andrea Muscat fit-13 ta Lulju 2005 hu hija suggett ghal kundizzjonijiet kollha imsemmija fl-atti tan Nutar Patricia Hall hawnhekk annessi.

**Deskrizzjoni Tal Propjeta ġenerali**

***Tip Ta Propjeta***

Il propjeta tikkonsisti minn appartament ta tlett kmamar tas-sodda, u tinsab fis-'second floor level' u cioe' fit-tielet sular mit-triq. L' appartament huwa aċċessibli min tarag komuni, bid-drittijiet u l-pertinenzi kollha tieghu, hekk kif suggett u jgawdi s-servitujiet attivi u passivi naxxenti mill-qagħda tieghu, inkluz is-sehem indiviz 'pro rata' mill-partijiet komuni, flimkien mal proprjetarji l-ohra tal-istess blokk, tal-entrata, tat tarag, indani, 'drains' u 'drainage system', 'lift shaft' u dawk is-servizzi u partijiet kollha l-ohra intizi għall-uzu komuni. Eskluza l-arja,

inkluz pero' id-dritt ta' uzu ta dik il-parti tal-bejt sovrapposta għall-istess flat flimkien mas-sidien l-oħra tal-flats fl-istess blokk, kif ukoll d-dritt ta' installazzjoni ta' tank tal-ilma ta seba' mija u hamsin litru (750l) u television aerial u/jew 'satellite dish' ta mhux aktar minn wiehed punt wiehed metru (1.1m) diametru fuq il-bejt tal-blokk hawn fuq imsemmi, f'post indikat u bid-dritt t'access għall-istess bejt f'kaz ta' hsara u manutenzjoni ta' dawn is-servizzi f'hinijiet ragonevoli.

### ***Karatteristiċi fiżiċi***

Building Frontage (BF)	– 5.49m + 7.63m
Site Depth (SD)	– 30.7m, 28.6m
Gross Internal area (GIA)	
Appartament	= 136 m.k
Gallariji	= 9.5 m.k
Clear internal Height (CIH)	- 2.84m

### ***Tip ta Kostruzzjoni***

Il-Propjeta hija mibnija b'ħitan tal-ġebel u/jew bricks u imsaqqfa b'soqfa tal-konkos rinfurzati bil-ħadid.

### ***Data ta Bini tal Propjeta***

Il-Propjeta inbniet madwar tnejn u ghoxrin (22) sena ilu.

### ***Deskrizzjoni ta l'inhawi***

Il-propjeta tinsab f'zona residenzjali kwieta, u vicin tal kumditajiet kolla

### ***Karatteristiċi Addizzjonali***

Xejn

### ***Akkomodazzjoni***

L'appartament jikkonsisti minn kcina, kamra tal pranzu u salott 'open plan' mal faccata. Kuratur twil jaghti ghal kamra tal banju, kamra tas-sodda mal bitha tan-nofs bil-kamra tal banju 'en-suite', u zewg kmamar tas-sodda b'gallarija li taghti ghax xaft ta wara tal post. Dan kollu kif immarkat fuq il pjanta mehmuza.

### **Permessi Ta L' awtorita Ta' L-Ippjanar**

#### ***Postijiet mibnjin wara is-sena 1992***

Il blokk inbena bil permessi PA/00995/01 u PA/05686/02.

#### ***Postijiet mibnjin qabel is-sena 1992***

Mhux Applikabli

#### ***Regolamenti tas Sanita'***

Ma kienx possibli li titkejjel il-bitha ta wara pero jidher li il-btiehi huma ta daqs sodifacenti ghas-sanita. L-gholi ta gewwa huwa iktar min dak mitlub mil ligi. In generali ma jidirx li hemm ksur ta ligi tas-sanita.

#### ***Variazionijiet Sanzjonabli***

Kopja tal permessi originali ma nstabux. Pero jekk hemm xi differenzi jistghu jigu sanati jew regolarizzati skond il-ligi.

## ***Enforcements***

**Ma hemm l-ebda enforcement notices' registrati fuq il-post**

## **Prestazzjoni ta L'Energija**

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### ***Certifikat ta 'Energy Performance'***

Il-bini magħndux ċertifikati ta energija

### ***Kummenti***

Xejn

## **Komun**

---

### ***Livell ta finitura***

Il komun jikkonsisti min tarag li jservi is-sulari kolla tal-bini. Ma hemmx lift fil blokka. Il kundizzjoni tal finitura tal komun hija tajba.

### ***Entratura priċipali***

L'entratura prinċipali hija elevata mit-triq ta barra, b'tarag tal granit, u bieb prinċipali ta l-injam. L'entratura hija f'kundizzjoni tajba.

### ***Tarag***

It tarag għandu il pedati ta granit u huwa fi stat tajjeb. Il poġġaman huwa tal-aluminju kulur iswed. Il hitan huma miksijin u mizbughin.

### ***Lift***

Ma hemmx lift fil blokka

### ***Mizati għal Manutenzjoni tal komun***

Mhux Maghruf

## ***Xogħlijiet Essenzjali***

Xejn

## **Deskrizzjoni tal propjeta minn Barra**

Il-faċċata tal-propjeta hija f'kundizzjoni tajba.

### ***Kundizzjoni tal hitan tal faċċata***

Il-faċċata hija fuq il-fil u f'kundizzjoni tajba.

### ***Hsarat Strutturali Serji***

Ma jidher li hemm ebda hsarat strutturali serji.

### ***Filati bil Qatran***

Mhux applikabbli

### ***Aperturi Esterni***

L-aperturi huma tal-ħgieg bi gwarniċ ta' l'aluminju lewn iswed. Ma jidhirx li hemm hsarat.

### ***Finitura ta Barra***

Il-faċċata hija fuq il-fil. Il-faccati tal btiehi huma miksijin bir-ramel u ciment u mizbughin.

### ***Kundizzjoni tal 'Waterproofing tal bejt'***

Mhux Applikabli

### ***Drenaġġ ta l-ilma tax-xita***

Ma jidhirx u ma ġiex irrapurtat li hemm xi hsarat.

### ***Drenaġġ***

Ma jidhirx u ma ġiex irrapurtat li hemm xi ħsarat.

### **Deskrizzjoni tal-propjeta minn Ġewwa**

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#### ***Soqfa***

Is-soqfa huma tal-konkos ir-rinfurzat u miksijin u miżbughin.

#### ***Hitan***

Il-hitan ta l'appartament huma f'kundizzjoni tajba.

#### ***Taraġ***

Mhux Applikabli

#### ***Xogħol ta L-injam***

Il-kċina hija f'kundizzjoni tajba, kif ukoll il-bibien ta' l-injam li ma jidhirx li għandhom ħsarat.

#### ***Art***

L'artijiet ta' l'appartament huma tal madum tac-ċeramica.

#### ***Kmamar Tal Banju***

Il-kmamar tal banju ta' l'appartament huma fi stat tajjeb. Ma jidhirx u ma ġewx irraportati xi ħsarat.

#### ***Insulazzjoni***

Xejn

## ***Bejt***

Mhux applikabbli

## ***Kantina***

Mhux applikabbli

## **Servizzi**

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### ***Provvista ta l'Ilma***

Water Services Corporation Supply

### ***'Plumbing'***

Ma jidhirx u ma ġiex irrapurtat li hemm problemi ta' 'plumbing'.

### ***Sistema ta Drenagg***

Ma jidhirx u ma ġiex irrapurtat li hemm problemi fis-sistema tad-drenagg.

### ***Provvista ta l-elettriku***

Konnessjoni ma l'Enemalta Corporation

### ***Sistema ta l-elettriku***

Ma jidhirx u ma' ġiex irrapurtat li hemm problemi fis-sistema ta' l-elettriku.

### ***Arja kondizzjonata u 'heaters'***

Hemm 'AC' installat fil kamra tas-sodda principali. L'ilma huwa imsaħħan permess ta' 'heater' ta' l'elettriku

## ***Ohra***

Mhux applikabbli

## ***Żoni esterni u Sit***

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### ***Garaxxijiet***

Mhux applikabbli

### ***Sit, inkluż appoggi, moghdijiet u 'drives'***

Mhux applikabbli

### ***Kwistjonijiet ambjentali inkluż barrieri eċċ.***

Mhux applikabbli

### ***Pools, Bjar u pompi***

Mhux applikabbli

## ***Kunsiderazzjonijiet Strutturali***

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### ***Tip ta' kostruzzjoni***

Il-kostruzzjoni tikkonsisti minn hitan strutturali b'soqfa tal-konkos rinfurzati bil-hadid.

### ***Pedamenti***

Ma jidhirx li hemm ħsarati relatati ma pedamenti.

### ***Hitan***

Ma jidhirx li hemm ħsarati

### ***Soqfa***

Ma jidhirx li hemm hsarat

### ***Bini awżiljarji***

Mhux applikabbli

### **Sommarju u rakkomandazzjonijiet**

Il propjeta tinsab f'zona tajba b'interess tajjeb fis suq għal propjeta ta' dan it-tip.

## Stima tal-valur tal Propjeta

F'din il-valutazzjoni ġew ikkunsidrati dawn il-punti:

1. Id-daqs tal-propjeta
2. Il-kundizzjoni u s-servizzi tal-bini
3. Il-post ta' fejn qiegħda il propjeta'.
4. Il valur ta' propjeta simili fil madwar.

Fl-opinjoni tiegħi il-valur ta din il propjeta kumplessiva minn appartament huwa ta'

**Ewro 300,000 (Tlett mitt elf ewro)**

Tant għandu l-unur jissottometti l-esponent għas savju ġudizzju ta din l-onorabbli Qorti.

**PERIT KURT CAMILLERI BURLO'**  
22, Triq il-Wizna, Swieqi, SWQ 2300, Malta  
Tel +356 21373715, + 356 21371094  
Mob +356 79827534  
email: kurt@camilleriburlo.com

AIC - Perit Kurt Camilleri Burlo'

22 Novembru 2023

Ilum <u>06 ta' Awwissu 2024</u>
Deher il-Perit Legali / Tekniku: <u>Kurt Camilleri Burlo</u>
Li wara li ddikjarat li għall- <u>propjeta</u> li hu dovut, halef/halfet li qeda/qdlet fedelment u onestament l-inkarigu mogħti lilu/ha.
 Deputat Registratur

Ilum..... 19 JUL 2024

Ipprezentata mill- Perit Kurt Camilleri Burlo  
B/bla dok. Bżewġ dok. (2) Burlo

PL Carina Abdilla  
Deputat Registratur

# Sit



## Ritratti

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### *Faccata*





***Komun***



**Kcina**



***Salott***



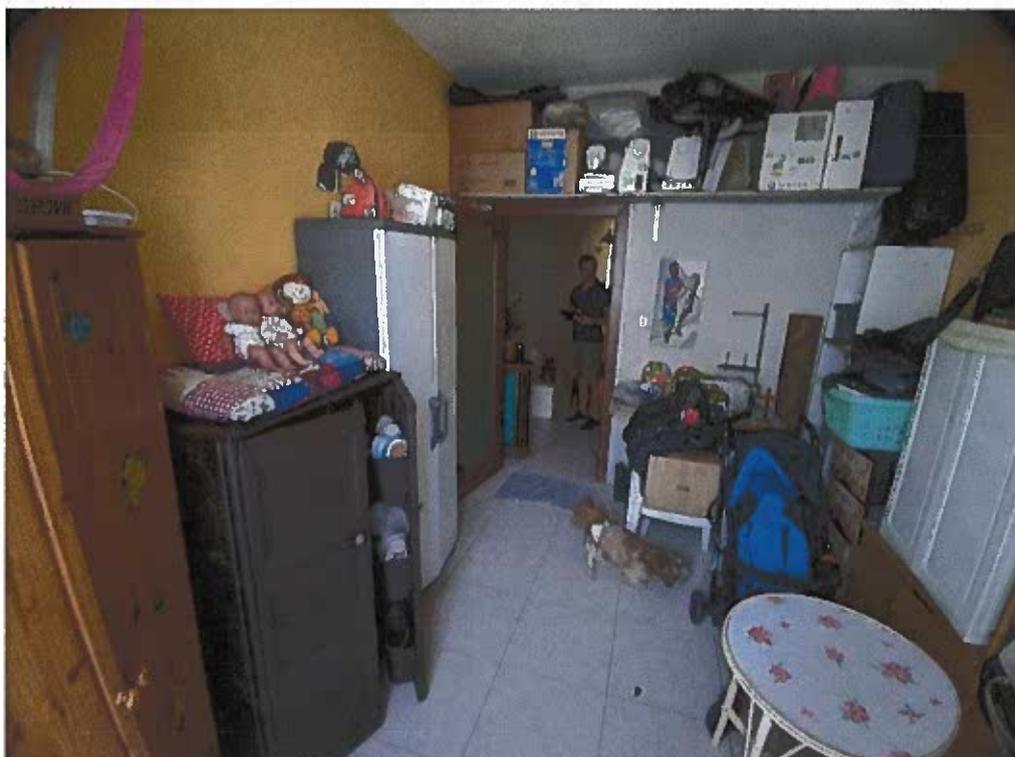
***Kamra tas-sodda principali***



***Kamra tas-sodda 2 ta wara***



***Kamra tas-sodda 3 ta wara***



***Kamra tal-banju***



***En-suite***



***Gallarija Ta Wara***



## **Ricerka ta Permessi fuq is-sit**

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**Case Number: PA/00995/01**

**Location of development:** Site at New Street off, Triq Cospicua, Fgura  
**Description of works:** To erect basement garages, two maisonettes and four flats.

**Current Applicant:** Mr J. Scicluna  
**Current Architect:** Perit Mr Emmanuel Agius  
**Reception date:** 02 March 2001  
**Decision:** Grant Permission  
**Decision Date:** 11 May 2001  
**Decision Press date:** 21 June 2001  
**Decision posted date:** 19 June 2001

**Case Number: PA/05686/02**

**Location of development:** New Building, New Street off, Triq Cospicua, Fgura  
**Description of works:** Amended plan, minor internal alterations & minor alterations to facade

**Current Applicant:** Mr. Joe Scicluna  
**Current Architect:** Perit Mr Emmanuel Agius  
**Reception date:** 14 October 2002  
**Application Type:** Amended development permission  
**Case Category:** Within Development Zone  
**Publication Date:** 26 October 2002  
**Decision:** Grant Permission  
**Decision Date:** 06 January 2003  
**Decision posted date:** 04 February 2003









## KARATTERISTIĊI FIŻIĊI TAL-PROPJETA' IMMOBBLI

Lokalita'	Fgura
Indirizz	'Alisa', Flat 4, Triq Lorry Sant, Fgura
Qies tal-Binja kollha trasferita*	145.5 SQM

## 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 checked="" type="checkbox"/> Flat/Appartment
	<input 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 checked="" type="checkbox"/> Żona kwieta	<input 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 checked="" type="checkbox"/> Tajjeb	<input type="checkbox"/> Adekwat	<input type="checkbox"/> Hażin	
Facilitajiet Tista' timmarka aktar minn wahda	<input type="checkbox"/> Bil-Ġnien	<input type="checkbox"/> Bil-Pool	<input type="checkbox"/> Bil-lift	<input type="checkbox"/> Bil-Basement
	<input checked="" type="checkbox"/> Bla Garaxx	<input type="checkbox"/> Garaxx karożza wahda	<input type="checkbox"/> Garaxx zewg karożzi	<input type="checkbox"/> Garaxx ta' aktar karożzi
Arja	<input type="checkbox"/> Bl-arja tiegħu	<input type="checkbox"/> Minghajr l-arja	<input checked="" type="checkbox"/> Bl-arja ma' terzi	

\* Jinkludi l-artijiet kollha u għonna imma jeskudi sulari addizzjonali, soqfa u washrooms

\*\*\* Jinkludi tikkil, elettriku, ilma u madum

\*\* Jinkludi \*\* kif ukoll kmamar tal-banju w aperturi

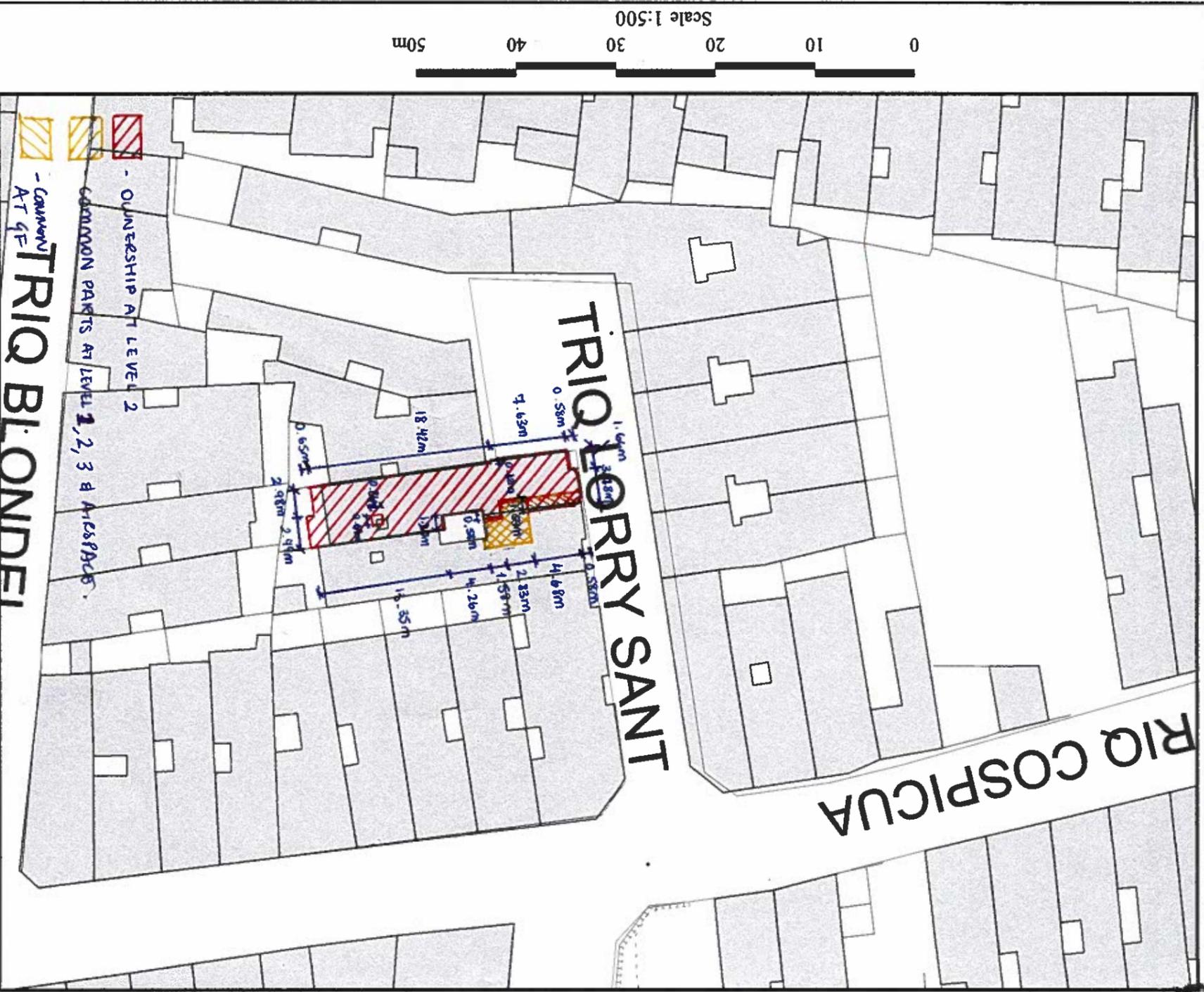
Data: 02/05/2024

Firma tal-Perit: 

Numru tal-Warrant: 523

Timbru:

**PERIT KURT CAMILLERI BURLO'**  
22, Triq il-Wizna, Swieqi, SWQ 2300, Malta  
Tel +356 21373715, + 356 21371094  
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**FIGURA**

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: <b>356628 E</b>	Posizzjoni Centrali: <b>x = 56951</b>
Map Number:	Centre Coordinates: <b>y = 70306</b>
Perit:	FILE NO.: <b>1943</b>
Architect:	
Timbru tal-Perit:	
Architect's Stamp:	

**PERIT KURT CAMILLERI BURLO'**  
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 Mob +356 79827534  
 email: kurt@camilleriburlo.com

Parti min S.S.: <b>5670</b>	Data: <b>11/07/2024</b>
Extracted from S.S.:	Date:
Qies (metri kwadri): <b>145.5 SQM</b>	
Area (square metres):	
Firma ta' l-Applikant:	
Applicant's Signature:	

**LR 361039**

Dritt imballas  
 Fee Paid

Ilum, tlettax (13) ta' Lulju tas-sena elfejn u hamsa (2005).

Quddiemi, Nutar Patricia Hall, dehru personalment wara illi identifikajthom permezz tad-dokumenti ufficjali hawn taht indikati:

Mill-ewwel parti;

Joseph Formosa, chief officer mortgages, bin Carmelo imwieled Marsaxlokk u residenti Santa Venera karta ta' l-identita' numru 362849(M) illi qieghed jidher fuq dan l-att ghan-nom u fl-interest tal-*Bank of Valletta p.l.c.*, debitament awtorizzat, aktar 'l isfel imsejjah "il-Bank".

*Insinwat*  
*PD-2617/200*  
*14587/200*

Mit-tieni parti;

*Simon Tabone*, burdnar, guvni, bin Alfred u Rose nee Pebington imwieled San Giljan u residenti Xghajra Zabbar karta ta' l-identita' numru 199779(M) flimkien ma' *Andrea Muscat*, xebba, bint Joseph u Madeline nee Zammit imwielda Pieta' u residenti Mosta karta ta' l-identita' numru 425586(M), hawn taht flimkien u solidalment bejniethom maghrufa bhala l-'kompraturi', 'l-akkwirenti' u/jew il-'klijenti', skond il-kaz.

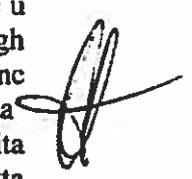
Mit-tielet parti;

Jason Mifsud, fin-negozju, bin Epifanio u Mary nee Grima imwieled Pieta u residenti Zebbug Malta, bil-karta ta' l-identita' numru 519776(M) illi qieghed jidher an nom u in rapprezentanza ta' *Raise Fields Developments Limited* kif debitament awtorizzat permezz ta' 'Board Resolution' ta' l-istess kumpanija hawn annessa markata dokument 'A', hawn taht maghruf bhala c-'cedent nomine' u/jew l-'venditur tal-garage nomine'.

Mir-raba parti:

Joseph, direttur, Franco, direttur, u Andrew, direttur, ahwa Scicluna ulied Carmelo u Angela sive Julie nee Spiteri imwieldin Gudja, Luqa u Pieta' rispettivament u residenti Luqa, Qormi u San Pawl il-Bahar rispettivament, illi ghandhom karta ta' l-identita' numru 181861(M), 315065(M) u 364868(M) rispettivament illi qieghdin jidhru an nom u in rapprezentanza ta' *F.J.A. Limited*, kif debitament awtorizzati permezz tal-'memorandum and articles' ta' l-istess kumpanija, hawn taht maghrufa bhala l-vendituri tal-flat nomine.

Bis-sahha ta' din l-ewwel parti ta' dan il-att, il-Bank qieghed jaghti b'titolu ta' self lill-Klijenti, illi jaccettaw is-somma ta' tnejn u tletin elf Lira Maltin (LM32000) hawn aktar 'il-quddiem imsejha "is-self", mil-liema somma l-Klijenti jiddelegaw lill-Bank, illi jaccetta, illi jhallas is-somma ta' sitta u ghoxrin elf Lira Maltin (LM26000) in parti lil-venditur tal-garage nomine u in parti lil-vendituri tal-flat nomine lill- a pjenu saldu tal-prezz tal-bejgh tal-propjeta' trasferita fit-tieni parti ta' dan l-istess att, filwaqt illi l-bilanc ta' sitt elf lira Maltin (LM6000) huma intizi ghal xogholijiet ta' kostruzzjoni, alterazzjoni u benefikati ohra fuq l-istess propjeta' trasferita fit-tieni parti ta' dan il-att, u l-klijenti jiddelegaw lill-bank illi jaccetta sabiex ihallas lill-istess kuntratturi u fornituri ta' materjal fid-diskrezzjoni



*Milla 300*

assoluta tieghu ai termini tal-artikolu elfejn u ghaxra (2010) tal-Kodici Civili ta' Malta, u l-istess Bank izomm id-dritt illi jikkonserva l-privilegg speċjali spettanti lilu ai termini tal-ligi.

In garanzija tal-osservanza tal-kondizzjonijiet ta' dan il-kuntratt u partikolarment għall-hlas lura tal-istess self, u tal-pagament tal-imghax fuq l-istess, il-Klijenti qieghdin jagħtu favur il-Bank illi jaccetta *Ipoteka Generali* fuq il-beni tagħhom kollha in generali kemm prezenti u kemm futuri, kif ukoll *Ipoteka Speċjali* fuq il-proprjeta' trasferita fit-tieni parti ta' dan l-istess kuntratt u illi tinsab il-Fgura, kif ukoll l-*Privilegg Speċjali* spettanti lill-Bank skond il-ligi fuq l-istess proprjeta'. Din is-sigurta' hija oltre kwalsiasi sigurta' ohra illi tista' tigi miftiehma bejn il-Bank u l-Klijenti minn zmien għal zmien.

Il-Bank u l-Klijenti jaqblu illi s-self u s-sigurta' għall-istess self jigi regolat permezz ta' dawk il-kundizzjonijiet, inkluzi dawk dwar il-hlas lura tal-istess self u tal-imghax illi jiddekorri fuqu, illi ġia gew jew illi jigu minn zmien għal zmien notifikati bil-miktub mill-Bank, u accettati mill-Klijenti, b'dana illi s-segwenti jkunu l-kondizzjonijiet prevalenti:

Il-partijiet jiftiehm u illi fuq is-Self jiddekorri imghax bir-rata kif stipulata fis-*sanction letter*. Dan l-imghax ikun ikkalkolat fuq l-ammont dovut minn zmien għal zmien fuq il-bilanc tas-Self, skond il-prattika bankarja.

Sakemm ma jkunx hemm ftehim xort'ohra, is-Self irid jithallas lura fi zmien perjodu ta' sitta u erbghin (40) sena, jew kwalunkwe estensjoni ta' dan il-perjodu.

Il-Bank u l-Klijenti jiftiehm u illi f'kaz illi ssehh xi wahda mill-kundizzjonijiet imnizzla fl-anness Dokumenti 'B' u 'C' illi jiffurmaw parti integrali minn dan il-kuntratt, allura, u fi kwalunkwe hin wara, il-Bank jista', b'avviz lill-klijenti, jiddikjara illi s-Self huwa dovut u pagabli minnufih, u f'dan il-kaz is-Self isir dovut u pagabbli flimkien mal-imghax dovut u kwalunkwe ammont iehor pagabli skond dan il-kuntratt.

It-termini u l-kundizzjonijiet li jirregolaw is-Self (inkluzi l-perjodu għall-hlas, ir-rata tal-imghax, hlasijiet u drittijiet) jistghu jigu imposti jew mibdula mill-Bank minn zmien għal zmien:

- (a) Jekk jinbidlu l-kundizzjonijiet tas-suq jew tinbidel il-prattika bankarja;
- (b) Jekk jinbidlu l-ispejjez għall-Bank;
- (c) Jekk il-klijenti jiksru dan il-ftehim jew jekk ikun hemm nuqqas iehor min-naha tal-klijenti;
- (d) Jekk tinbidel il-ligi u/jew ikun hemm decizjoni jew rakkomandazzjoni ta' xi qorti, regolatur jew entita' simili;
- (e) Jekk jigu ntrodotti prodotti, sistemi, metodi ta' operazzjoni, teknologija, *channels* għal twassil alternattiv, servizzi jew facilitajiet, godda jew imtejba;
- (f) Jekk il-Bank jinghaqad ma' bank iehor jew jekk jakkwista n-negozju ta' bank jew organizzazzjoni ohra li toffir servizzi simili;



*Muller*

(g) Jekk jokkorri xi kaz iehor jew xi corkostanza ohra li ghandha mnejn ragjonevolment taffettwa l-kapacita' tal-Klijenti illi jezegwixxu l-obbligi taghhom taht dan il-kuntratt.

Qabel ma jaghmel xi tibdil, il-Bank jaghti lill-Klijenti avviz ragonevoli. Inoltre, il-Klijentiu l-Bank jaqblu illi:

- A. L-ispejjez u d-drittijiet kollha in konnessjoni ma' dan il-kuntratt, inkluzi dawk notarili, jithallsu mill-Klijenti illi solidament jobbligaw ruhhom illi jirrifondu a favur tal-Bank l-ispejjez kollha, nkluzi l-ispejjez u d-drittijiet legali u amministrattivi, maghmula minn zmien ghal zmien, sabiex jigu aggornati r-ricerki tat-trasferimenti u tad-debiti tal-istess Klijenti, kif ukoll sabiex tigi mantenuta fi stat tajjeb is-sigurta' kollha tal-Bank ghas-sodisfazzjoni tal-istess Bank.
- B. Il-Klijenti jawtorizzaw lill-Bank sabiex jirritjeni fil-pussess tieghu r-ricerki tat-trasferimenti u tad-debiti tal-istess Klijenti sakemm is-self jithallas lura ghas-saldu mill-istess Klijenti.
- C. Izjed minn hekk, il-Klijenti jobbligaw ruhhom illi fuq talba tal-Bank jaghmlu polza ta' assigurazzjoni fuq il-proprijeta' taghhom kontra kull riskju normali ma' kumpanija ta' assigurazzjoni ta' reputazzjoni tajba u illi l-interessi tal-Bank, jigu ndikati fuq il-polza ta' assigurazzjoni relattiva. Barra minn hekk, il-Klijenti jawtorizzaw lill-Bank, sabiex jaghmel kull polza ta' assigurazzjoni f'dan ir-rigward fuq il-proprijeta' taghhom, kif jidhirlu l-Bank illi hemm bzonni, u dan a spejjez tal-istess Klijenti.
- D. Il-Klijenti jobbligaw ruhhom illi jaghtu a favur tal-Bank, kull dettall u informazzjoni mehtiega, rilevanti ghall-posizzjoni finanzjarja taghhom, kif mitluba mill-Bank, minn zmien ghal zmien, u illi jaghtu lill-Bank kull opportunita' illi jivverifika l-istess.
- E. Il-Klijenti, jobbligaw ruhhom a favur tal-Bank, illi jaccetta
- (a) illi ma jaghtux izjed garanziji ipotekarji fuq il-proprijeta' hawn taht deskritta, anke jekk dawn il-garanziji ipotekarji jkunu wara dawn registrati a favur tal-Bank, minghajr il-kunsens antecedenti u bil-miktub tal-Bank; u
- (b) Illi ma jitrasferrixux, jikrux, ma jitolqux u ma jhallux terzi persuni juzaw l-istess proprjeta' taht l-ebda titolu, u dan minghajr il-kunsens antecedenti u bil-miktub tal-Bank.

Il-Bank jirriserva d-dritt illi jintroduci dawk il-hlasijiet illi jidhirlu xierqa ghas-sevizzi moghtija minnu, kif ukoll izid il-hlasijiet u/jew it-tariffi illi huma applikabbli prezentement u dana billi jaghti avviz ta' hmistax (15) il-jum tal-introduzzjoni jew zieda ta' dawn il-hlasijiet / tariffi. Kwalunkwe notifika f'dan ir-rigward ghandha tkun murija fuq in-Notice Board tal-fergha tal-Bank rispettiva.

Jiena Nutar sottofirmat, wara illi ghamilt il-verifiki opportuni mar-Registru ta' l-Artijiet, niddikjara illi l-proprijeta' trasferita bis-sahha ta' dan il-



*Handwritten signature*

kuntratt ma' taqax f'arja ta' registrazzjoni u illi qatt ma giet volontarjament registrata.

Inoltre il-Klijenti u l-Bank jaqblu illi l-Bank ikun intitolat illi jaghmel jew isegwi kwalsiasi applikazzjoni fir-Registru tal-Artijiet ghar-registrazzjoni tal-propjeta' trasferita fit-tieni parti ta' dan l-istess kuntratt u dan a spejjez tal-Klijenti.

Il-klijenti jaghrfu illi l-bank ha parir legali fuq it-titolu tal-propjeta' akkwistata b'dan l-att sabiex il-bank jistharreg jekk jisliex jew le. Il-klijenti ma humiex jistrieu fuq id-decizjoni illi l-bank jislef bhala prova tat-titolu tal-propjeta' illi qieghdin jakkwistaw.

Fit-tieni lok u bis-sahha ta' dan l-att, ic-cedent nomine qieghed jassenja, jcedi u jitrasferixxi a favur tal-akkwirenti illi jaccettaw u jakkwistaw id-drittijiet u l-obbligi tieghu kollha naxxenti minn konvenju maghmul bejn l-istess cedent nomine u l-vendituri nomine datat seba (7) ta' April tas-sena elfejn u hamsa (2005), liema konvenju gie debtiament registrat mal-Kummissarju tat-Taxxi Interni itri PS numru tnejn zero zero hamsa zero tnejn sitta tlieta tlieta (200502633) u liema cessjoni giet debtiament regisrta mall-Kummissarju tat-Taxxi Interni skond l-anness dokument markat ittra 'D'.

Din ic-cessjoni qieghda isir taht is-segwenti pattijiet u kundizzjonijiet:

Minghjar ebda konsiderazzjoni.

Illi bis-sahha ta' din ic-cessjoni ic-cedent nomine jiddikjara illi m'ghadx ghandu ebda pretenzjoni jew drittijiet naxxenti mill-konvenju hawn fuq imsemmi tas-seba (7) ta' April tas-sena elfejn u hamsa (2005) .

L-ebda taxxa provvizzorja fuq il-qliegħ kapitali ma' hija dovuta.

Ic-cedent nomine qieghed jitrasferixxi l-boll provvizorju illi huwa hallas a favur tal-kompraturi illi jaccettaw liema boll provvizorju jammonta għal mitejn u hamsin Lira Maltin (LM250) liema ricevuta qieghdha tigi hawn annessa markata dokument 'E'

U bis-sahha tat-tielet parti ta' dana l-att il-vendituri tal-flat nomine qieghdin ibiegh, jassenjaw u jitrasferixxu a favur tal-kompraturi illi jaccettaw, jixtru u jakkwistaw bl-istess titolu il-fond ossia flat internament immarkat numru erbgħa (4) illi jinsab fis-'second floor level' u cioe fit-tielet sular mit-triq formanti parti minn blokk ta' apartamenti minghajar numru ufficjali bl-isem ta' 'Alisa' fi Triq Lorry Sant gia Triq Gdida bla isem illi taghti għal Cospicua Road, Fgura, liberu u frank bid-drittijiet u l-pertinenzi tieghu kollha, hekk kif soggett u jgawdi is-servitujiet attivi u passivi naxxenti mill-qagħda tieghu, tale quale.

Muella Zar

L-blokk illi minnu jifforma parti dana il-flat jikkonfina tramuntana ma' l-imsemmija triq, mill-punent u mil-lvant ma' beni ta' Carcam Limited u Jolmar Limited jew l-avventi kawza taghhom jew irjeh verjuri, filwaqt illi l-flat jikkonfina tramuntana ma' triq Lorry Sant, lvant ma' propjeta' tal-vendituri jew l-avventi kawza taghhom u punent in parti ma' l-avventi kawza ta' Jolmar u Carcam Limited u in parti ma' l-istess triq Lorry Sant, jew irjeh verjuri.

Dan il-bejgh qieghed isir u qieghed jigi accetat taht is-segweni pattijiet u kundizzjonijiet:

Versu l-prezz ta' hamsa u ghoxrin elf Lira Maltin (LM25000) liema somma, il-Bank in ezekuzzjoni tad-delega maghmula lilu aktar qabel fuq dan l-att qieghed ihallas l-istess somma ta' hamsa u ghoxrin elf Lira Maltin (LM25000) lill-vendituri tal-flat nomine illi jaccettaw u jhallu id-debita ricevuta a saldu tal-prezz.

In garanzija tal-pacifiku pussess u reali godiment u tat-titolu l-vendituri tal-flat nomine qieghdin jikkostitwixxu a favur tal-kompraturi illi jaccettaw Ipoteka Generali fuq il-beni kollha prezenti u futuri, tal-kumpanija venditrici.

Il-propjeta msemija qieghda tinbiegh bil-pusses battal u libera minn kull dritt lejn terzi

Il-propjeta msemija hija mibnija skond is-sengha u l-arti, kif ukoll skond il-permessi tal-bini tal-Awtoritajiet relattivi.

Road u drainage contributions huma mhallsa, u m'hemm ebda kontijiet pendenti rigward il-fond in vendita'.

Il-kompraturi ma jhallsux u lanqas jithallsu ta' appoggi.

Il-vendituri tal-flat nomine jiggerantixxu a favur tal-kompraturi illi jaccettaw illi l-propjeta' ma' hijiex suggetta ghar-requisition u/jew expropriation order u m'hemmx ebda litigazzjoni pendenti fl-ebda qorti dwara.

Il-kompraturi ikollhom id-dritt illi jinstallaw tank ta' l-ilma ta' seba mija u hamsin litru (750lt) u television aerial u/jew 'satellite dish' ta' mhux aktar minn wiehed punt wiehed metru (1.1m) diametru fuq il-bejt tal-blokk hawn fuq imsemmi, f'post indikat mill-vendituri tal-flat nomine, bid-dritt t'access ghall-istess bejt f'kaz ta' hsara u manuettzjoni ta' dawn is-servizzi, f'hinijiet ragonevoli.

Inkluz ma' dan il-bejgh hemm is-sehem indiviz 'pro rata' mill-partijiet komuni, flimkien mal-propjetarji l-ohra fl-istess blokk u l-arja, tal-entratura, tat-tarag, indani, 'drains' u 'drainage system', lift shaft u dawk is-servizzi u partijiet kollha l-ohra intizi ghall-uzu komuni.

Mulla Sar

L-arja tal-blokk tibqa' propjeta' tal-vendituri tal-flat nomine, b'dana pero' illi l-kompraturi jkollhom id-dritt illi juzaw dik il-parti tal-bejt illi tigi sovrapposta ghall-istess flat in vendita', flimkien, mas-sidien l-ohra tal-flats, fl-istess blokk, u l-vendituri tal-flat nomine izommu id-dritt illi jizviluppa l-istess arja u jestendu il-partijiet komuni, jifthu twieqi u jghaddu is-servizzi necessarji minn gewwa s-shafts ezistenti tal-blokk u l-btiehi u jikkomunikaw mas-servizzi illi hemm illum u f'tali eventwalita' is-sehem 'pro rata' tal-imsemmija partijiet komuni u servizzi jigi ridott 'pro rata' skond in-numru ta' l-flats illi jkun hemm fil-blokk. F'tali eventwalita' il-vendituri tal-flat nomine qieghdin jintrabtu illi jitransferixxu l-istess drittijiet illi ghandhom il-kompraturi fuq il-bejt ezistenti, fuq il-bejt il-gdid, a spejjez ta' l-istess vendituri tal-flat nomine.

F'kaz illi l-vendituri tal-flat nomine jibnu fuq il-bejt ezistenti, kif indikat hawn fuq, id-dritt ta' uzu ta' l-istess bejt jigi trasferit fuq l-oghla bejt wara illi jkun sar l-izvilupp u tali dritt ta' uzu jinqasam 'pro rata' mas-sidien prezenti u futuri.

Il-manutenzjoni u riprazzjoni tal-bejt tkun a karigu tal-propjetarji kollha tal-flats ta' blokk 'pro rata', jew l-avventi kawza taghhom.

Il-lift, illi sejjer jigi installat sa mhux akatr tard mill-hamsa (5) ta' Frar tas-sena elefn u disa (2009), sakemm il-propjetarji kollha flimkien ma' jiftehmux mod iehor, jkun a spejjez tal-propjetarji kollha tal-flats fil-blokk.

Il-facata tal-blokk u l-aperturi tal-flat iridu jinzammu uniformi u skond il-permessi reattivi tal bini ta' l-istess blokk.

Il-kompraturi jobbligaw ruhhom illi johorgu sehemhom 'pro rata' ghall-manutenzjoni u riparazzjoni tal-partijiet komuni inkluz is-servizzi u jobbligaw ruhhom ukoll illi ma' jizgumbrawx il-partijiet komuni b'effetti personali u ma' jzommux annimali fil-partijiet intizi ghall-uzu komuni u fuq il-bejt.

Il-kompraturi jobbligaw ruhhom illi jiformaw parti mill-'Owners Association' meta din tigi imwaqqfa u josservaw l-istess pattijiet u kundizzjonijiet rigwardanti l-Att tal-Kondominium.

Is-sistema tad-drains ta' l-ilma u drenagg huma komuni mal-kumpliment tal-bini fil-blokk u jghaddu mill-propjeta' sottostanti u l-komparturi ghandhom dritt t' access fil-propjeta' sottostanti ghal skop ta' manutenzjoni u riparazzjoni ta' l-istess f'hinijiet rageonevoli.

Il-kompraturi ghandhom id-dritt illi jghaddu katusa wahda tad-drains ta' l-ilma mas-sidien l-ohra fl-istess blokk, mill-garage mhux ufficjalment immarkat bin-numru sitta (6) fil-'basement level' bid-dritt t'access f'hinijiet rageonevoli ghall-fini ta' manutenzjoni u riparazzjoni, fl-iqsar hin possibbli u bl-inqas inkonvenjent ghas-sidien tal-garages. Is-sidien tal-garages m'humiex responsabbli ghal xi hsrat illi jistghu jinqalaw meta jigu effetwati xi manuetzjoni u riparazzjoni fil-pajpijiet.



*Mulla 2014*

Il-garages sottostanti ma' jistghux jintuzaw b'tali mod u manjiera illi jikkagunaw inkonvenjent lis-sidien l-oħra ta' l-isetss blokk, bhal irwejjah u hsejjes eccessivi u ma' jistghux izommu annimali jew tjur fl-istess garages.

Senserija m'hemmx.

U bis-sahha tar-raba parti ta' dan il-att il-vebnditur tal-garage nomine qieghed ibiegh, jassenja, u jitransferrixi, a favur tal-kompraturi illi bl-istess titolu jixtru, jaccetaw u jakkwistaw il-garage, minghajr l-arja tieghu, internament u mhux ufficjalment immarkat bin-numru seba (7) illi jinsab fl-'upper basement' level' hekk kif muri bil-blu fuq pjanta hawn annessa markata dokument 'F', liema blokk, illi minnu jifforma parti dan il-garage, jinsab fi Triq Lorry Sant gia Triq Gdida bla isem illi taghti ghal Cospicua Road Fgura, formanti parti minn korp ta' bini akbar konsistenti f'zewg livelli ta' garages, fl-upper u lower basement level, u tlett (3) korpi ta' apartamenti u maisonettes, illi huma bla numru ufficjali izda immarkati ittri 'A', 'B' u 'C' liema korp huwa mibni fuq sitt (6) plots markati numri hamsa, sitta, seba, tmienja, disgha u ghaxra (5,6,7,8,9,10) formanti parti min porzjon ta' art akbar maghrufa bhala 'ta Pietra Lunga' accessibbli minn Triq Lorry Sant gia Triq gdida bla isem illi tisbokka f'Cospicua Road, Fgura. Dan il-garage qieghed jinbiegh bhala liberu u frank u ezenti minn kwalunkwe piz piju annwu u perpetwu illi jista jiggrava l-propjeta, bid-drittijiet u l-pertinenzi tieghu kollha u hekk kif igawdi u huwa soggett ghas-servitujiet attivi u passivi naxxenti mill-qaghda tieghu.

Il-blokk ittra 'B' illi minnu jifforma parti l-garage hawn fuq imsemmi jikkonfina mit-tramuntana ma' beni ta' Gavril Svetlick u Mary Rose Flores jew l-avventi kawza taghhom, nofsinhar ma' l-imsemmija Triq Lorry Sant u Lvant ma' Blokk ittra 'A' beni tal-venditur tal-garage nomine jew l-avventi kawza tieghu.

Dan il-garage huwa accessibbli min drive-in komuni bla numru illi tiftah ghat-triq hawn fuq imsemmija.

Dan il-bejgh qieghed isir u jigi accettat b'dawn il-kundizzjonijiet illi gejjin:

Versu l-prezz ta' tlett elef elf Lira maltin (LM3000) minn liema somma l-kompraturi diga hallsu lill-venditur tal-garage nomine is-somma ta' elfejn Lira Maltin (LM2000) u il-Bank in ezequzzjoni tad-delega maghmula lilu aktar qabel fuq dan l-att qieghed ihallas is-somma ta' elf Lira Maltin (LM1000) lill-venditur tal-garage nomine illi jaccetta u jhalli id-debita ricevuta a saldu tal-prezz.

In garanzija tal-pacifiku pussess u reali godiment u tat-titolu l-venditur tal-garage nomine qieghed jikkostitwixxi a favur tal-kumpraturi illi jaccettaw l-poteka Generali fuq il-beni kollha prezenti u futuri, tal-kumpanija venditrici.

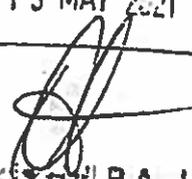
Il-propjeta msemmija qieghda tinbiegh bil-pusses battal u libera minn kull dritt lejn terzi



Mulla Zah

Andrew Scicluna  
Patricia Hall  
Nutar Pubbliku-Malta.

TRUE COPY OF THE ORIGINAL  
13 MAY 2021



Dr. Patricia Hall B.A., LL.D.  
Nutar Pubbliku - Competing for Oaths

Original sent to  
Legal Office on  
9/6/2021

Wella  
84

AIC Kurt Camilleri Burlo

22ta' Novembru, 2023

**FL-ATTI TAS-SUBBASTA**

**Nru. 8/23**



Bank of Valletta of Valletta plc C2833

VS

Simon Tabone KI199779M

**Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'**

**Ref: 1943**

## **Kontenut**

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<b>Kontenut</b> .....	<b>2</b>
<b>Dokumenti, Rikorsi, Notifiċi etc.</b> .....	<b>5</b>
<b>Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'</b> .....	<b>7</b>
Preżenti:.....	9
Isem il Propjetarju:.....	9
Indirizz tal Propjeta:.....	9
Skop ta L-Aċċess.....	10
Data Ta L'Aċċess .....	10
Temp.....	10
Pussess Tal Propjeta .....	10
Atti Notarili .....	10
<b>Deskrizzjoni Tal Propjeta ġenerali</b> .....	<b>10</b>
Tip Ta Propjeta.....	10
Karatteristiċi fiżiċi.....	11
Data ta Bini tal Propjeta .....	11
Deskrizzjoni ta l'inhawi .....	11
Karatteristiċi Addizzjonali .....	11
Akkomodazzjoni .....	11
<b>Permessi Ta L' awtorita Ta' L-Ippjanar</b> .....	<b>12</b>
Postijiet mibnjin wara is-sena 1992 .....	12
Postijiet mibnjin qabel is-sena 1992 .....	12
Regolamenti tas Sanita' .....	12
Variazionijiet Sanzjonabli .....	12
Enforcements.....	12
<b>Prestazzjoni ta L'Energija</b> .....	<b>13</b>
Ċertifikat ta 'Energy Performance' .....	13
Kummenti.....	13
<b>Komun</b> .....	<b>13</b>
Livell ta finitura.....	13
Entratura pριċipali.....	13
Tarag.....	13
Lift.....	13
Mizati għal Manutenzjoni tal komun .....	13
Xoghlijiet Essenzjali .....	14
<b>Deskrizzjoni tal propjeta minn Barra</b> .....	<b>14</b>
Kundizzjoni tal hitan tal faċċata.....	14
Hsarat Strutturali Serji.....	14
Filati bil Qatran .....	14
Aperturi Esterni .....	14

Finitura ta Barra .....	14
Kundizzjoni tal 'Waterproofing tal bejt' .....	14
Drenagg ta l-ilma tax-xita .....	14
Drenagg .....	14
<b>Deskrizzjoni tal-propjeta minn Ġewwa .....</b>	<b>15</b>
Soqfa.....	15
Hitan .....	15
Tarag.....	15
Xoghol ta L-injam .....	15
Art.....	15
Kmamar Tal Banju .....	15
Insulazzjoni .....	15
Bejt .....	15
Kantina .....	15
<b>Servizzi.....</b>	<b>16</b>
Provvista ta l'Ilma .....	16
'Plumbing' .....	16
Sistema ta Drenagg.....	16
Provvista ta l-elettriku .....	16
Sistema ta l-elettriku.....	16
Arja kondizzjonata u 'heaters' .....	16
Ohra.....	16
<b>Żoni esterni u Sit .....</b>	<b>17</b>
Garaxxijiet.....	17
Sit, inkluż appoggi, moghdijiet u 'drives' .....	17
Kwistjonijiet ambjentali inkluż barrieri eċċ. ....	17
Pools, Bjar u pompi.....	17
<b>Kunsiderazzjonijiet Strutturali .....</b>	<b>17</b>
Tip ta' kostruzzjoni .....	17
Pedamenti .....	17
Hitan .....	17
Soqfa.....	17
Bini awżiljarji.....	18
<b>Sommarju u rakkomandazzjonijiet.....</b>	<b>18</b>
<b>Stima tal-valur tal Propjeta .....</b>	<b>19</b>
<b>Sit .....</b>	<b>20</b>
<b>Garaxx indikat bl-ahmar. Entratura tal garaxx bi vlegga hamra.Ritratti.....</b>	<b>20</b>
Faccata.....	21
Komun.....	23
Garaxx .....	26
<b>Ricerka ta Permessi fuq is-sit .....</b>	<b>27</b>

**Kopja tal-Pjanti Eżistenti..... 28**

**Dokumenti, Rikorsi, Notifici etc.**

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**Illum, it-Tlieta, 8 ta Awissu, 2023**

**Lill:** Simon Tabone  
Roseville Nr 3,  
Weshet il-Helsien 1979  
Xghajra,  
Zabbar.

**NOTIFIKA TA AĊĊESS Nru 1**

---

**FL-ATTI TAS-SUBBASTA Nru. 8/2023**

**Bank of Valletta plc C2833**

**VS**

**Simon Tabone KI199779M**

Notifika ta Aċċess tal fond residenzjali **l-appartamnet** internament market bhala numru erbgha (4) illi jinsab fis-second floor level' u cioe' fit tielet sular mit triq formanti parti minn blokk ta appartamenti bla numru ufficjali bl-isem ta "Alisa' fi Triq Lorry Sant gja Triq Gdida bla isem illi taghti ghal Cospicua Road Fgura, u **garaxx intertern** u mhux ufficjalment immarkat bhala numru sebgha(7) illi jinsab f'upper basement level' fl-istess blokka.

Inti mgharraf illi nhar il **Hamis tnejn 24 ta Awwisu 2023 fi' 15:00 ta wara nofsinhar** ha jsehħ aċċess tal propjeta hawn fuq imsemmija u ghaldaqstant inti mitlub li tkun prezenti biex taghti aċċess ghal dan il-fond.

Grazzi

---

**Perit Kurt Camilleri Burlo'**

**Mob No: 79827534**

**Email: kurt@camilleriburlo.com**

## **Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'**

---

AIC Kurt Camilleri Burlo  
22ta'Novembru, 2023

**FL-ATTI TAS-SUBBASTA**

**Nru. 8/23**

Bank of Valletta of Valletta plc C2833

VS

Simon Tabone KI199779M

**Relazzjoni tal-AIC Perit Kurt Camilleri Burlo'**

Jesponi bir-rispett kollu.

Illi huwa ġie mahtur minn din l-Onorabli Qorti bhala espert fl-atti ta Qbid ta Hwejjeg Immobbli sabiex jagħmel deskrizzjoni tal-fond hawn taht imsemmi u sabiex ifisser il-pizijiet, kirjiet u jeddjet ohra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond huwa suggett kif ukoll l-ahhar trasferiment tieghu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

Garaxx interter u mhux ufficjalment immarkat bhala numru sebgha(7) illi jinsab f'upper basement level, liema blokk illi minnu jifforma parti dan il-garaxx jinsab fi triq Torry Sant gja Triq Gdida bla isem illi taghti għal Cospicua Road, Fgura, formanti parti minn korp ta'bini akbar konsistenti f'zewg livelli ta'garaxxijiet, fl-upper u lower basement level, u tlett (3) korpi ta appartamenti u maisonettes illi huma bla numru ufficjali izda immarkati bl-ittri 'A', 'B' u 'C' liema korp huwa mibni fuq sitt (6) plots markati bin-numru hamsa, sitta, sebgha, tmienja, disgha u ghaxra (5,6,7,8,9,10) formanti parti minn porzjon ta' art akbar maghrufa bhala ta 'Pietra Lunga' accessibli minn Triq Lorry Sant gja Triq Gdida bla isem illi tizbokka f'Cospicua Road, Fgura, Dan il-garaxx huwa ezeti

minn kwalunkwe piz piju annwu u perpetwu li jista jiggrava l-propjeta, bid-drittijiet u l-pertinenza kollha tieghu u hekk kif igawdi u huwa soggett ghas-servitujiet attivi u passivei naxxenti mill qaghda tieghu il-blokk ittra 'B' li minnu jiffirma parti l-garaxx hawn imsemmi jikkonfina mit-Tramuntana ma beni ta Gavril Svetlick u Mary Rose Flores jew l-aventi kawza taghhom, minn Nofsinhar mal-imsemmija Triq Lorry Sant u Lvant mal-blokk ittra 'A', beni ta' Raise Fields Development Limited jew l-aventi kawza taghha. Dan il-garaxx huwa accessibli minn 'drive-in' komuni bla numru illi tiftah ghat-triq hawn fuq imsemmija.

Illi biex jaqdi l-inkarigu li nghatalu, zamm access fi 13 ta' Settembru 2023. Id-debitur kien prezenti ghal access tal-garaxx. Il-garaxx qieghed jintuza bhala mahzen residenzjali mid-debitur.

***Prezenti:***

- Perit Kurt Camilleri Burlo'
- Mr. Simon Tabone

***Isem il Propjetarju:***

Mr. Simon Tabone

***Indirizz tal Propjeta:***

Block B, Garage 7,

Triq Lorry Sant,

Fgura

***Indirizz tal Propjetarju:***

Roseville Nr 3,

Weshet il-Helsien 1979

Xghajra,

Zabbar.

***Skop ta L-Access***

Subbasta Nru. 8/23

***Data Ta L'Access***

13 ta' Settembru 2023

***Temp***

Xemxi

***Pussess Tal Propjeta***

Liberu u frank (Freehold)

***Atti Notarili***

Il propjeta giet trasferita lil Simon Tabone flimkien ma Andrea Muscat fit-13 ta' Lulju 2005 hu hija suggett ghal kundizzjonijiet kollha imsemmija fl-atti tan Nutar Patricia Hall hawnhekk annessi.

**Deskrizzjoni Tal Propjeta ġenerali**

---

***Tip Ta Propjeta***

Il propjeta tikkonsisti minn garaxx ta karozza wahda , u jinsab fil- 'basement level -1'. Il-garaxx huwa accessibli min rampa u drive' komuni', bid-drittijiet u l-pertinenzi kollha tieghu, hekk kif suggett u jgawdi s-servitujiet attivi u passivi naxxenti mill-qaghda tieghu, 'inkluz d-dritt in perpetwu ta' l-uzu tal-partijiet komuni tal-imsemmija livelli ta' garages, u cioe tal-entrata minn rampa u dahla illi taghti access ghall-istess garage. Minn gewwa dan il-garage ghaddejjin katusi tal-flats sovrastanti u ghalhekk is-sidien ta dawn il-flats ikollhom dritt t'access fl-istess garage f'hinijiet ragonevoli u bi pre avviz ghal fini ta' manutenzjoni u riparazzjoni tal-istess".

### ***Karatteristiċi fiżiċi***

Building Frontage (BF)	= 3.199m
Garage Depth	= 6.385m
Gross Internal area (GIA)	
Garaxx	= 20.4 m.k
Clear internal Height (CIH)	= 2.758m

### ***Tip ta Kostruzzjoni***

Il-Propjeta hija mibnija b'ħitan tal-ġebel u/jew bricks u imsaqqfa b'soqfa tal-planki.

### ***Data ta Bini tal Propjeta***

Il-Propjeta inbniet madwar tnejn u ghoxrin (22) sena ilu.

### ***Deskrizzjoni ta l'inhawi***

Il-propjeta tinsab f'zona residenzjali kwieta, u vicin tal kumditajiet kolla

### ***Karatteristiċi Addizzjonali***

Xejn

### ***Akkomodazzjoni***

Il-garaxx huwa kbir bizzejjed ghal karozza wahda. Dan kollu kif immarkat fuq il pjanta mehmuza.

## **Permessi Ta L' awtorita Ta' L-Ippjanar**

---

### ***Postijiet mibnijin wara is-sena 1992***

Il blokk inbena bil permessi PA/3105/01 u PA/1531/02.

### ***Postijiet mibnijin qabel is-sena 1992***

Mhux Applikabli

### ***Regolamenti tas Sanita'***

L-gholi ta gewwa huwa iktar min dak mitlub mil ligi. In generali ma jidirx li hemm ksur ta ligi tas-sanita.

### ***Variationijiet Sanzjonabli***

Kopja tal permessi originali ma nstabux online. Pero jekk hemm xi differenzi jistghu jigu sanati facilment skond il-ligi.

### ***Enforcements***

Ma hemm l-ebda enforcement notices' registrati fuq il-post

## **Prestazzjoni ta L'Energija**

---

### ***Certifikat ta 'Energy Performance'***

Il-bini magħndux ċertifikati ta energija

### ***Kummenti***

Xejn

## **Komun**

---

### ***Livell ta finitura***

Il komun jikkonsisti min rampa u drive-in talk onkos li jservi il-garaxxijiet kolla fil blokka kolla tal-bini. Il kundizzjoni tal finitura tal komun huma tajba imma hemm bzonn ta manutenzjoni generali bhal tindif u zebgha.

### ***Entratura prinċipali***

L'entratura prinċipali tikkonsisti minn rampa tal-konkos livell mat-triq, u u xatba tal hadid. L'entratura hija f'kundizzjoni tajba bi bzonn ta manutenzjoni generali.

### ***Taraġ***

Mhux Applikabli

### ***Lift***

Mhux Applikabli

### ***Miżati għal Manutenzjoni tal komun***

Mhux Maghruf

## ***Xoghlijiet Essenzjali***

Xejn

## **Deskrizzjoni tal propjeta minn Barra**

Il-faċċata tal-propjeta hija f'kundizzjoni tajba.

### ***Kundizzjoni tal hitan tal faċċata***

Il-faċċata hija fuq il-fil u f'kundizzjoni tajba.

### ***Hsarat Strutturali Serji***

Ma jidher li hemm ebda hsarat strutturali serji.

### ***Filati bil Qatran***

Mhux applikabbli

### ***Aperturi Esterni***

Il-garaxx ghandu bieb tal garage tal pjanca tal-hadid galvanizzat.

### ***Finitura ta Barra***

Il-faċċata hija fuq il-fil.

### ***Kundizzjoni tal 'Waterproofing tal bejt'***

Mhux Applikabli

### ***Drenagġ ta l-ilma tax-xita***

Ma jidhirx u ma giex irrapurtat li hemm xi hsarat.

### ***Drenagġ***

Ma jidhirx u ma giex irrapurtat li hemm xi hsarat.

## **Deskrizzjoni tal-propjeta minn Ġewwa**

---

### ***Soqfa***

Is-soqfa huma tal-planki mikxufin mighajr kisi jew zengha.

### ***Hitan***

Il-hitani huma f'kundizzjoni tajba pero ghadhom fuq il-fil.

### ***Taraġ***

Mhux Applikabli

### ***Xogħol ta L-injam***

Mhux Applikabli

### ***Art***

L'art hija tal konkos.

### ***Kmamar Tal Banju***

Mhux Applikabli

### ***Insulazzjoni***

Xejn

### ***Bejt***

Mhux applikabbli

### ***Kantina***

Mhux applikabbli

## **Servizzi**

---

### ***Provvista ta l'Ilma***

Ma jidhirx li hemm provvista ta l-ilma

### ***'Plumbing'***

Mhux applikabbli.

### ***Sistema ta Drenagg***

Ma jidhirx u ma giex irrapurtat li hemm problemi fis-sistema tad-drenagg.

### ***Provvista ta l-elettriku***

Ma hemmx Konnessjoni ma l'Enemalta Corporation

### ***Sistema ta l-elettriku***

Ma jidhirx u ma' giex irrapurtat li hemm problemi fis-sistema ta' l-elettriku pero il-post kien blad awl.

### ***Arja kondizzjonata u 'heaters'***

Mhux applikabbli

### ***Oħra***

Mhux applikabbli

## **Żoni esterni u Sit**

### ***Garaxxijiet***

Mhux applikabbli

### ***Sit, inkluż appoġġi, moghdijiet u 'drives'***

Id-drives komuni ghandhom art tal konkos u il hitan u is-soqfa huma mizbughin. Hemm sistema ta dawl tiffunzjona u sistema ta drenagg ghal partijiet komuni.

### ***Kwistjonijiet ambjentali inkluż barrieri eċċ.***

Mhux applikabbli

### ***Pools, Bjar u pompi***

Mhux applikabbli

## **Kunsiderazzjonijiet Strutturali**

### ***Tip ta' kostruzzjoni***

Il-kostruzzjoni tikkonsisti minn hitan strutturali b'soqfa tal-planki.

### ***Pedamenti***

Ma jidhirx li hemm ħsarati relatati ma pedamenti.

### ***Hitan***

Ma jidhirx li hemm ħsarati

### ***Soqfa***

Ma jidhirx li hemm ħsarati

## ***Bini awżiljarji***

Mhux applikabbli

## **Sommarju u rakkomandazzjonijiet**

---

Il propjeta tinsab f'zona tajba b'interess tajjeb fis suq għal propjeta ta' dan it-tip.

## Stima tal-valur tal Propjeta

---

F'din il-valutazzjoni ġew ikkunsidrati dawn il-punti:

1. Id-daqs tal-propjeta
2. Il-kundizzjoni u s-servizzi tal-bini
3. Il-post ta' fejn qiegħda il propjeta'.
4. Il valur ta' propjeta simili fil madwar.

Fl-opinjoni tiegħi il-valur ta din il propjeta kumplessiva minn garaxx ta karozza wahda huwa ta'

**Ewro 42,000 (Tnejn u Erbghin elf ewro)**

---

Tant għandu l-unur jissottometti l-esponent għas savju ġudizzju ta din l-onorabbli Qorti.



AIC - Perit Kurt Camilleri Burlo'

22 Novembru 2023

### PERIT KURT CAMILLERI BURLO'

22, Triq il-Wizna, Swieqi, SWQ 2300, Malta

Tel +356 21373715, + 356 21371094

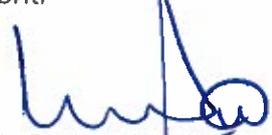
Mob +356 79827534

email: kurt@camilleriburlo.com

Ilum..... 19 JUL 2024 .....

Ipprezentata mill- Perit Kurt Camilleri Burlo.  
B/bla dok. B zewg dok. (2) dokumenti

Ilum 06 ta' Awwissu 2024
Deher il-Perit Legali / Tekniku: Kurt Camilleri Burlo
Li wara li ddikjara li thallas l-ammont lillu dovut, halef/halfet li qeda/qdlet fedelment u onestament l-inkarigu mogħti lillu/ha.
 Deputat Registratur

  
PL Carina Abdilla  
Deputat Registratur

## Sit

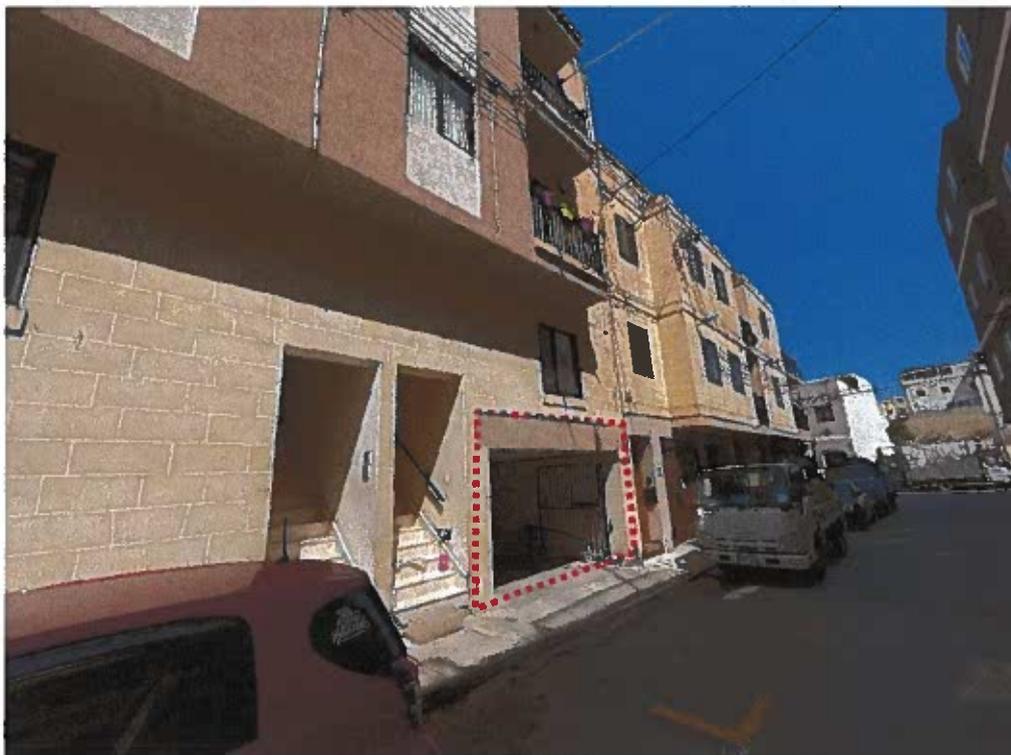


**Garaxx indikat bl-ahmar. Entratura tal garaxx bi vlegga bamra.**

## Ritratti

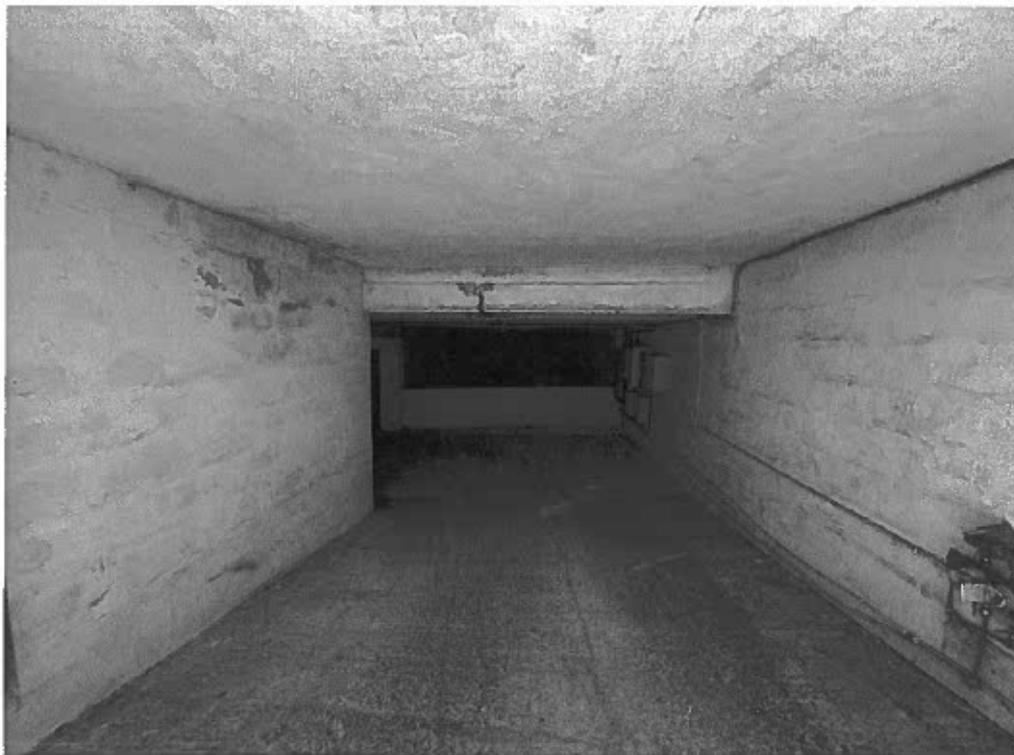
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### *Faccata*





**Komun**







*Garaxx*



## **Ricerka ta Permessi fuq is-sit**

---

**Case Number:** PA/03105/01

**Location of development:** Plots 5-10 New Street off, Triq Cospicua, Fgura

**Description of works:** Construction of garages, maisonettes and apartments.

**Current Applicant:** Mr Jason Mifsud

**Current Architect:** Perit Mr. David Psaila

**Reception date:** 11 June 2001

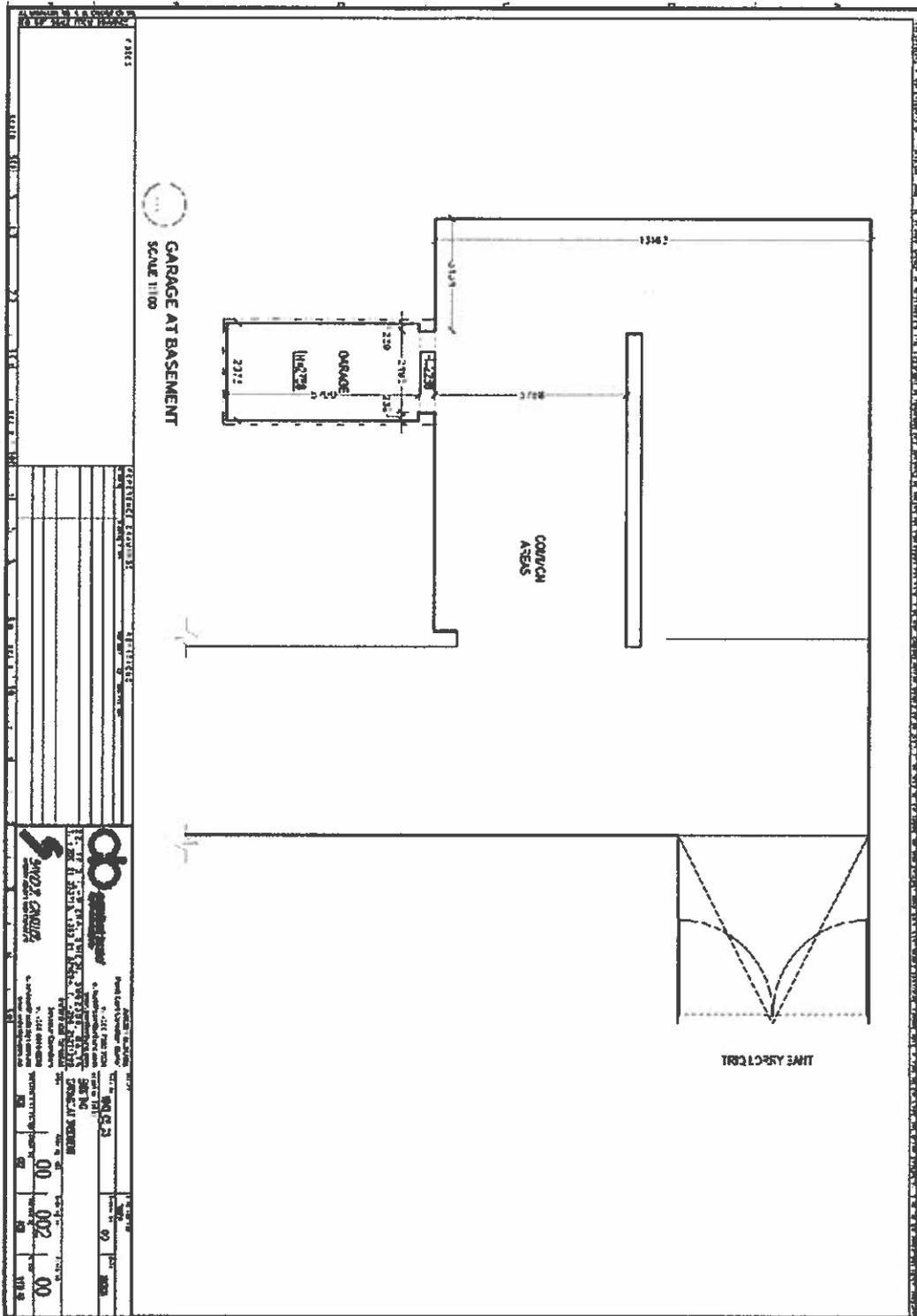
**Decision:** Grant Permission

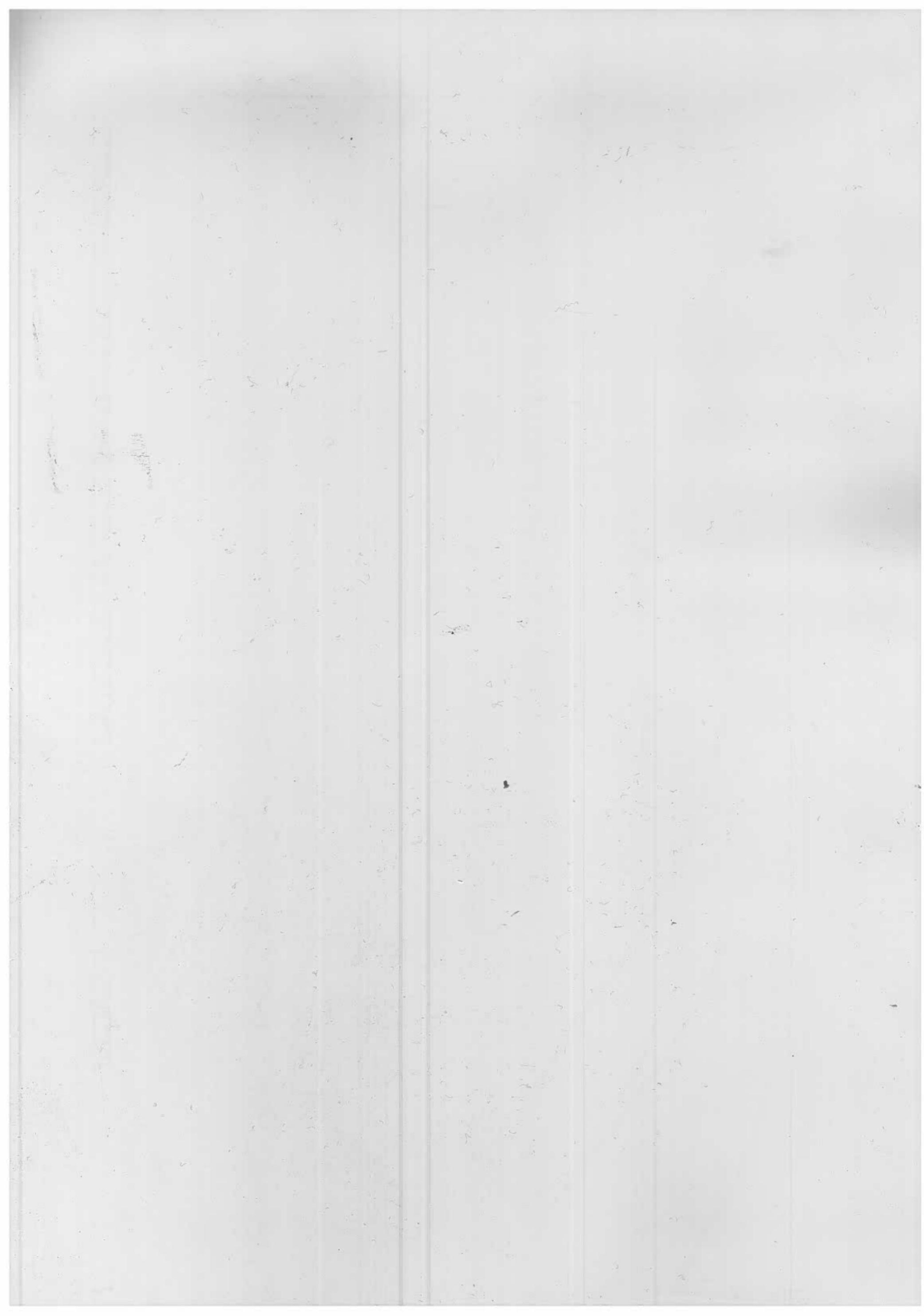
**Decision Date:** 26 November 2001

**Decision Press date:** 15 December 2001

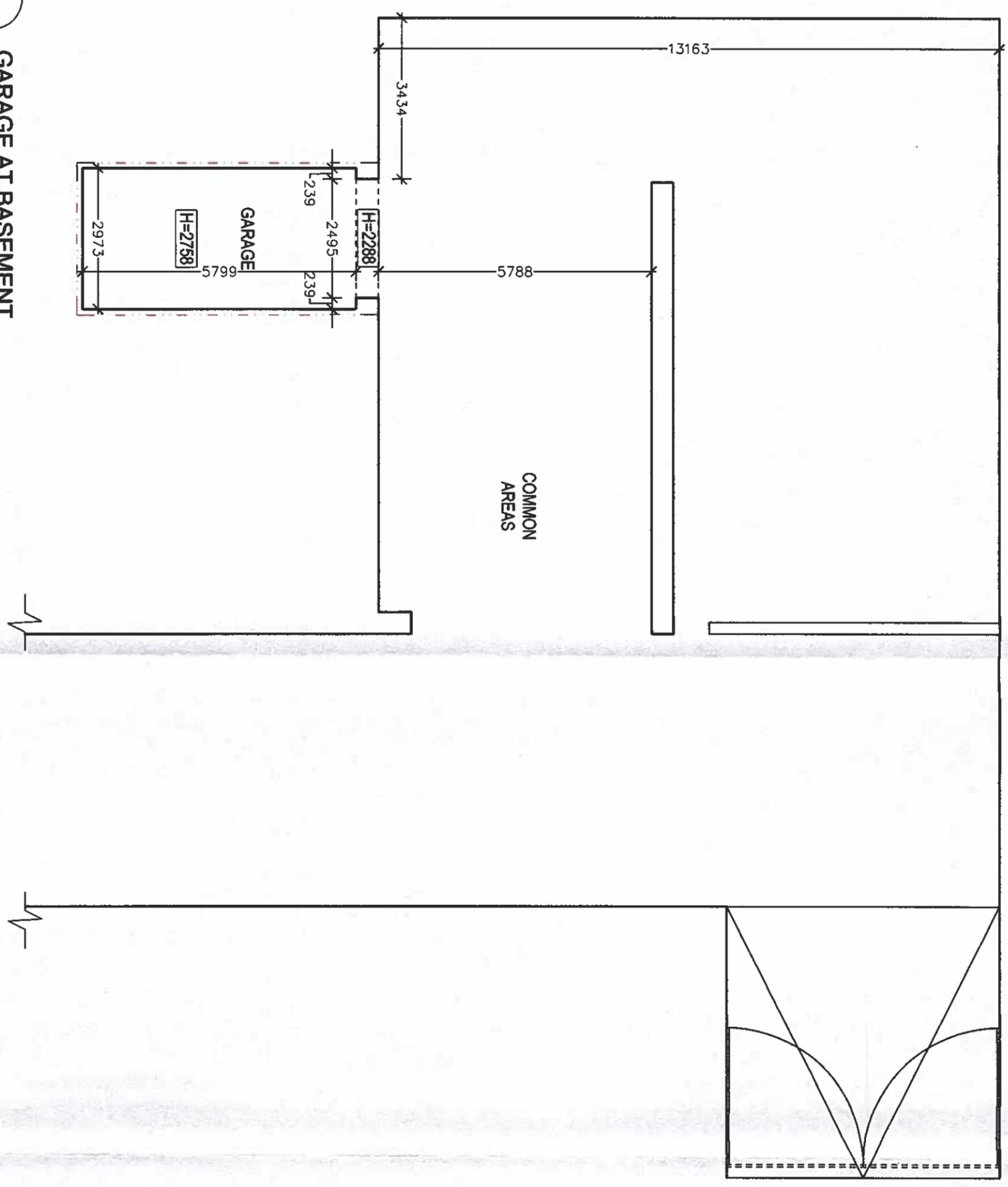
**Decision posted date:** 12 December 2001

# Kopja tal-Pjanti Ezistenti





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**GARAGE AT BASEMENT**  
 SCALE 1:100

**NOTES**

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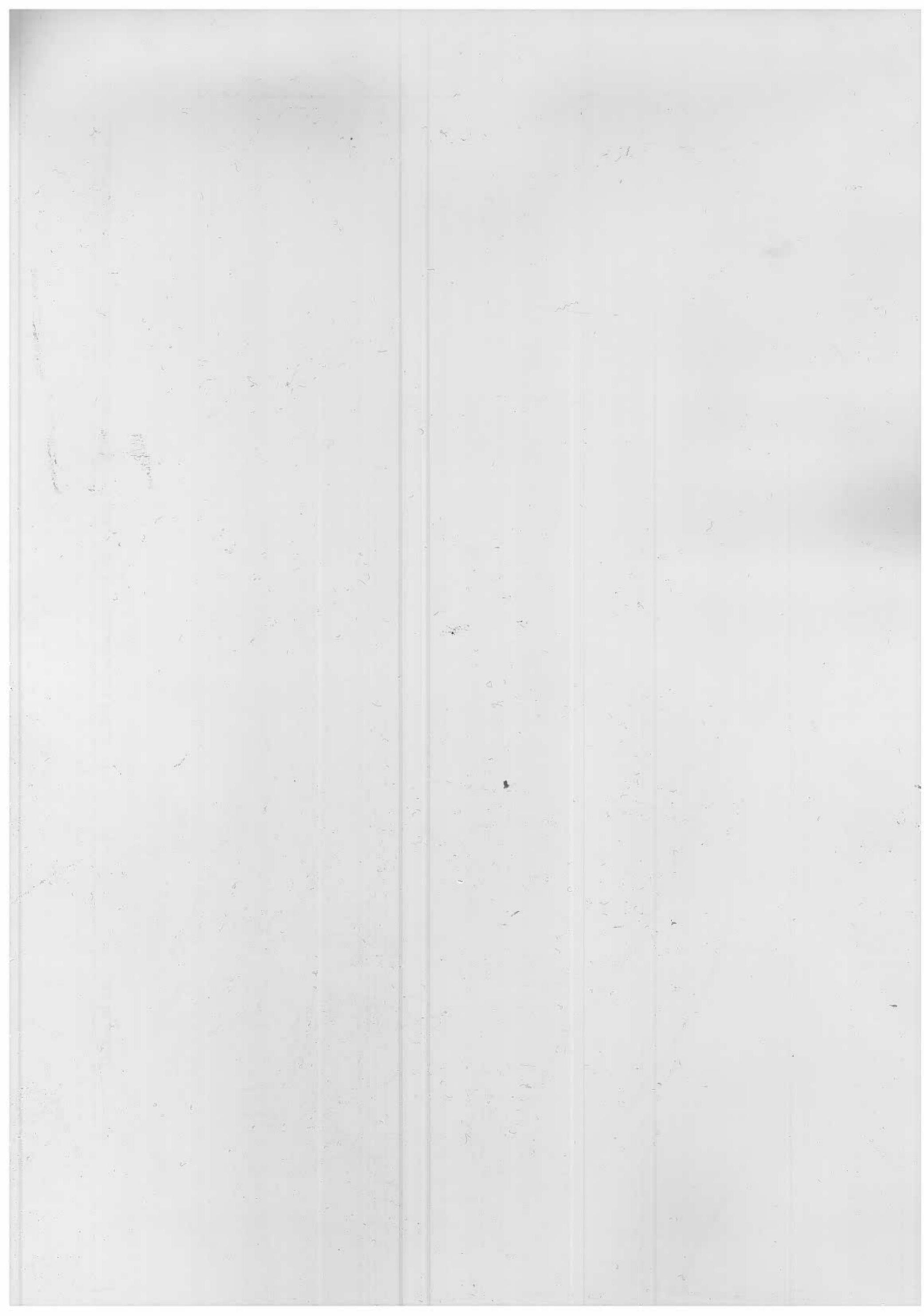
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KARATTERISTIĊI FIŻIĊI TAL-PROPJETA' IMMOBBLI	
Lokalita'	Fgura
Indirizz	Block B, Garage 4, Triq Lorry Sant, Fgura
Qies tal-Binja kollha trasferita *	20.4 sm

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 type="checkbox"/> Penthouse <input type="checkbox"/> Mezzanin <input type="checkbox"/> Maisonette <input type="checkbox"/> Farmhouse <input type="checkbox"/> Terraced House <input type="checkbox"/> Terran <input checked="" type="checkbox"/> GARAGE
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 checked="" type="checkbox"/> Żona kwieta <input 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 checked="" type="checkbox"/> Nofsu Lest** <input type="checkbox"/> Lest***
Kundizzjoni	<input type="checkbox"/> Tajjeb <input checked="" type="checkbox"/> Adekwat <input type="checkbox"/> Hażin
Facilitajiet <small>Tista' timmarka aktar minn wahda</small>	<input type="checkbox"/> Bil-Ġnien <input type="checkbox"/> Bil-Pool <input type="checkbox"/> Bil-lift <input type="checkbox"/> Bil-Basement <input type="checkbox"/> Bla Garaxx <input type="checkbox"/> Garaxx karozza wahda <input type="checkbox"/> Garaxx żewġ karozzi <input type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input type="checkbox"/> Bl-arja tiegħu <input checked="" type="checkbox"/> Minghajr l-arja <input type="checkbox"/> Bl-arja ma' terzi

\* Jinkludi l-artijiet kollha u għonja imma jekk sulari addizzjonali, soqfa u washrooms  
 \*\*\* Jinkludi tikkil, elettriku, ilma u madum  
 \*\* Jinkludi \*\* kif ukoll kmamar tal-banju u aperturi

Data: <u>10/04/2024</u>	Firma tal-Perit:
Numru tal-Warrant: <u>523</u>	Timbru: <b>PERIT KURT CAMILLERI BURLO'</b> 22, Triq il-Wizna, Swieqi, SWQ 2300, Malta Tel +356 21373715, + 356 21371094 Mob +356 79827534 email: kurt@camilleriburlo.com

Illum, tlettax (13) ta' Lulju tas-sena elfejn u hamsa (2005).

Quddiemi, Nutar Patricia Hall, dehru personalment wara illi identifikajthom permezz tad-dokumenti ufficjali hawn taht indikati:

Mill-ewwel parti;

Joseph Formosa, chief officer mortgages, bin Carmelo imwieved Marsaxlokk u residenti Santa Venera karta ta' l-identita' numru 362849(M) illi qiegħed jidher fuq dan l-att għan-nom u fl-interess tal-*Bank of Valletta p.l.c.*, debitament awtorizzat, aktar 'l isfel imsejjah "il-Bank".

*Insinwal*  
*PD-2617/200*  
*14587/2002*

Mit-tieni parti;

*Simon Tabone*, burdnar, guvni, bin Alfred u Rose nee Pebington imwieved San Giljan u residenti Xghajra Zabbar karta ta' l-identita' numru 199779(M) flimkien ma' *Andrea Muscat*, xebba, bint Joseph u Madeline nee Zammit imwiilda Pieta' u residenti Mosta karta ta' l-identita' numru 425586(M), hawn taht flimkien u solidalment bejniethom magħrufa bhala l-'kompraturi', 'l-akkwirenti' u/jew il-'klijenti', skond il-kaz.

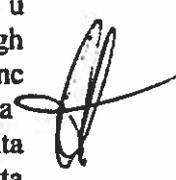
Mit-tielet parti;

Jason Mifsud, fin-negozju, bin Epifanio u Mary nee Grima imwieved Pieta u residenti Zebbug Malta, bil-karta ta' l-identita' numru 519776(M) illi qiegħed jidher an nom u in rappreżentanza ta' *Raise Fields Developments Limited* kif debitament awtorizzat permezz ta' 'Board Resolution' ta' l-istess kumpanija hawn annessa markata dokument 'A', hawn taht magħruf bhala c-'cedent nomine' u/jew l-'venditur tal-garage nomine'.

Mir-raba parti:

Joseph, direttur, Franco, direttur, u Andrew, direttur, ahwa Scicluna ulied Carmelo u Angela sive Julie nee Spiteri imwiieldin Gudja, Luqa u Pieta' rispettivament u residenti Luqa, Qormi u San Pawl il-Bahar rispettivament, illi għandhom karta ta' l-identita' numru 181861(M), 315065(M) u 364868(M) rispettivament illi qiegħdin jidhru an nom u in rappreżentanza ta' *F.J.A. Limited*, kif debitament awtorizzati permezz tal-'memorandum and articles' ta' l-istess kumpanija, hawn taht magħrufa bhala l-vendituri tal-flat nomine.

Bis-sahha ta' din l-ewwel parti ta' dan il-att, il-Bank qiegħed jagħti b'titolu ta' self lill-Klijenti, illi jaccettaw is-somma ta' tnejn u tletin elf Lira Maltin (LM32000) hawn aktar 'il-quddiem imsejha "is-self", mil-liema somma l-Klijenti jiddelegaw lill-Bank, illi jaccetta, illi jhallas is-somma ta' sitta u ghoxrin elf Lira Maltin (LM26000) in parti lil-venditur tal-garage nomine u in parti lil-vendituri tal-flat nomine lill- a pjenu saldu tal-prezz tal-bejgh tal-propjeta' trasferita fit-tieni parti ta' dan l-istess att, filwaqt illi l-bilanc ta' sitt elef lira Maltin (LM6000) huma intizi għal xogħolijiet ta' kostruzzjoni, alterazzjoni u benefikati ohra fuq l-istess propjeta' trasferita fit-tieni parti ta' dan il-att, u l-klijenti jiddelegaw lill-bank illi jaccetta sabiex ihallas lill-istess kuntratturi u fornituri ta' materjal fid-diskrezzjoni



*Wella 300*

assoluta tieghu ai termini tal-artikolu elfejn u ghaxra (2010) tal-Kodici Civili ta' Malta, u l-istess Bank izomm id-dritt illi jikkonserva l-privilegg speċjali spettanti lilu ai termini tal-ligi.

In garanzija tal-osservanza tal-kondizzjonijiet ta' dan il-kuntratt u partikolarment għall-hlas lura tal-istess self, u tal-pagament tal-imghax fuq l-istess, il-Klijenti qieghdin jagħtu favur il-Bank illi jaccetta *Ipoteka Generali* fuq il-beni tagħhom kollha in generali kemm prezenti u kemm futuri, kif ukoll *Ipoteka Speċjali* fuq il-proprjeta' trasferita fit-tieni parti ta' dan l-istess kuntratt u illi tinsab il-Fgura, kif ukoll l-*Privilegg Speċjali* spettanti lill-Bank skond il-ligi fuq l-istess proprjeta'. Din is-sigurta' hija oltre kwalsiasi sigurta' ohra illi tista' tigi miftiehma bejn il-Bank u l-Klijenti minn zmien għal zmien.

Il-Bank u l-Klijenti jaqblu illi s-self u s-sigurta' għall-istess self jigi regolat permezz ta' dawk il-kundizzjonijiet, inkluzi dawk dwar il-hlas lura tal-istess self u tal-imghax illi jiddekorri fuqu, illi ġa gew jew illi jigu minn zmien għal zmien notifikati bil-miktub mill-Bank, u accettati mill-Klijenti, b'dana illi s-segwenti jkun l-kondizzjonijiet prevalenti:

Il-partijiet jiftiehm u fuq is-Self jiddekorri imghax bir-rata kif stipulata fis-*sanction letter*. Dan l-imghax ikun ikkalkolat fuq l-ammont dovut minn zmien għal zmien fuq il-bilanc tas-Self, skond il-prattika bankarja.

Sakemm ma jkunx hemm ftehim xort'ohra, is-Self irid jithallas lura fi zmien perjodu ta' sitta u erbghin (40) sena, jew kwalunkwe estensjoni ta' dan il-perjodu.

Il-Bank u l-Klijenti jiftiehm u illi f'kaz illi ssehh xi wahda mill-kundizzjonijiet imnizzla fl-anness Dokumenti 'B' u 'C' illi jiffurmaw parti integrali minn dan il-kuntratt, allura, u fi kwalunkwe hin wara, il-Bank jista', b'avviz lill-klijenti, jiddikjara illi s-Self huwa dovut u pagabli minnufih, u f'dan il-kaz is-Self isir dovut u pagabbli flimkien mal-imghax dovut u kwalunkwe ammont iehor pagabli skond dan il-kuntratt.

It-termini u l-kundizzjonijiet li jirregolaw is-Self (inkluzi l-perjodu għall-hlas, ir-rata tal-imghax, hlasijiet u drittijiet) jistghu jigu imposti jew mibdula mill-Bank minn zmien għal zmien:

- (a) Jekk jinbidlu l-kundizzjonijiet tas-suq jew tinbidel il-prattika bankarja;
- (b) Jekk jinbidlu l-ispejjez għall-Bank;
- (c) Jekk il-klijenti jiksru dan il-ftehim jew jekk ikun hemm nuqqas iehor min-naha tal-klijenti;
- (d) Jekk tinbidel il-ligi u/jew ikun hemm decizjoni jew rakkomandazzjoni ta' xi qorti, regolatur jew entita' simili;
- (e) Jekk jigu ntrodotti prodotti, sistemi, metodi ta' operazzjoni, teknologija, *channels* għal twassil alternattiv, servizzi jew facilitajiet, godda jew imtejba;
- (f) Jekk il-Bank jinghaqad ma' bank iehor jew jekk jakkwista n-negozju ta' bank jew organizzazzjoni ohra li toffir servizzi simili;



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(g) Jekk jokkorri xi kaz iehor jew xi corkostanza ohra li ghandha mnejn ragjonevolment taffettwa l-kapacita' tal-Klijenti illi jezegwixxu l-obbligi taghhom taht dan il-kuntratt.

Qabel ma jaghmel xi tibdil, il-Bank jaghti lill-Klijenti avviz ragjonevoli. Inoltre, il-Klijentiu l-Bank jaqblu illi:

- A. L-ispejjez u d-drittijiet kollha in konnessjoni ma' dan il-kuntratt, inkluzi dawk notarili, jithallsu mill-Klijenti illi solidament jobbligaw ruhhom illi jirrifondu a favur tal-Bank l-ispejjez kollha, nkluzi l-ispejjez u d-drittijiet legali u amministrattivi, maghmula minn zmien ghal zmien, sabiex jigu aggornati r-ricerki tat-trasferimenti u tad-debiti tal-istess Klijenti, kif ukoll sabiex tigi mantenuta fi stat tajieb is-sigurta' kollha tal-Bank ghas-sodisfazzjoni tal-istess Bank.
- B. Il-Klijenti jawtorizzaw lill-Bank sabiex jirritjeni fil-pussess tieghu r-ricerki tat-trasferimenti u tad-debiti tal-istess Klijenti sakemm is-self jithallas lura ghas-saldu mill-istess Klijenti.
- C. Izjed minn hekk, il-Klijenti jobbligaw ruhhom illi fuq talba tal-Bank jaghmlu polza ta' assigurazzjoni fuq il-proprjeta' taghhom kontra kull riskju normali ma' kumpanija ta' assigurazzjoni ta' reputazzjoni tajba u illi l-interessi tal-Bank, jigu ndikati fuq il-polza ta' assigurazzjoni relattiva. Barra minn hekk, il-Klijenti jawtorizzaw lill-Bank, sabiex jaghmel kull polza ta' assigurazzjoni f'dan ir-rigward fuq il-proprjeta' taghhom, kif jidhirlu l-Bank illi hemm bzonni, u dan a spejjez tal-istess Klijenti.
- D. Il-Klijenti jobbligaw ruhhom illi jaghtu a favur tal-Bank, kull dettall u informazzjoni mehtiega, rilevanti ghall-posizzjoni finanzjarja taghhom, kif mitluba mill-Bank, minn zmien ghal zmien, u illi jaghtu lill-Bank kull opportunita' illi jivverifika l-istess.
- E. Il-Klijenti, jobbligaw ruhhom a favur tal-Bank, illi jaccetta
- (a) illi ma jaghtux izjed garanziji ipotekarji fuq il-proprjeta' hawn taht deskritta, anke jekk dawn il-garanziji ipotekarji jkunu wara dawn registrati a favur tal-Bank, minghajr il-kunsens antecedenti u bil-miktub tal-Bank; u
- (b) Illi ma jitrasferrixux, jikrux, ma jitolqux u ma jhallux terzi persuni juzaw l-istess proprjeta' taht l-ebda titolu, u dan minghajr il-kunsens antecedenti u bil-miktub tal-Bank.

Il-Bank jirriserva d-dritt illi jintroduci dawk il-hlasijiet illi jidhirlu xierqa ghas-sevizzi moghtija minnu, kif ukoll izid il-hlasijiet u/jew it-tariffi illi huma applikabbli prezentement u dana billi jaghti avviz ta' hmistax (15) il-jum tal-introduzzjoni jew zieda ta' dawn il-hlasijiet / tariffi. Kwalunkwe notifika f'dan ir-rigward ghandha tkun murija fuq in-Notice Board tal-fergha tal-Bank rispettiva.

Jiena Nutar sottofirmat, wara illi ghamilt il-verifiki opportuni mar-Registru ta' l-Artijiet, niddikjara illi l-proprjeta' trasferita bis-sahha ta' dan il-

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*Handwritten signature*

kuntratt ma' taqax f'arja ta' registrazzjoni u illi qatt ma giet volontarjament registrata.

Inoltre il-Klijenti u l-Bank jaqblu illi l-Bank ikun intitolat illi jaghmel jew isegwi kwalsiasi applikazzjoni fir-Registru tal-Artijiet ghar-registrazzjoni tal-propjeta' trasferita fit-tieni parti ta' dan l-istess kuntratt u dan a spejjez tal-Klijenti.

Il-klijenti jaghrfu illi l-bank ha parir legali fuq it-titolu tal-propjeta' akkwistata b'dan l-att sabiex il-bank jistharreg jekk jisliex jew le. Il-klijenti ma humiex jistrieħu fuq id-decizjoni illi l-bank jislef bhala prova tat-titolu tal-propjeta' illi qieghdin jakkwistaw.

Fit-tieni lok u bis-sahha ta' dan l-att, ic-cedent nomine qieghed jassenja, jcedi u jitrasferixxi a favur tal-akkwirenti illi jaccettaw u jakkwistaw id-drittijiet u l-obbligi tieghu kollha naxxenti minn konvenju maghmul bejn l-istess cedent nomine u l-vendituri nomine datat seba (7) ta' April tas-sena elfejn u hamsa (2005), liema konvenju gie debtiament registrat mal-Kummissarju tat-Taxxi Interni itri PS numru tnejn zero zero hamsa zero tnejn sitta tlieta tlieta (200502633) u liema cessjoni giet debtiament regisrta mall-Kummissarju tat-Taxxi Interni skond l-anness dokument markat ittra 'D'.

Din ic-cessjoni qieghda isir taht is-segwenti pattijiet u kundizzjonijiet:

Minghjar ebda konsiderazzjoni.

Illi bis-sahha ta' din ic-cessjoni ic-cedent nomine jiddikjara illi m'ghadx ghandu ebda pretenzjoni jew drittijiet naxxenti mill-konvenju hawn fuq imsemmi tas-seba (7) ta' April tas-sena elfejn u hamsa (2005) .

L-ebda taxxa provvizzorja fuq il-qliegħ kapitali ma' hija dovuta.

Ic-cedent nomine qieghed jitrasferixxi l-boll provvizzorju illi huwa hallas a favur tal-kompraturi illi jaccettaw liema boll provvizzorju jammonta għal mitejn u hamsin Lira Maltin (LM250) liema ricevuta qieghdha tigi hawn annessa markata dokument 'E'

U bis-sahha tat-tielet parti ta' dana l-att il-vendituri tal-flat nomine qieghdin ibiegh, jassenjaw u jitrasferixxu a favur tal-kompraturi illi jaccettaw, jixtru u jakkwistaw bl-istess titolu il-fond ossia flat internament immarkat numru erbgħa (4) illi jinsab fis-'second floor level' u cioe fit-tielet sular mit-triq formanti parti minn blokk ta' appartamenti minghjar numru ufficjali bl-isem ta' 'Alisa' fi Triq Lorry Sant gia Triq Gdida bla isem illi taghti għal Cospicua Road, Fgura, liberu u frank bid-drittijiet u l-pertinenzi tieghu kollha, hekk kif soggett u jgawdi is-servitujiet attivi u passivi naxxenti mill-qagħda tieghu, tale quale.

Murilloza

L-blokk illi minnu jiffirma parti dana il-flat jikkonfina tramuntana ma' l-imsemmija triq, mill-punent u mil-lvant ma' beni ta' Carcam Limited u Jolmar Limited jew l-avventi kawza taghhom jew irjeh verjuri, filwaqt illi l-flat jikkonfina tramuntana ma' triq Lorry Sant, lvant ma' propjeta' tal-vendituri jew l-avventi kawza taghhom u punent in parti ma' l-avventi kawza ta' Jolmar u Carcam Limited u in parti ma' l-istess triq Lorry Sant, jew irjeh verjuri.

Dan il-bejgh qieghed isir u qieghed jigi accetat taht is-segweni pattijiet u kundizzjonijiet:

Versu l-prezz ta' hamsa u ghoxrin elf Lira Maltin (LM25000) liema somma, il-Bank in ezekuzzjoni tad-delega maghmula lilu aktar qabel fuq dan l-att qieghed ihallas l-istess somma ta' hamsa u ghoxrin elf Lira Maltin (LM25000) lill-vendituri tal-flat nomine illi jaccettaw u jhallu id-debita ricevuta a saldu tal-prezz.

In garanzija tal-pacifiku pussess u reali godiment u tat-titolu l-vendituri tal-flat nomine qieghdin jikkostitwixxu a favur tal-kumpraturi illi jaccettaw lpoteka Generali fuq il-beni kollha prezenti u futuri, tal-kumpanija venditrici.

Il-propjeta msemija qieghda tinbiegh bil-pusses battal u libera minn kull dritt lejn terzi

Il-propjeta msemija hija mibnija skond is-sengha u l-arti, kif ukoll skond il-permessi tal-bini tal-Awtoritajiet relattivi.

Road u drainage contributions huma mhallsa, u m'hemm ebda kontijiet pendenti rigward il-fond in vendita'.

Il-kompraturi ma jhallisux u lanqas jithallsu ta' appoggi.

Il-vendituri tal-flat nomine jiggarrantixxu a favur tal-kompraturi illi jaccettaw illi l-propjeta' ma' hijiex suggetta ghar-requisition u/jew expropriation order u m'hemmx ebda litigazzjoni pendenti fl-ebda qorti dwara.

Il-kompraturi ikollhom id-dritt illi jinstallaw tank ta' l-ilma ta' seba mija u hamsin litru (750lt) u television aerial u/jew 'satellite dish' ta' mhux aktar minn wiehed punt wiehed metru (1.1m) diametru fuq il-bejt tal-blokk hawn fuq imsemmi, f'post indikat mill-vendituri tal-flat nomine, bid-dritt t'access ghall-istess bejt f'kaz ta' hsara u manuettzjoni ta' dawn is-servizzi, f'hinijiet ragonevoli.

Inkluz ma' dan il-bejgh hemm is-sehem indiviz 'pro rata' mill-partijiet komuni, flimkien mal-propjetarji l-ohra fl-istess blokk u l-arja, tal-entratura, tat-tarag, indani, 'drains' u 'drainage system', lift shaft u dawk is-servizzi u partijiet kollha l-ohra intizi ghall-uzu komuni.

Mulla Zaw

L-arja tal-blokk tibqa' propjeta' tal-vendituri tal-flat nomine, b'dana pero' illi l-kompraturi jkollhom id-dritt illi juzaw dik il-parti tal-bejt illi tigi sovrapposta għall-istess flat in vendita', flimkien, mas-sidien l-oħra tal-flats, fl-istess blokk, u l-vendituri tal-flat nomine izommu id-dritt illi jizviluppa l-istess arja u jestendu il-partijiet komuni, jifihu twieqi u jghaddu is-servizzi necessarji minn gewwa s-shafts ezistenti tal-blokk u l-btiehi u jikkomunikaw mas-servizzi illi hemm illum u f'tali eventwalita' is-sehem 'pro rata' tal-imsemmija partijiet komuni u servizzi jigi ridott 'pro rata' skond in-numru ta' l-flats illi jkun hemm fil-blokk. F'tali eventwalita' il-vendituri tal-flat nomine qieghdin jintrabtu illi jitrasferrixxu l-istess drittijiet illi għandhom il-kompraturi fuq il-bejt ezistenti, fuq il-bejt il-gdid, a spejjez ta' l-istess vendituri tal-flat nomine.

F'kaz illi l-vendituri tal-flat nomine jibnu fuq il-bejt ezistenti, kif indikat hawn fuq, id-dritt ta' uzu ta' l-istess bejt jigi trasferit fuq l-oġġla bejt wara illi jkun sar l-izvilupp u tali dritt ta' uzu jinqasam 'pro rata' mas-sidien prezenti u futuri.

Il-manutenzjoni u riprazzjoni tal-bejt tkun a karigu tal-propjetarji kollha tal-flats ta' blokk 'pro rata', jew l-avventi kawza tagħhom.

Il-lift, illi sejjer jigi installat sa mhux akatr tard mill-hamsa (5) ta' Frar tas-sena elefn u disa (2009), sakemm il-propjetarji kollha flimkien ma' jiftehmux mod iehor, jkun a spejjez tal-propjetarji kollha tal-flats fil-blokk.

Il-facata tal-blokk u l-aperturi tal-flat iridu jinzammu uniformi u skond il-permessi realttivi tal bini ta' l-istess blokk.

Il-kompraturi jobbligaw ruhhom illi johorgu sehemhom 'pro rata' għall-manutenzjoni u riparazzjoni tal-partijiet komuni inkluz is-servizzi u jobbligaw ruhhom ukoll illi ma' jizgumbrawx il-partijiet komuni b'effetti personali u ma' jzommux annimali fil-partijiet intizi għall-uzu komuni u fuq il-bejt.

Il-kompraturi jobbligaw ruhhom illi jiformaw parti mill-'Owners Association' meta din tigi imwaqqfa u josservaw l-istess pattijiet u kundizzjonijiet rigwardanti l-Att tal-Kondominium.

Is-sistema tad-drains ta' l-ilma u drenagg huma komuni mal-kumplement tal-bini fil-blokk u jghaddu mill-propjeta' sottostanti u l-komparturi għandhom dritt t' access fil-propjeta' sottostanti għal skop ta' manutenzjoni u riparazzjoni ta' l-istess f'hinijiet ragonevoli.

Il-kompraturi għandhom id-dritt illi jghaddu katusa wahda tad-drains ta' l-ilma mas-sidien l-oħra fl-istess blokk, mill-garage mhux ufficjalment immarkat bin-numru sitta (6) fil-'basement level' bid-dritt t'access f'hinijiet ragonevoli għall-fini ta' manutenzjoni u riparazzjoni, fl-iqsar hin possibbli u bl-inqas inkonvenjent għas-sidien tal-garages. Is-sidien tal-garages m'humiex responsabbli għal xi hserat illi jistghu jinqalaw meta jigu effettwati xi manuetnzjoni u riparazzjoni fil-pajpijiet.



*Mulla Zay*

Il-garages sottostanti ma' jistghux jintuzaw b'tali mod u manjiera illi jikkagunaw inkonvenjent lis-sidien l-ohra ta' l-isetss blokk, bhal irwejjah u hsejjes eccessivi u ma' jistghux izommu annimali jew tjur fl-istess garages.

Senserija m'hemmx.

U bis-sahha tar-raba parti ta' dan il-att il-vebnditur tal-garage nomine qieghed ibiegh, jassenja, u jitrasferrixi, a favur tal-kompraturi illi bl-istess titolu jixtru, jaccetaw u jakkwistaw il-garage, minghajr l-arja tieghu, internament u mhux ufficjalment immarkat bin-numru seba (7) illi jinsab fl-'upper basement' level' hekk kif muri bil-blu fuq pjanta hawn annessa markata dokument 'F', liema blokk, illi minnu jifforma parti dan il-garage, jinsab fi Triq Lorry Sant gia Triq Gdida bla isem illi taghti ghal Cospicua Road Fgura, formanti parti minn korp ta' bini akbar konsistenti f'zewg livelli ta' garages, fl-upper u lower basemént level, u tlett (3) korpi ta' apartamenti u maisonettes, illi huma bla numru ufficjali izda immarkati ittri 'A', 'B' u 'C' liema korp huwa mibni fuq sitt (6) plots markati numri hamsa, sitta, seba, tmienja, disgha u ghaxra (5,6,7,8,9,10) formanti parti min porzjon ta' art akbar maghrufa bhala 'ta Pietra Lunga' accessibbli minn Triq Lorry Sant gia Triq gdida bla isem illi tisbokka f'Cospicua Road, Fgura. Dan il-garage qieghed jinbiegh bhala liberu u frank u ezenti minn kwalunkwe piz piju annwu u perpetwu illi jista jiggrava l-propjeta, bid-drittijiet u l-pertinenzi tieghu kollha u hekk kif igawdi u huwa soggett ghas-servitujiet attivi u passivi naxxenti mill-qaghda tieghu.

Il-blokk ittra 'B' illi minnu jifforma parti l-garage hawn fuq imsemmi jikkonfina mit-tramuntana ma' beni ta' Gavril Svetlick u Mary Rose Flores jew l-avventi kawza taghhom, nofsinhar ma' l-imsemmija Triq Lorry Sant u Lvant ma' Blokk ittra 'A' beni tal-venditur tal-garage nomine jew l-avventi kawza tieghu.

Dan il-garage huwa accessibbli min drive-in komuni bla numru illi tiftah ghat-triq hawn fuq imsemmija.

Dan il-bejgh qieghed isir u jigi accettat b'dawn il-kundizzjonijiet illi gejjin:

Versu l-prezz ta' tlett elef elf Lira maltin (LM3000) minn liema somma l-kompraturi diga hallsu lill-venditur tal-garage nomine is-somma ta' elfejn Lira Maltin (LM2000) u il-Bank in ezequzzjoni tad-delega maghmula lilu aktar qabel fuq dan l-att qieghed ihallas is-somma ta' elf Lira Maltin (LM1000) lill-venditur tal-garage nomine illi jaccetta u jhalli id-debita ricevuta a saldu tal-prezz.

In garanzija tal-pacifiku pussess u reali godiment u tat-titolu l-venditur tal-garage nomine qieghed jikkostitwixxi a favur tal-kumpraturi illi jaccettaw Ipoteka Generali fuq il-beni kollha prezenti u futuri, tal-kumpanija venditrici.

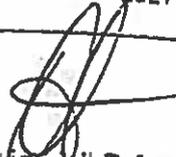
Il-propjeta msemmija qieghda tinbiegh bil-pusses battal u libera minn kull dritt lejn terzi



*M. W. L. A. Z. A. S.*

Andrew Scicluna  
Patricia Hall  
Nutar Pubbliku-Malta.

TRUE COPY OF THE ORIGINAL  
13 MAY 2021

  
Dr. Patricia Hall B.A., LL.D.  
Notary Public & Commissioner for Oaths

*Original sent to  
Legal Office on  
9/6/2021*

*Wella  
84*



AIC Kurt Camilleri Burlo

19 ta' Gunju, 2025

**FL-ATTI TAS-SUBBASTA**

**Nru. 8/23**



Bank of Valletta plc C2833

VS

Simon Tabone KI199779M

**Nota Addizzjonali tal-AIC Perit Kurt Camilleri Burlo'**

**Ref: 1943**

## Noti Addizzjonali

B'din in nota nixtieq nipprezenta kopja tad-dokumenti approvati mil planning authority b'referenza PA995/01 u PA5686/02 sabiex jigu mehmuża u ikkunsidrati flimkien mar-rapport ta' stima tiegħi datata 22 ta' Novembru 2023.

Id-dokumenti mehmuża m'għandhom l-ebda effett fuq il-valur tal-proprjetà kif definit fir-rapport ta' stima tiegħi datat 22 ta' Novembru 2023.

Tant għandu l-unur jissottometti l-esponent għas savju ġudizzju ta din l-onorabbli Qorti.

AIC - Perit Kurt Camilleri Burlo'

19 Gunju 2025

**PERIT KURT CAMILLERI BURLO'**  
22, Triq il-Wizna, Swieqi, SWQ 2300, Malta  
Tel +356 21373715, + 356 21371094  
Mob +356 79827534  
email: kurt@camilleriburlo.com

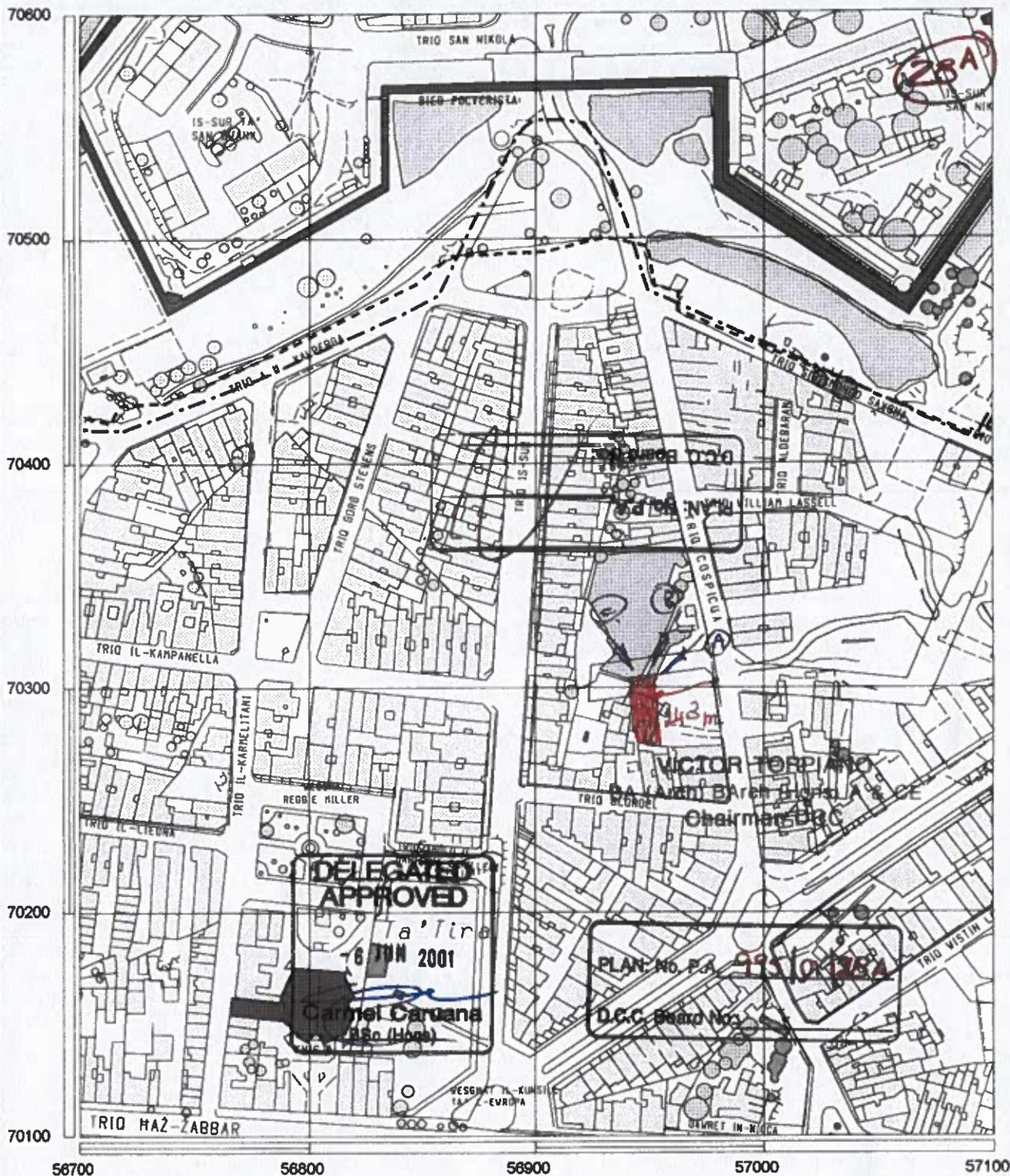
26  
30 JUN 2025

Ilum.....  
Ippreżentata mill... Perit K. Camilleri Burlo  
bla dok./b. niġra u għajnejn dokumenti  
61)

Ilum 10 ta' Lulju 2025  
Deher il-Perit Legali / Tekniku  
Kurt Camilleri Burlo  
Li wara li ddikjara li thallas l-arrangjar  
dovut, halef/halfet li qeda/qdjet feq...  
u onestament l-inkarigu mogħti lil/ha  
Roberta Brincat  
Deputat Registrar / Deputat Registrar

Adrian Mallia  
Deputat Registratur

**Kopja tad-dokumenti approvati fil PA 0995/01**



**PLANNING AUTHORITY**  
Mapping Unit Site Plan, Scale 1:2500

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



Part of Survey Sheet(s): 565700 565705 570700 570705

Date Issued:- 23/5/01

- 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

*[Handwritten signature]*  
E. AGIUS



AWTORITÀ TA' L-IPPJANAR  
PLANNING AUTHORITY

To: Mr J. Scicluna  
obo FJA Ltd  
92 St Joseph Street  
Luqa

Date: 6 June, 2001  
Our Ref: PA 00995/01

Application Number: PA 00995/01  
Application Type: Full Development Permission / 01  
Date Received: 2 March, 2001  
Approved  
Documents : PA 995/01/1e/1g/10a/10b/17a/17b/17c/28a

Location: Site at New Street off, Triq Cospicua, Fgura  
Proposal: To erect basement garages, two maisonettes and four flats.

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

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

1. The ramp leading down to the underlying basement/ garage shall at no point be steeper than 1:5. The ramp shall be so formed that it does not encroach onto the pavement.
2. An area of a depth of 4 metres from the pavement, with a gradient not steeper than 1:10, shall be provided within the site for vehicles to wait at pavement level before entering the street.
3. The garages shall only be used for the parking of private cars.
4. Any gates shall be so fitted that they do not open outwards over the pavement.
5. The balconies shall not project more than 0.75 metres from the facade of the building.
6. 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.
7. 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.
8. a) This development permission is valid for a period of **THREE YEARS** from the date of this notice. This permit will become valid for a further twelve months **PROVIDED THAT**, at the end of the three year period, the development hereby permitted has commenced.

b) It should be noted that a third party may have the right of appeal against this permission. Any development which is carried out when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Planning Appeals Board or quashed by the Court of Appeal.

c) This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.

d) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.

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

f) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.

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

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

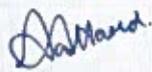
i) Where the street bordering the site is unopened, it shall be opened up prior to the commencement of the building operations hereby permitted.

j) The site shall be surrounded by a hoarding, at least 2 metres high, which shall be in place before the development hereby permitted commences and which shall remain in place whilst the development is in progress. Where the hoarding intrudes onto or obstructs the public pavement, suitable arrangements shall be made for an alternative and safe passageway for pedestrians, which protects them from vehicular traffic and from the building operations. Authorisation by the Police for these arrangements must also be obtained.

k) 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.

- l) Any soil on the site shall not be built over but shall be collected for reuse. A permit from the Director of Agriculture is required to remove the soil from the site. All soil shall be deposited at the place indicated by the Director of Agriculture.
- m) Rock spoil, boulders and other waste materials resulting from excavations or from demolition on this site 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.
- n) The height of the building shall not exceed both the permitted number of 3 floors (plus the underlying basement of not more than 6 courses above finished road level) and the maximum allowable height of 14 metres measured from the highest street level.
- o) The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on the approved plans and drawings.
- p) Apertures and balconies shall not be constructed of gold, silver or bronze aluminium.
- q) A water cistern with a volume in cubic metres of 30% of the total roof area (in square metres) of the building(s) shall be constructed to store rainwater run-off from the built-up area of the development. This cistern shall be completed and available for use prior to the development hereby permitted being first brought into use.
- r) The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Planning Authority.

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.

  
d/ Frances Galea  
Secretary  
Development Control Commission



A W T O R I T À T A ' L - I P P J A N A R  
P L A N N I N G A U T H O R I T Y

To: Mr J. Scicluna  
obo FJA Ltd  
92 St Joseph Street  
Luqa

Date: 6 June, 2001  
Our Ref: PA 00995/01

Application Number: PA 00995/01  
Application Type: Full Development Permission / 01  
Date Received: 2 March, 2001  
Approved  
Documents : PA 995/01/1e/1g/10a/10b/17a/17b/17c/28a

Location: Site at New Street off, Triq Cospicua, Fgura  
Proposal: To erect basement garages, two maisonettes and four flats.

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

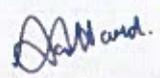
The Planning Authority hereby grants development permission in accordance with the application and plans described above, subject to the following conditions:

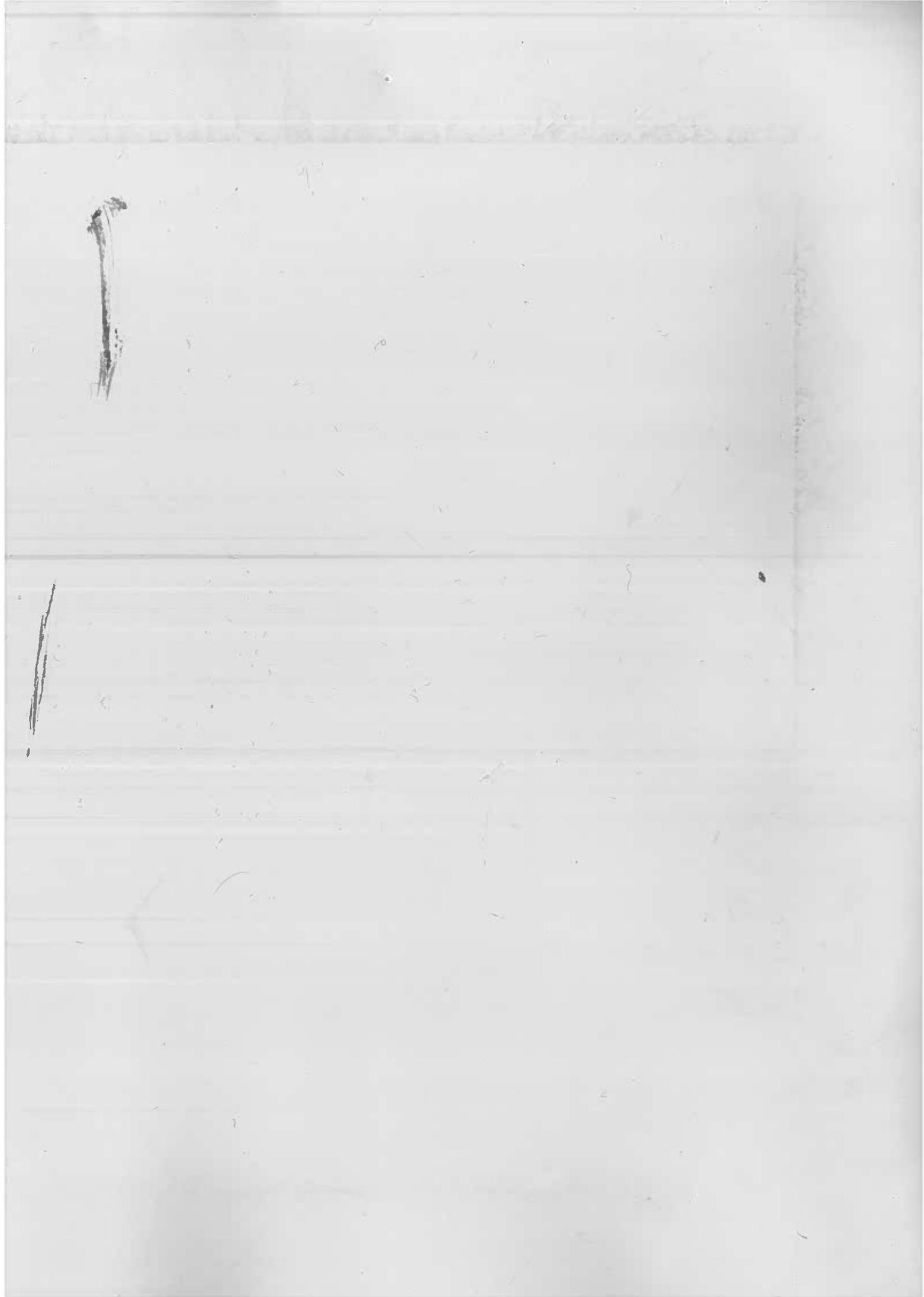
1. The ramp leading down to the underlying basement/ garage shall at no point be steeper than 1:5. The ramp shall be so formed that it does not encroach onto the pavement.
2. An area of a depth of 4 metres from the pavement, with a gradient not steeper than 1:10, shall be provided within the site for vehicles to wait at pavement level before entering the street.
3. The garages shall only be used for the parking of private cars.
4. Any gates shall be so fitted that they do not open outwards over the pavement.
5. The balconies shall not project more than 0.75 metres from the facade of the building.
6. 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.
7. 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.
8. a) This development permission is valid for a period of **THREE YEARS** from the date of this notice. This permit will become valid for a further twelve months **PROVIDED THAT**, at the end of the three year period, the development hereby permitted has commenced.

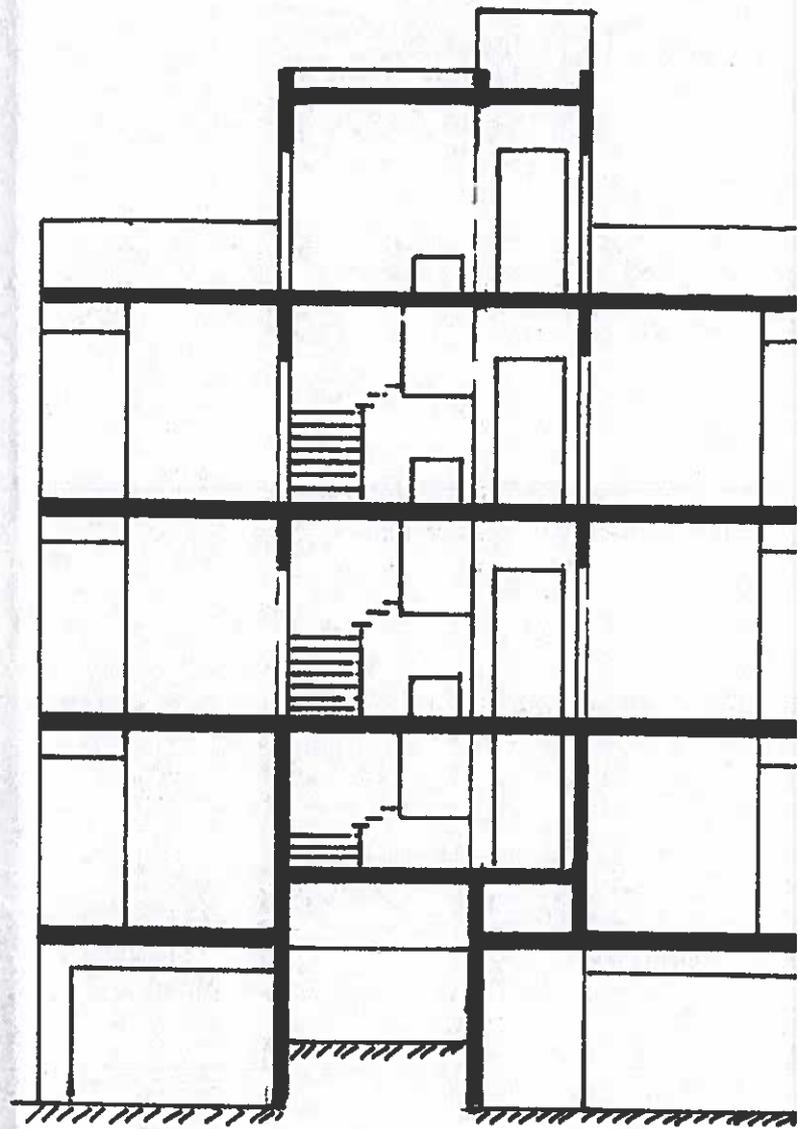
- b) It should be noted that a third party may have the right of appeal against this permission. Any development which is carried out when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Planning Appeals Board or quashed by the Court of Appeal.
- c) This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.
- d) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.
- e) All building works shall be erected in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Planning Authority's Land Surveyor. The Setting Out Request Notice must be returned to the Land Survey Unit of the Planning Authority when the setting out of the alignment and levels is required.
- f) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
- g) The enclosed Commencement Notice shall be returned to the Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
- h) Copies of all approved plans and elevations shall be available for inspection on site by Planning Authority staff at all reasonable times.
- i) Where the street bordering the site is unopened, it shall be opened up **prior to the commencement of the building operations** hereby permitted.
- j) The site shall be surrounded by a hoarding, at least 2 metres high, which shall be in place before the development hereby permitted commences and which shall remain in place whilst the development is in progress. Where the hoarding intrudes onto or obstructs the public pavement, suitable arrangements shall be made for an alternative and safe passageway for pedestrians, which protects them from vehicular traffic and from the building operations. Authorisation by the Police for these arrangements must also be obtained.
- k) 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.

- l) Any soil on the site shall not be built over but shall be collected for reuse. A permit from the Director of Agriculture is required to remove the soil from the site. All soil shall be deposited at the place indicated by the Director of Agriculture.
- m) Rock spoil, boulders and other waste materials resulting from excavations or from demolition on this site 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.
- n) The height of the building shall not exceed both the permitted number of 3 floors (plus the underlying basement of not more than 6 courses above finished road level) and the maximum allowable height of 14 metres measured from the highest street level.
- o) The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on the approved plans and drawings.
- p) Apertures and balconies shall not be constructed of gold, silver or bronze aluminium.
- q) A water cistern with a volume in cubic metres of 30% of the total roof area (in square metres) of the building(s) shall be constructed to store rainwater run-off from the built-up area of the development. This cistern shall be completed and available for use prior to the development hereby permitted being first brought into use.
- r) The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Planning Authority.

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.

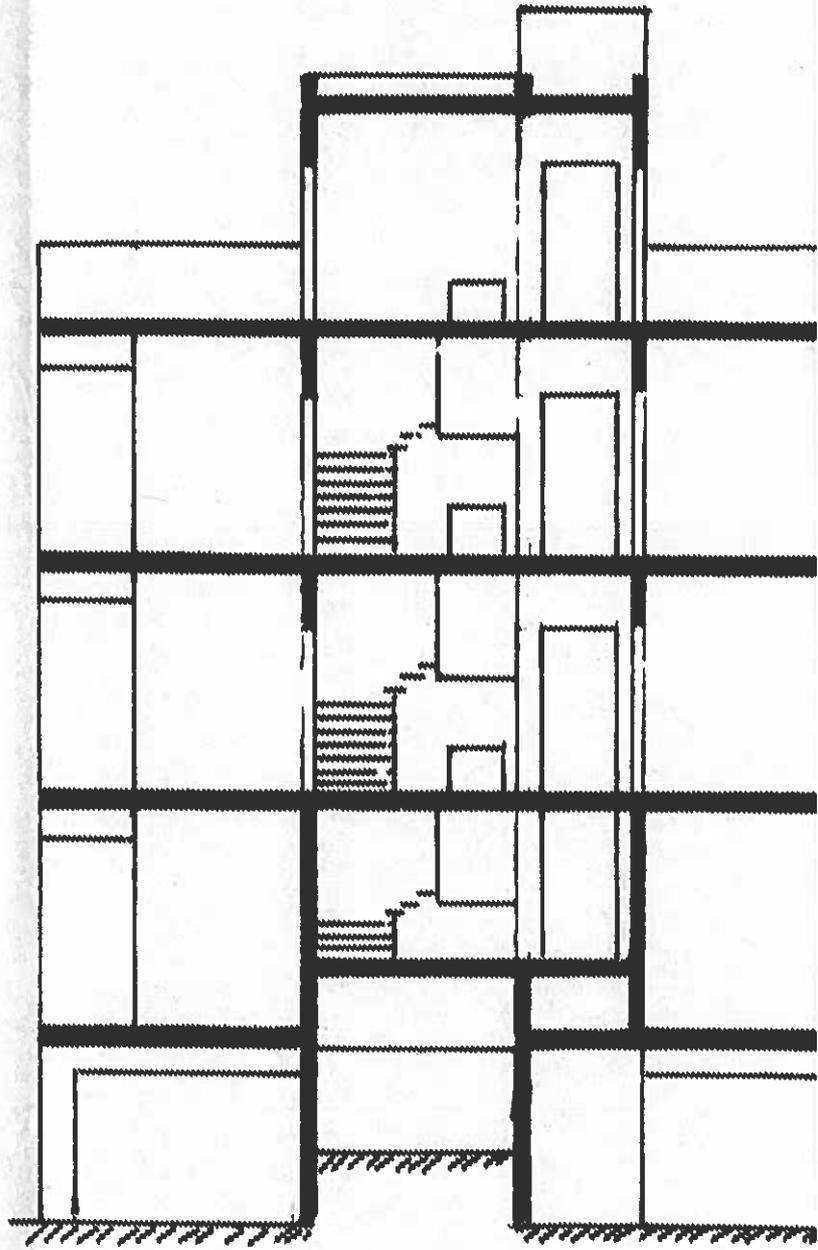
  
Frances Galea  
Secretary  
Development Control Commission





SECTION B-B.

SCALE 1/100.



SECTION B-B.

SCALE 1/100.



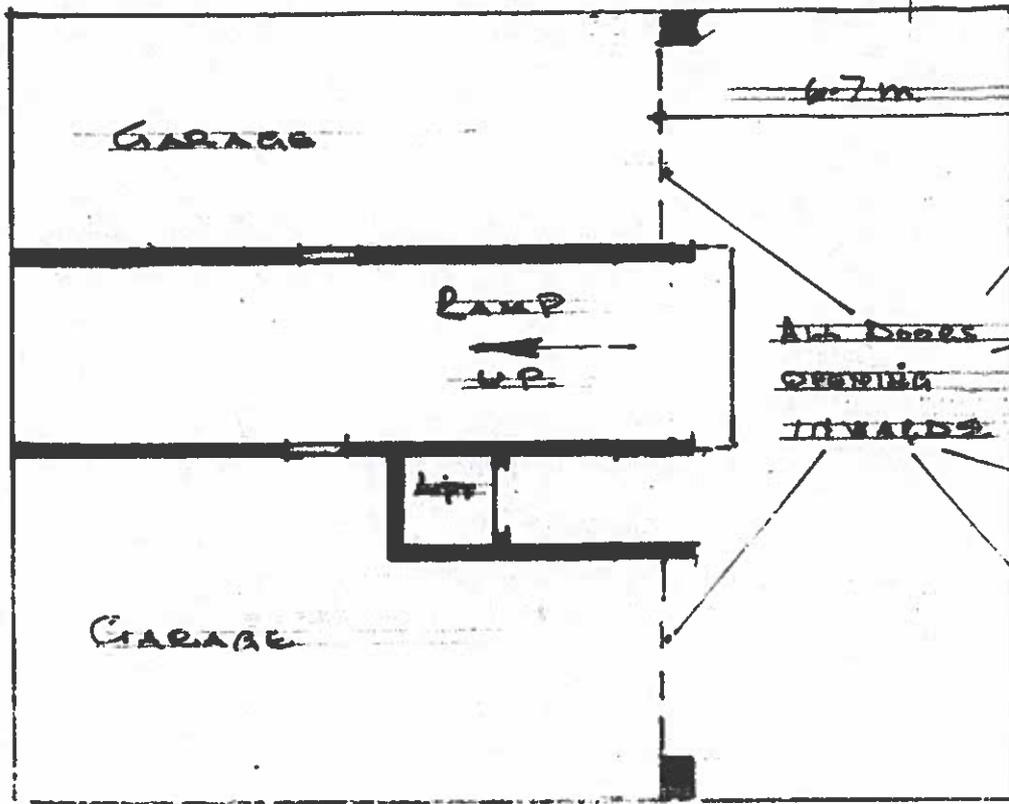
ELEVATION

PLAN: No. P.A. 995/01/14  
D.C.C. Board No. \_\_\_\_\_

← W. BLACK GATE.

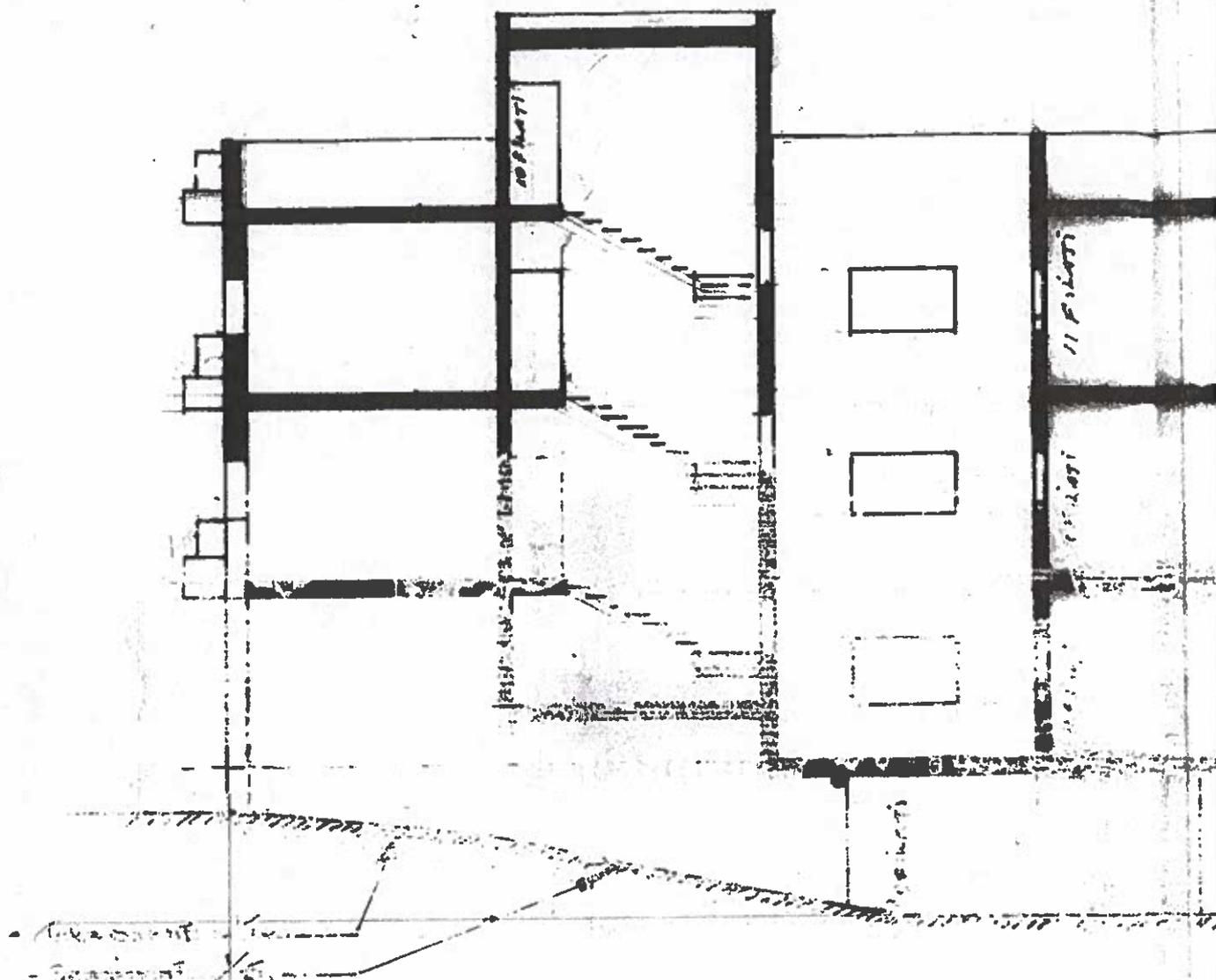
PLAN AT F.F.

SCALE 1/50.



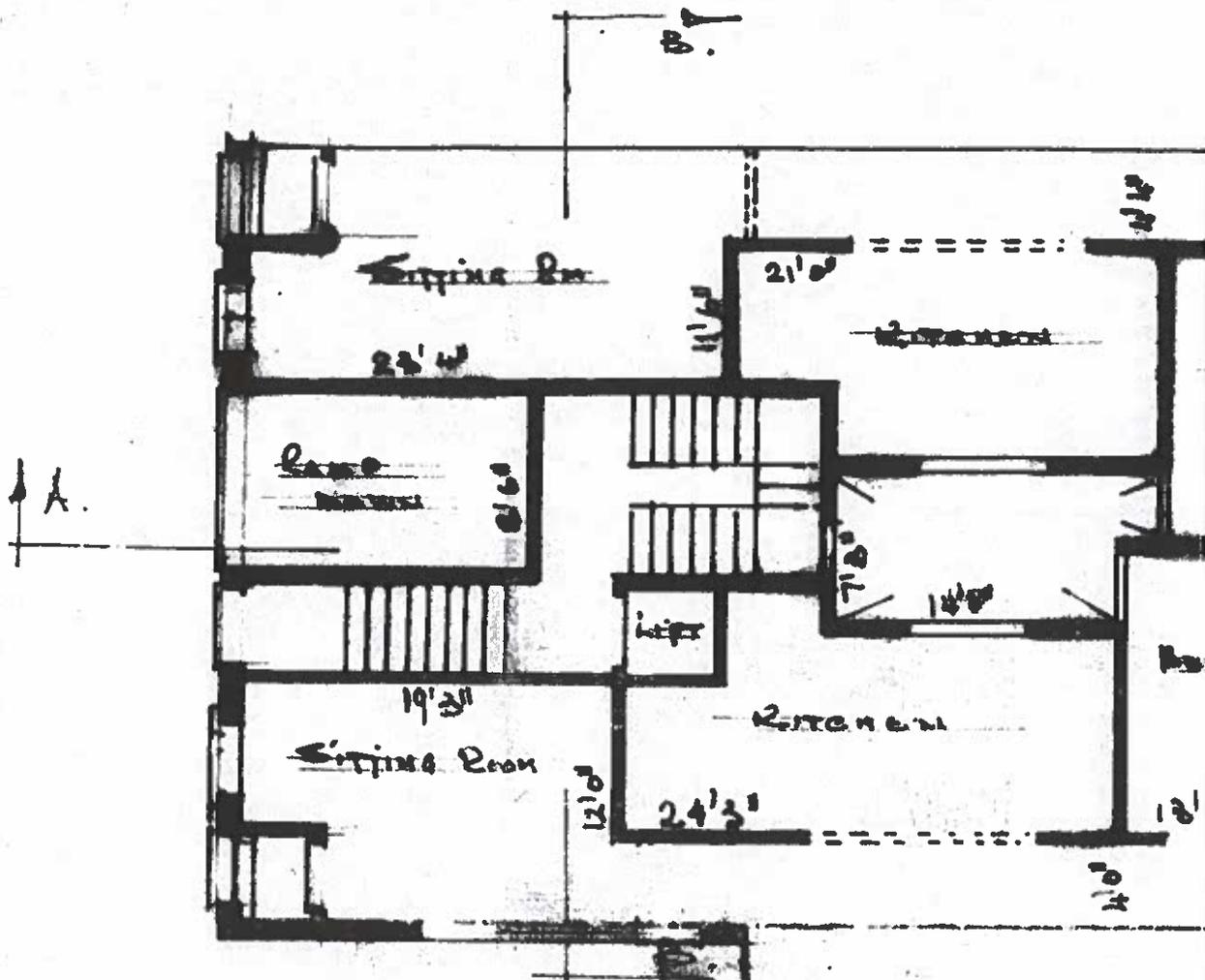
BASMENT GARAGES

SCALE - 1/100.



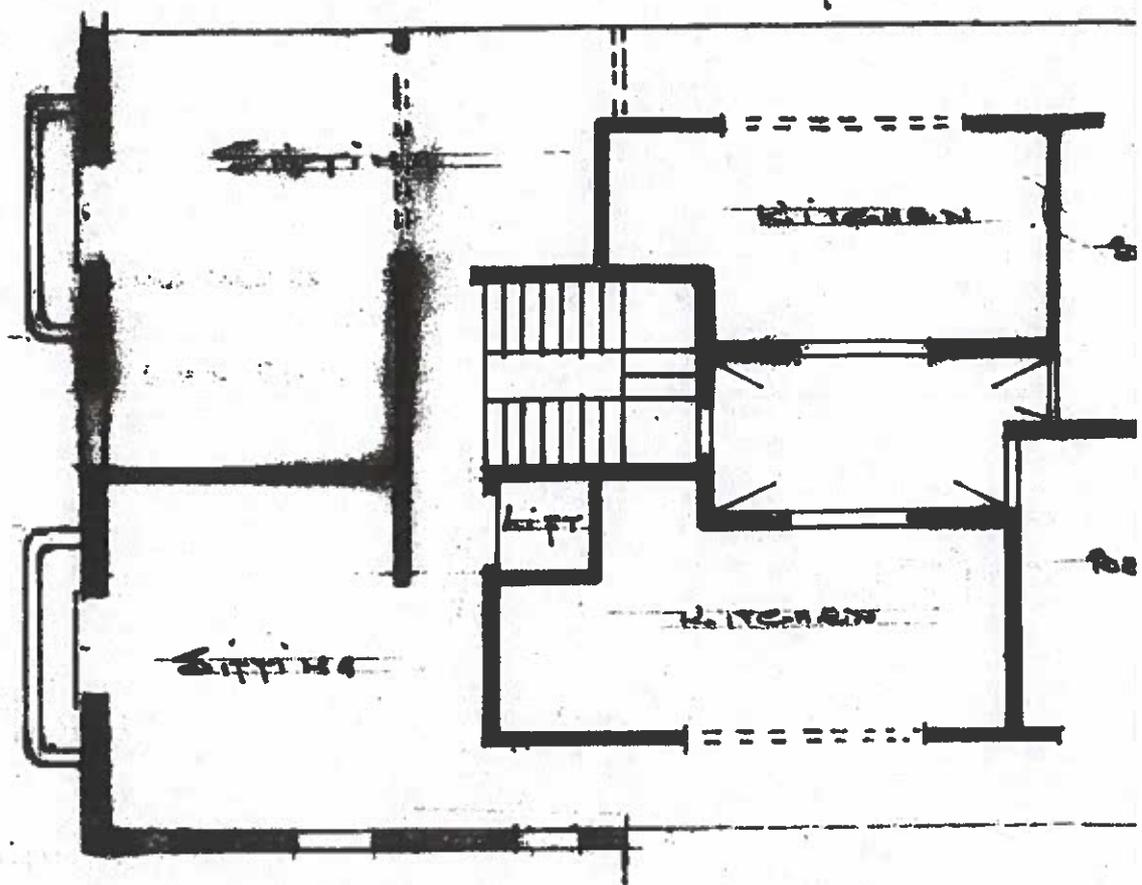
SECTION A-A

SCALE 1/100.



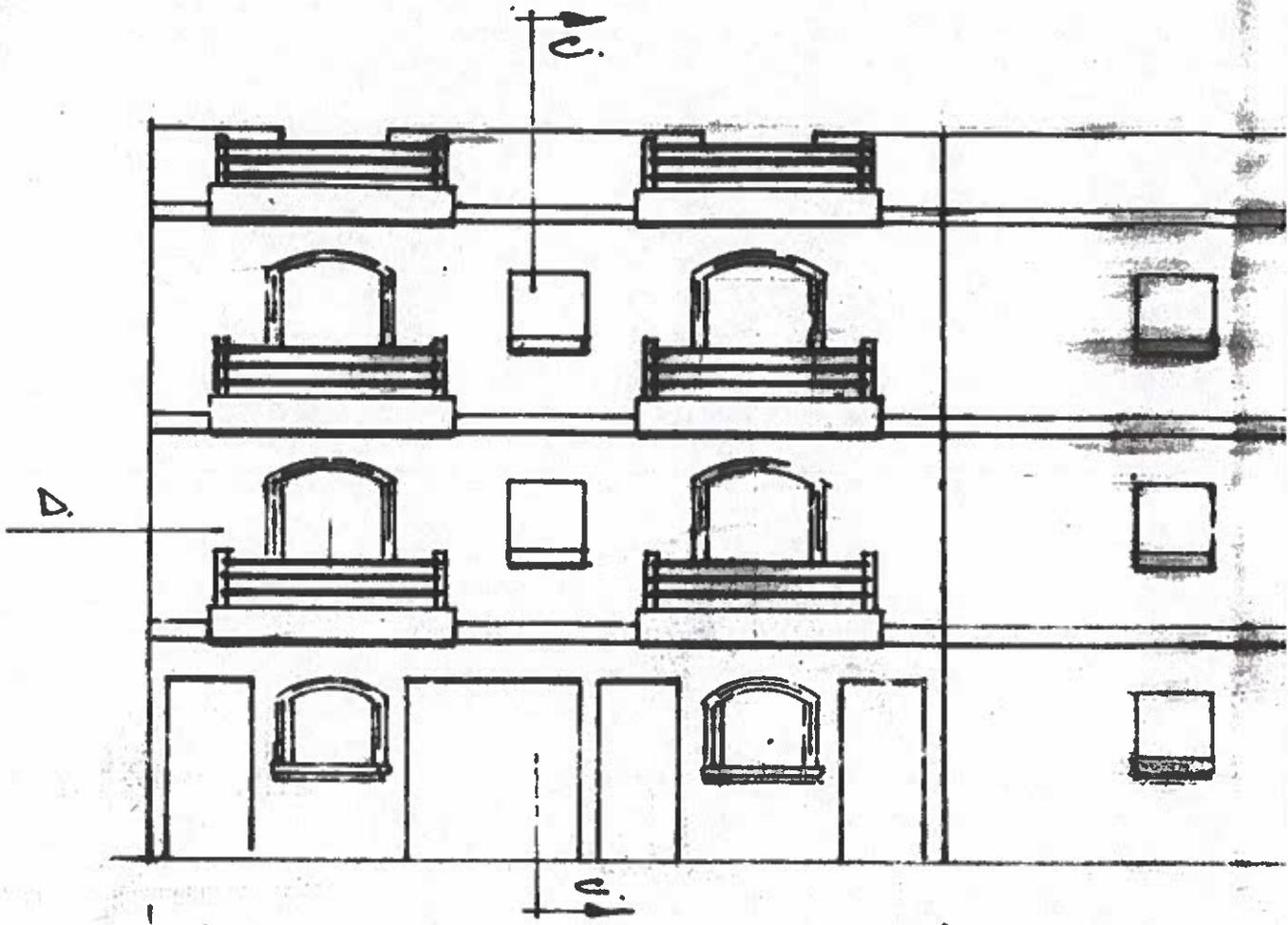
GROUND FLOOR PLAN

SCALE 1:50



1ST & 2ND FLOOR PLAN.

SCALE 1/100.



FRANCA SORRE PAVONE

SCHEDE PAVONE

DEVELOPED ELEVATION

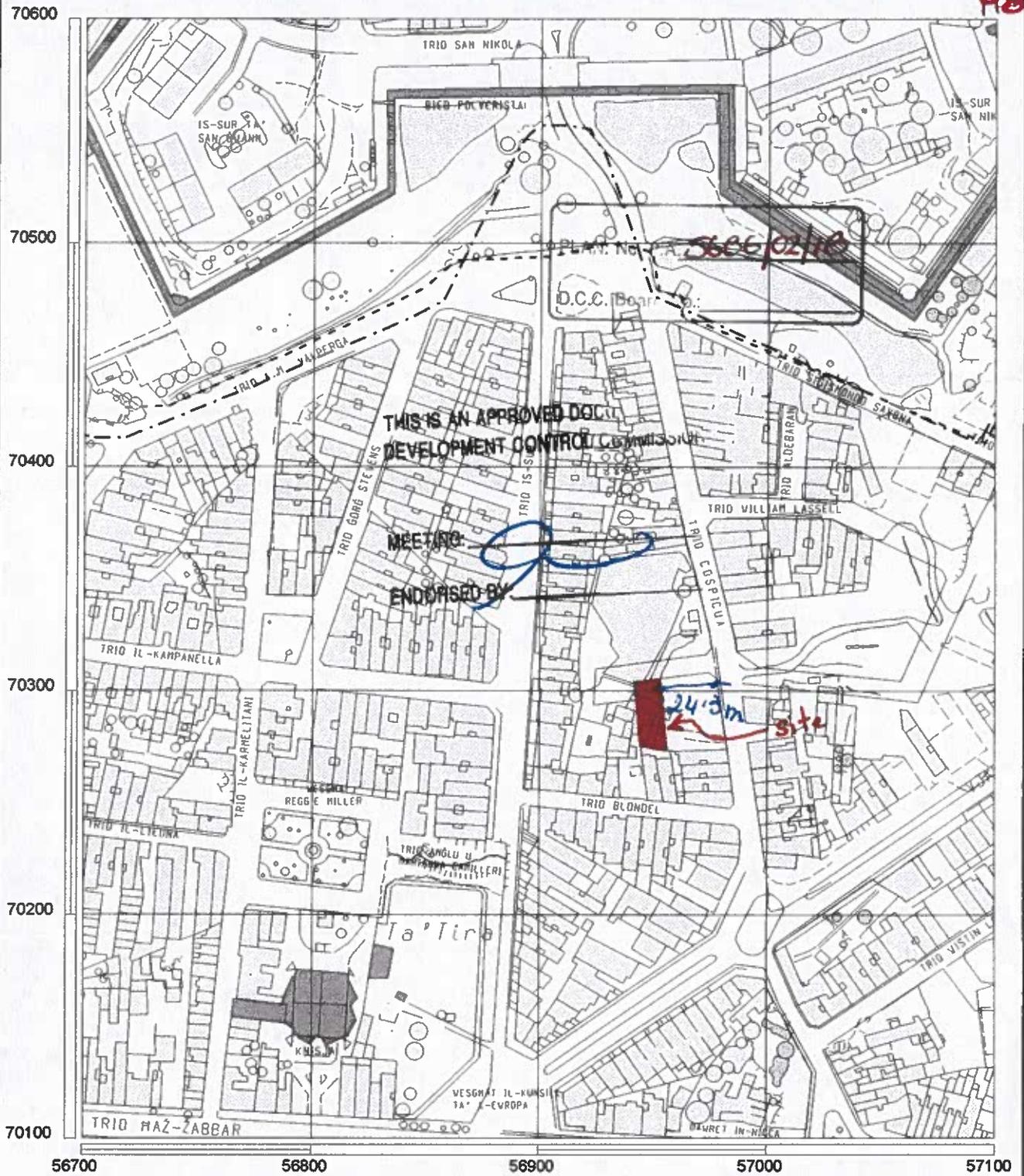


PLAN AT D-D

SCALE 1:100

**Kopja tad-dokumenti approvati fil PA 5686/02**

0g



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

St. Francis Ravelin  
Floriana  
PO Box 200, Valletta  
Tel: 21240976 Fax: 21224846  
www.mepa.org.mt



Part of Survey Sheet(s): 565700 565705 570700 570705

Date Issued: - 27/9/02

- 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

Copyright Mapping Unit, Malta Environment & Planning Authority Vat Reg. No.: 1281-6708 Form No.: MU 002

Oak



To: Mr. Joe Scicluna  
92, St Joseph Street  
Luqa

Date: 3 February, 2003  
Our Ref: PA 05686/02

Application Number: PA 05686/02  
Application Type: Full Development Permission / 07  
Date Received: 14 October, 2002  
Approved  
Documents : PA 5686/02/1b/1f/7b/11a/11b/11c/11d/11e

Location: New Building, New Street off, Triq Cospicua, Fgura  
Proposal: Amended plan, minor internal alterations & minor alterations to facade

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

The Malta Environment & Planning Authority hereby amends development permission granted in application number 00995/01, in accordance with the application and plans described above, subject to the following conditions :

1. 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.
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. There shall be no service pipes, cables or wires visible on the front elevation or on any other elevations of the building which are visible from the street.
4. The garages shall only be used for the parking of private cars.
5. The ramp leading down to the underlying basement garages shall at no point be steeper than 1:5. The ramp shall be so formed that it does not encroach onto the pavement.
6. An area of a depth of 4 metres from the pavement, with a gradient not steeper than 1:10, shall be provided within the site for vehicles to wait at pavement level before entering the street.
7. The balconies shall not project more than 0.75 metres from the facade of the building.

8. Any gates shall be so fitted that they do not open outwards over the pavement.
9.
  - a) This development permission is valid for a period of FIVE YEARS from the date of this notice but will cease to be valid if the development is not completed by the end of this five year period.
  - b) It should be noted that a third party may have the right of appeal against this permission. Any development which is carried out when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Planning Appeals Board or quashed by the Court of Appeal.
  - c) This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.
  - d) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.
  - e) All building works shall be erected in accordance with the official alignment and proposed/existing finished road levels as set out on site by the 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.
  - f) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
  - g) The enclosed Commencement Notice shall be returned to the Malta Environment & Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
  - h) Copies of all approved plans and elevations shall be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.
  - i) Where the street bordering the site is unopened, it shall be opened up **prior to the commencement of the building operations** hereby permitted.
  - j) The site shall be surrounded by a hoarding, at least 2 metres high, which shall be in place before the development hereby permitted commences and which shall remain in place whilst the development is in progress. Where the hoarding intrudes onto or obstructs the public pavement, suitable arrangements shall be made for an alternative and safe passageway for pedestrians, which protects them from vehicular

traffic and from the building operations. Authorisation by the Police for these arrangements must also be obtained.

k) 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.

l) Any soil on the site shall not be built over but shall be collected for reuse. A permit from the Director of Agriculture is required to remove the soil from the site. All soil shall be deposited at the place indicated by the Director of Agriculture.

m) Rock spoil, boulders and other waste materials resulting from excavations or from demolition on this site 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. A permit from the Environmental Protection Directorate is required to this effect.

n) The height of the building shall not exceed both the permitted number of 3 floors (plus the underlying basement of not more than 3 courses above finished road level) and the maximum allowable height of 12 metres measured from the highest street level.

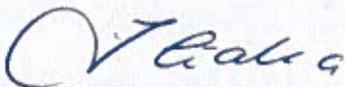
o) The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on the approved plans and drawings.

p) Apertures and balconies shall not be constructed of gold, silver or bronze aluminium.

q) A water cistern with a volume in cubic metres of 30% of the total roof area (in square metres) of the building(s) shall be constructed to store rainwater run-off from the built-up area of the development. This cistern shall be completed and available for use prior to the development hereby permitted being first brought into use.

r) 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.

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



To: Mr. Joe Scicluna  
92, St Joseph Street  
Luqa

Date: 3 February, 2003  
Our Ref: PA 05686/02

Application Number: PA 05686/02  
Application Type: Full Development Permission / 07  
Date Received: 14 October, 2002  
Approved  
Documents : PA 5686/02/1b/1f/7b/11a/11b/11c/11d/11e

Location: New Building, New Street off, Triq Cospicua, Fgura  
Proposal: Amended plan, minor internal alterations & minor alterations to facade

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

The Malta Environment & Planning Authority hereby amends development permission granted in application number 00995/01, in accordance with the application and plans described above, subject to the following conditions :

1. 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.
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. There shall be no service pipes, cables or wires visible on the front elevation or on any other elevations of the building which are visible from the street.
4. The garages shall only be used for the parking of private cars.
5. The ramp leading down to the underlying basement garages shall at no point be steeper than 1:5. The ramp shall be so formed that it does not encroach onto the pavement.
6. An area of a depth of 4 metres from the pavement, with a gradient not steeper than 1:10, shall be provided within the site for vehicles to wait at pavement level before entering the street.
7. The balconies shall not project more than 0.75 metres from the facade of the building.

8. Any gates shall be so fitted that they do not open outwards over the pavement.
9.
  - 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.
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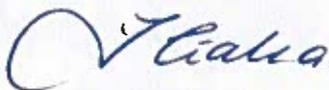
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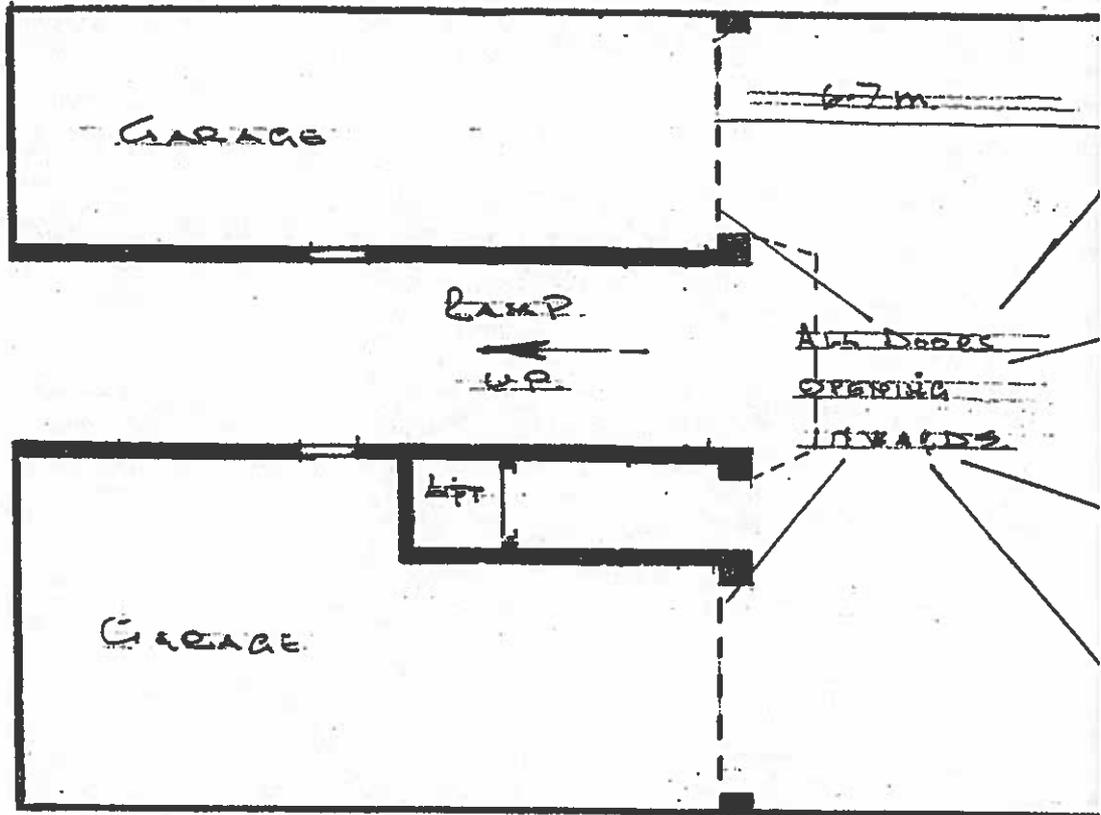
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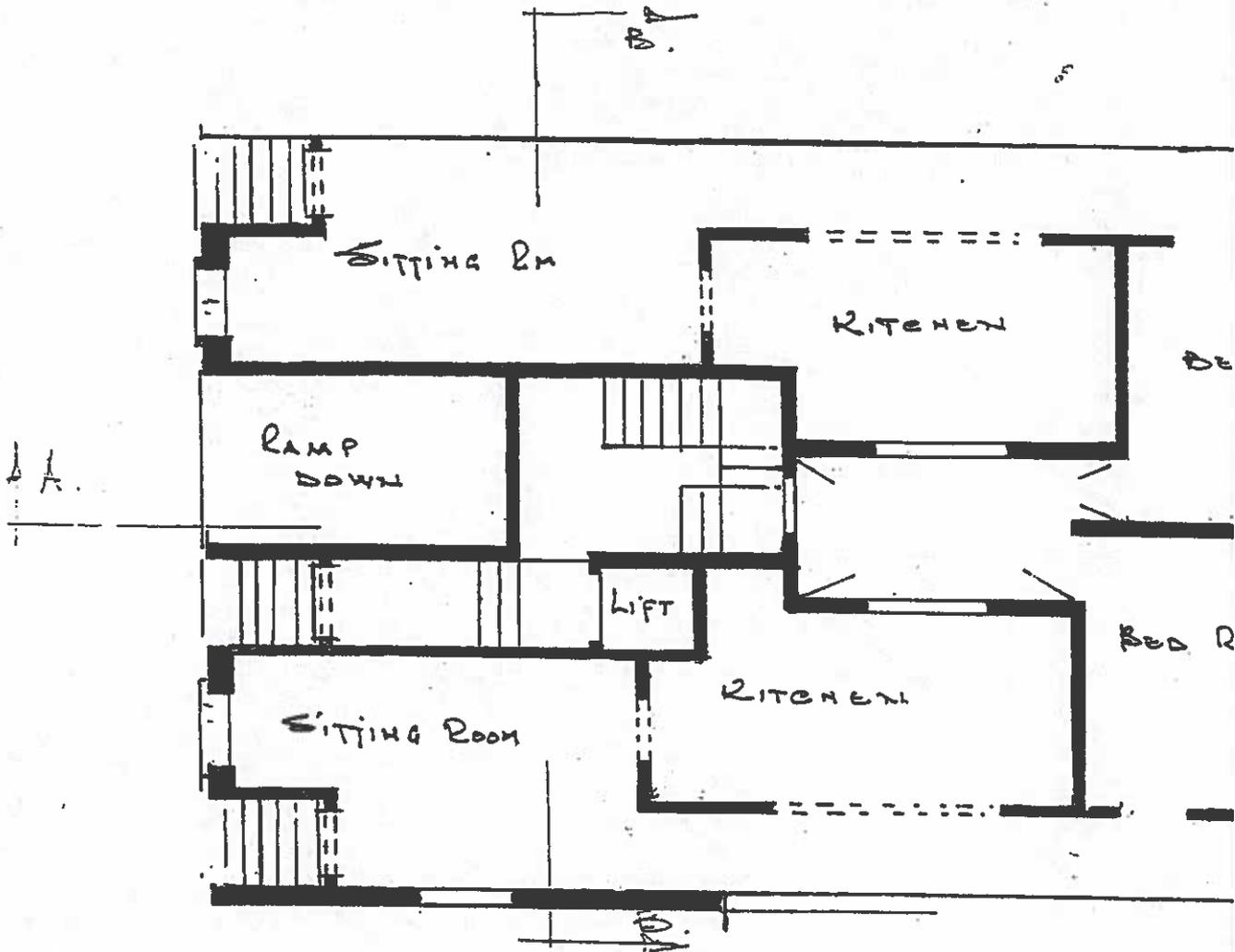


Frances Galea  
Secretary  
Development Control Commission



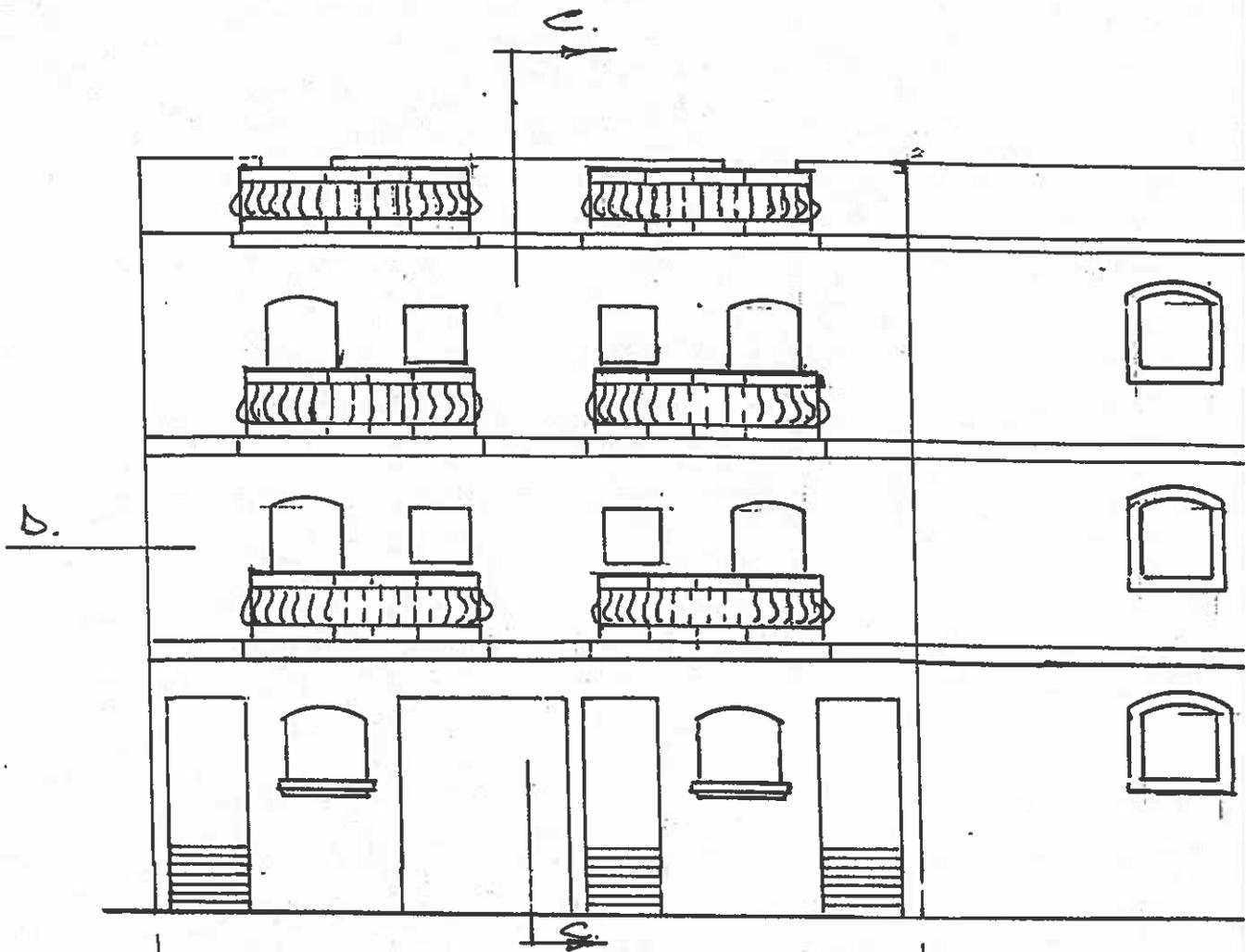
BASMENT GARAGES

SCALE - 1/100.



GROUND FLOOR PLAN

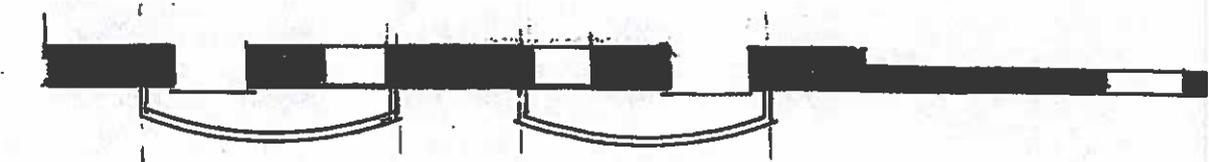
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FRANKA STONE FACADE

BEFORE RENOVATION

DEVELOPED ELEVATION



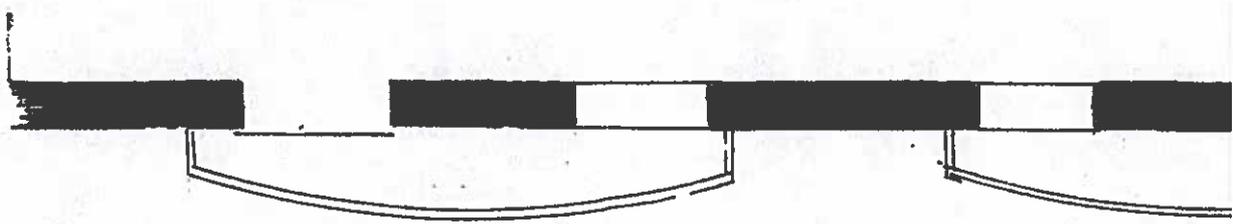
PLAN AT G.D.

SCALE 1/100



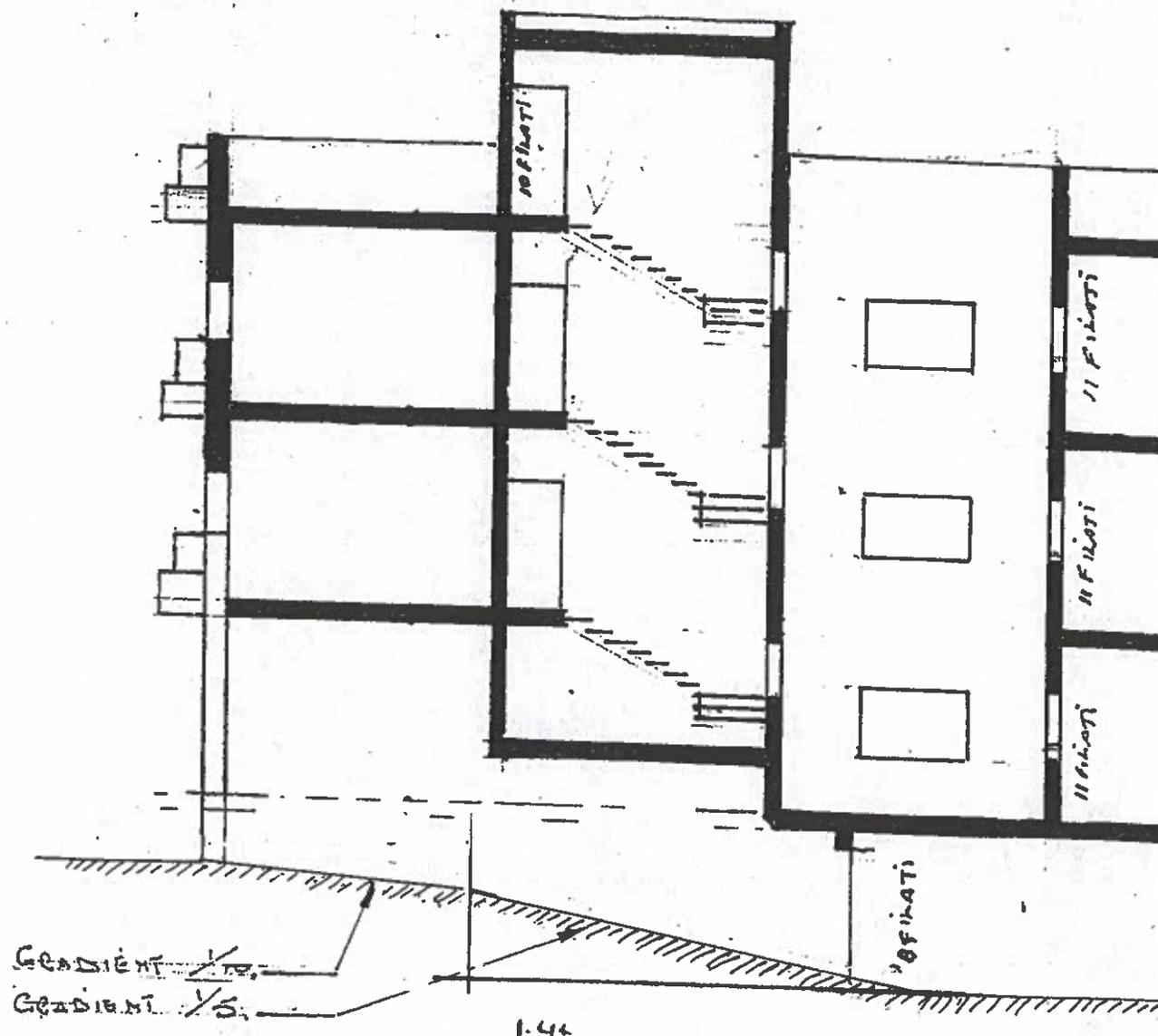
ELEVATION

WT. BLACK GATE.



PLAN AT F.F.

SCALE 1/50.

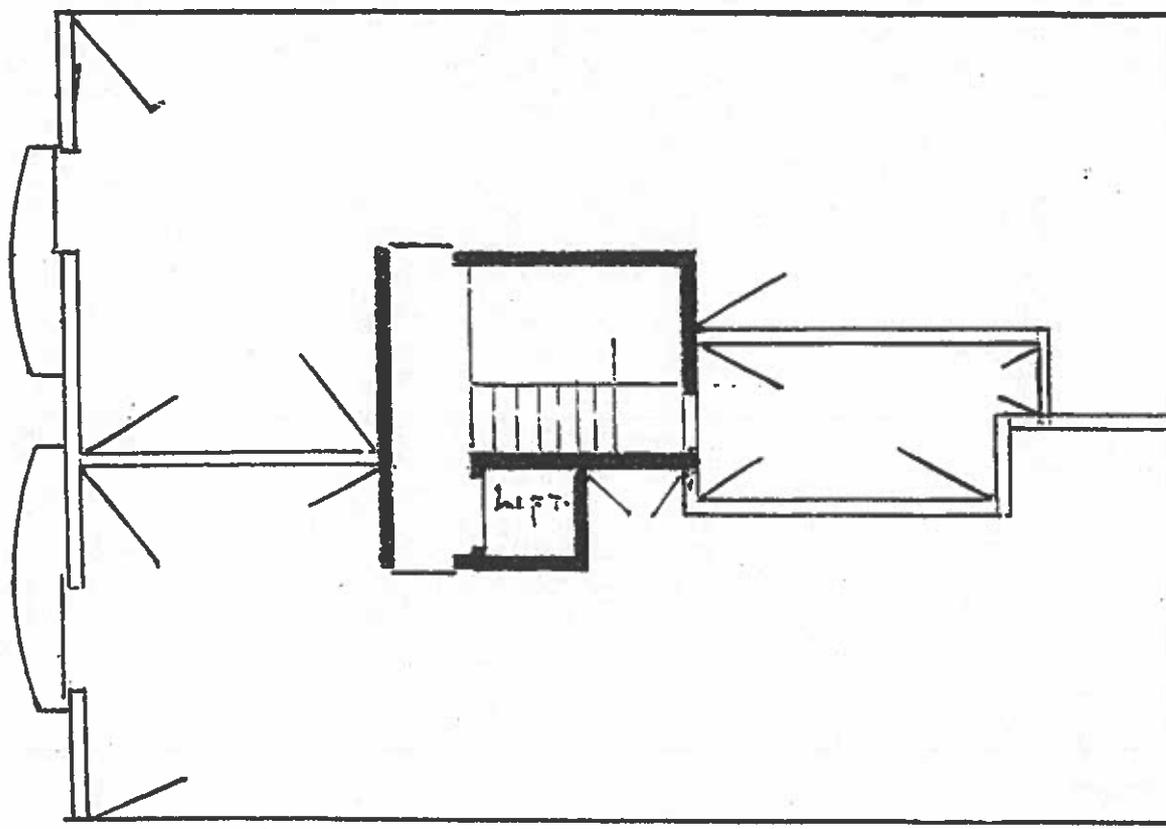


GRADIENT 1/10  
GRADIENT 1/5

1.44  
5

SECTION A.A.

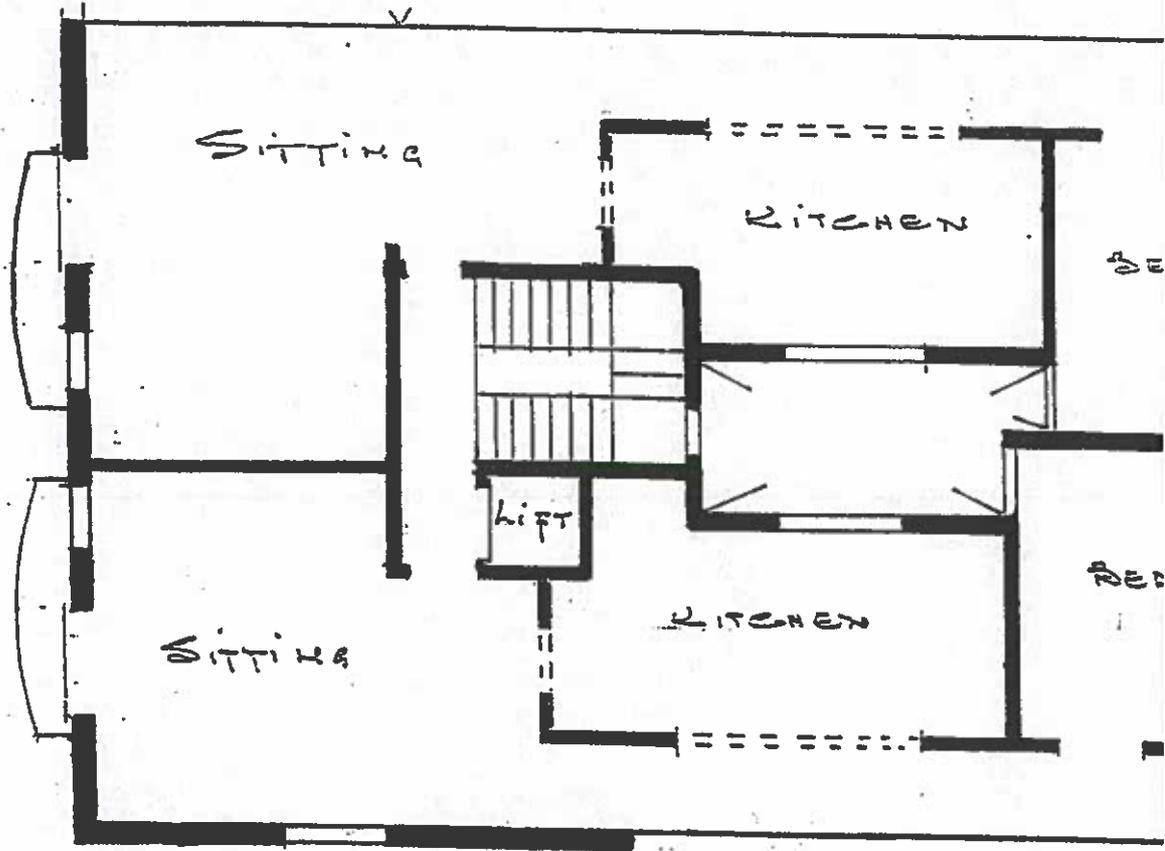
SCALE 1/100.



ROOF PLAN

PLAN: No. P.A. 5686/02/1F  
D.C.C. Board

SCALE 1/100



1ST + 2ND FLOOR PLAN.

SCALE - 1/100.

