

Fil-Prim' Awla tal-Qorti Civili

SUBBASTA 21/2023

HSBC Bank Malta plc

Vs

Milen Teodorov Mihaylov

Relazzjoni tal AIC
Ann Marie Delicata



Fil-Prim' Awla tal-Qorti Civili

SUBBASTA 21/2023

HSBC Bank Malta plc

Vs

Milen Teodorov Mihaylov

Relazzjoni tal- AIC Ann Marie Delicata

Tesponi bir-rispett kollu.

Illi hi kienet giet nominata minn din l-Onorabbli Qorti permezz tad-dikriet Perit Tekniku ddatat 18 ta' Mejju biex taghmel deskrezzjoni u valutazzjoni tal-propjeta' msemmija fir- rikors u cioe':

Apartament 4, Airways House, 22, Triq it-Torri, Msida

Din il-propjeta tikkonsisti f'apartament fuq ix-xellug tal-blokka, fit-tieni sular. Dan hu accessibli minn lift jew tarag tal-komun. Kif tidhol hemm kamra kbira "open plan" li fiha 6.87m x 10.2m. Hemm kcina (2.6m x 2.5m) b'tieqa ghal fuq shaft zghir. Fuq ix-xellug hemm kuritur (5.8m x 1.2m) li jghati ghal- box room, kamra tal-banju (wiesa 3.8m), kamra tas-sodda (4.8m x 4m) u kamra ohra tas-sodda 3.7m x 2.8m). Fuq wara hemm gallerija li tghati ghal bitha ta' wara.

Access fuq il-post

Saru tlett accessi fuq il-post.

Fit-30 ta' Mejju u ma fetah hadd.

FI- 24 ta' Lulju biex nara jjejjkk il-bieb tal-komun kienx miftuh.

Fit-25 ta' Lulju sar sgass li fih kien hem prezenti fuq il-post il-perit tal-bank Christabelle Borg Muscat, Anthony Faccioli (locksmith), Il-Marshall Mallia, il-Marshall Genuis, Il- Pulizzija PC 285, Edward Mizzi u Doreen Cunningham mill-HSBC.

Permessi

Hemm tlett permessi tal-Awtorita tal-Ippjanar relatati fuq dan l-appartament

PB 3872/91

"Permit issued for construction of basement garage, ground floor showroom and overlying flats."

PA 06029/03 (Annex 1)

"to sanction premises as built (showroom and overlying dwellings)"

Id-decizjoni giet pubblikata fl-1 ta' Settembru 2005

PA/07393/03 (Annex 2)

"To sanction change of use to from flat to office"

Id-decizjoni giet pubblikata fl-1 ta' Novembru 2006

Dan iffisser li l-post ghandu permess ghal-ufficju u mhux ghal-residenza.

Ritratti tal-Propjeta



Figure 1 - 1-"Open plan"

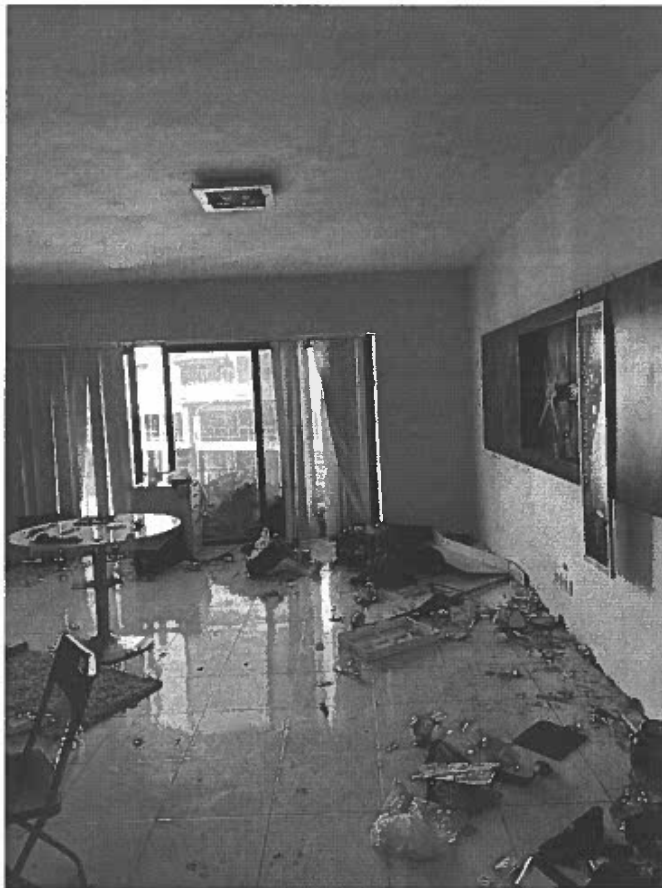


Figure 2 - 1 - "Open plan"



Figure 3 - 1- "Open plan"

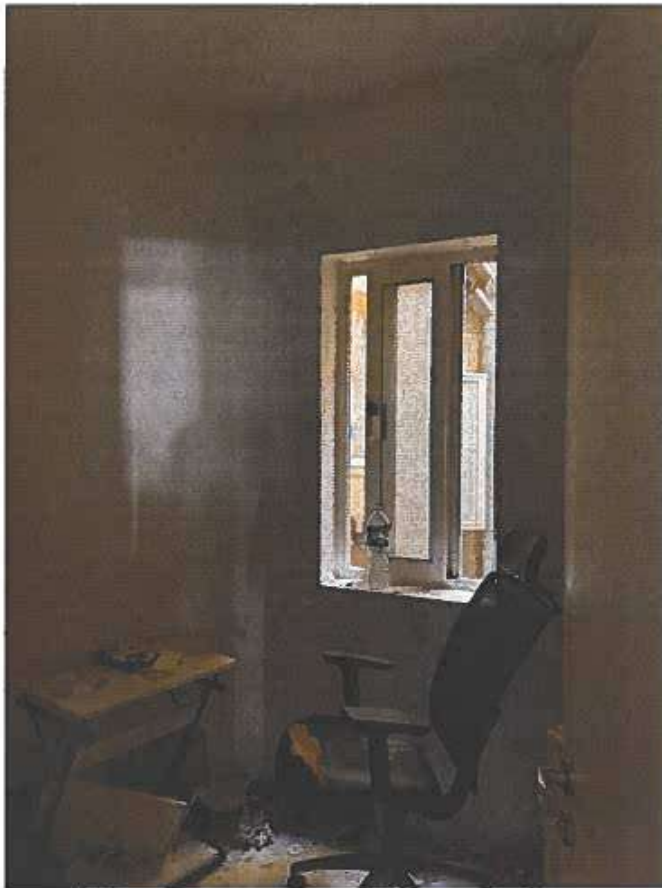


Figure 4 - II- Kcina

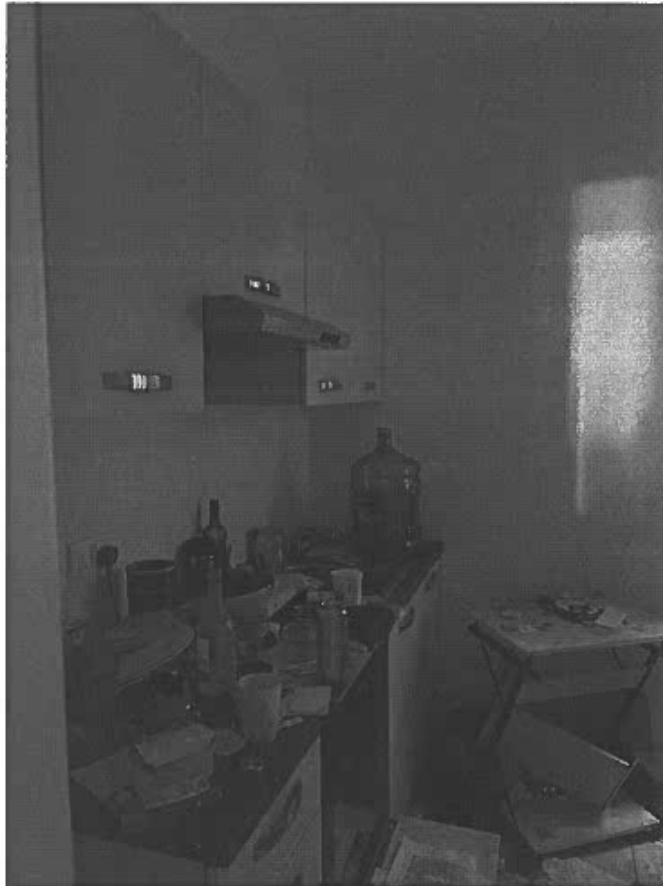


Figure 5 - Il- Kcina



Figure 6 - II- Kamra tax- Sodda

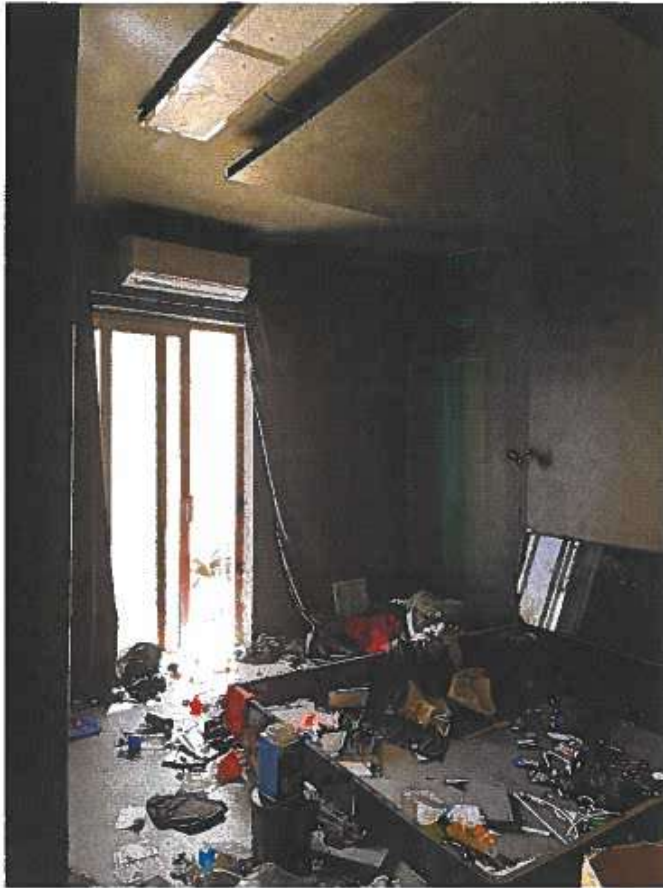


Figure 7 - Il- Kamra tax- Sodda

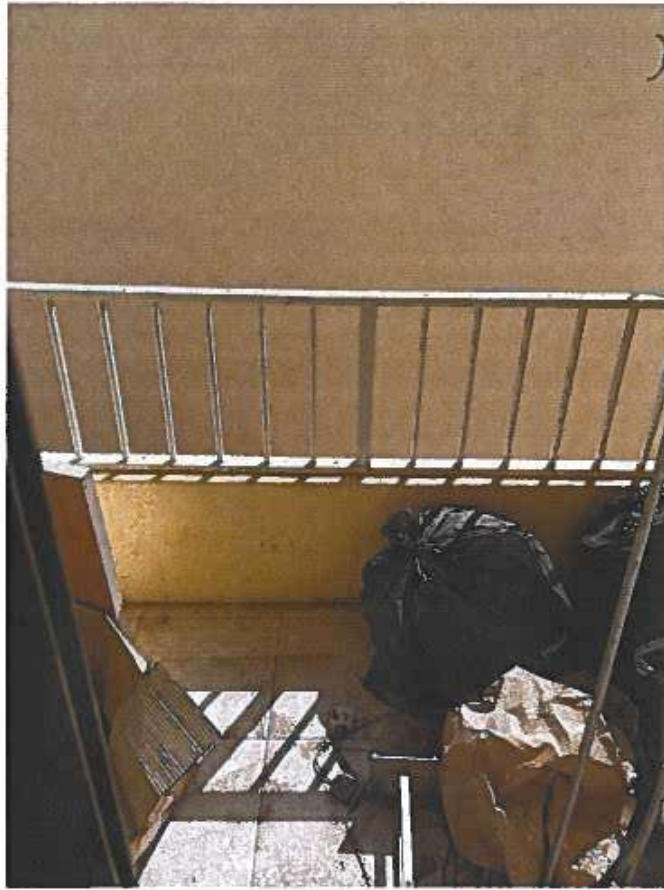


Figure 8 - Il-gallerija ta' fuq il-bitha ta' wara



Figure 9 - II- Kamra tas- Sodda



Figure 10 - Il-Kuritur



Figure 11 - Il-Kamra tal-banju

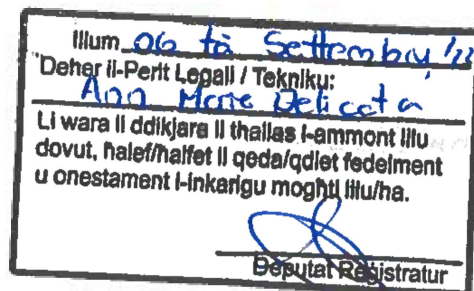


Figure 12 - 1 - Inurata

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

1. id-daqs tal-propjeta
2. il-fatt li l-post ghandu bzonn jerga jitlesta biex isir abitabli.
3. Il-fatt li permissi ghal uzu ta residenza ma nstabux; u jekk il-post ha jintuza bhala residenza, hemm bzonn li ssir "regularisation application".

Fl-opinjoni tiegħi il-valur ta' din il-propjeta hu ta' Euro 230,000 (mitejn u tletin elf Euro).



Tant ghanda l-unur tissottometti l-esponent ghas-savju gudizzju ta' din l-Onorabbli Qorti

AIC Ann Marie Delicata

26 ta' Lulju 2023

Illum 02 AUG 2023

16

Ippreżentata mill Priet Ann Marie Delicata

bla dok/b durxi dokumenti

CASSA
Dep. By



To: Mr Frank Bonnici
Dunromine
Ta' Xmiexi Road
Msida

Date: 25 August, 2005
Our Ref: PA 06029/03

Application Number: PA 06029/03
Application Type: Full Development Permission / 01
Date Received: 22 October, 2003
Approved
Documents : PA 6029/03/1c,1d,1e,1f

Location: Site at, Triq It-Torri, Msida
Proposal: To sanction premises as built (showroom and overlying dwellings)

Development Planning Act 1992 Section 33 Full Development Permission

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

1. a) This development permission is valid for a period of FIVE YEARS from the date of this notice but will cease to be valid if the development is not completed by the end of this five year period.

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

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

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

Guidance shall take precedence and modify the plans accordingly.

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

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

g) Where the change of use involves alterations to the building, copies of all approved plans and elevations must be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.

h) 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.

i) This permission for change of use is subject to Trading Licence approval and to any other approval or clearance which may be required from other Government Departments.

j) A Public Sewer Discharge Permit in accordance with LN 139 of 2002 may be required for this development.

k) The use hereby approved shall be carried on in such a manner that it does not decrease or adversely affect the amenity of adjoining properties or of the locality as a whole.

2. External apertures and balconies shall not be constructed of gold, silver or bronze aluminium.
3. Air conditioning units shall not be located on the facades of the building which are visible from a public space. Any such units located at roof level shall be set back from the facade by at least 1 metre.
4. There shall be no permanent means of access to the roof of the penthouse.
5. No approval is hereby granted for the display of any sign or advertisement. These must form the subject of a separate application for advertisement consent.

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 Pisani
Secretary
Development Control Commission



To: Mr Frank Bonnici
Dunromine
Ta' Xmiexi Road
Msida

Date: 25 August, 2005
Our Ref: PA 06029/03

Application Number: PA 06029/03
Application Type: Full Development Permission / 01
Date Received: 22 October, 2003
Approved
Documents : PA 6029/03/1c,1d,1e,1f

Location: Site at, Triq It-Torri, Msida
Proposal: To sanction premises as built (showroom and overlying dwellings)

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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.

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Frances Pisani
Secretary
Development Control Commission



www.nepa.org.mt



Copyright © Malta. Not for resale.

[illegible]



MEETING -
ENDS BY 7

PLATE NO. P.A. 6089/03/15
D.C. Board No. _____

APPROVED

<p>DAVID P. PAGE Search Agents PUBLICITY 1016 OLD BAKER'S 5TH AVENUE N. 101 TEL. 212-286-1818 FAX 212-286-1827</p>		<p>Job title: To Solicitation Premises as Buil.</p>
<p>Address: 1100 Mt. P. Bonnet 13/10/00</p>		<p>Phone: 1100 Mt. P. Bonnet 13/10/00</p>
<p>Job no.: 1100 Mt. P. Bonnet 13/10/00</p>		<p>Phone: 1100 Mt. P. Bonnet 13/10/00</p>
<p>Job title: To Solicitation Premises as Buil.</p>		<p>Phone: 1100 Mt. P. Bonnet 13/10/00</p>

PA/07393/03 (Annex 2)



0aj
57

To: Mr Patrick Anastasi
obo Air Cargo Logistics
W. G. 22/4 Triq It-Torri
Msida MSD 06

Date: 30 October, 2006
Our Ref: PA 07393/03

Application Number: PA 07393/03
Application Type: Full development permission
Date Received: 11 December, 2003
Approved Documents : PA 7393/03/1D/1E/1F/1G

Location: 22, Flat 4, Triq It-Torri, Msida
Proposal: To sanction change of use to from flat to office

Development Planning Act 1992 Section 33 Full Development Permission

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

1. No approval is hereby granted for the display of any sign or advertisement. These must form the subject of a separate application for advertisement consent.
2. 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.
3. 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.

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agreement must be obtained for this development from the Land and/or Estate Management Departments.

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

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Frances Pisani
Secretary
Development Control Commission

73400

**PROPOSED SANCTIONING OF CHANGE OF USE TO OFFICE
AIR CARGO LOGISTICS WG, 22/4 TRIQ IT-TORRI, MSIDA**
Client: Mr Patrick Anastasi

A V STIVALA, B.Arch., A.C.I. Arb., A.&C.E. TEL: 2149 8532, 2141 7210 FAX: 2141 9181
TBA PERITI TEL: 2149 8532 FAX: 2149 8534 JOB No. ACL 1132/03 04/12/03

73300

73200

73100

73000

72900

53400

53500

53600

53700

53800

THIS IS AN APPROVED DOCUMENT
DEVELOPMENT CONTROL COMMISSION

ENDORSED BY:

PLAN No. P.A. 9293/03/10
Doc Board No.

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

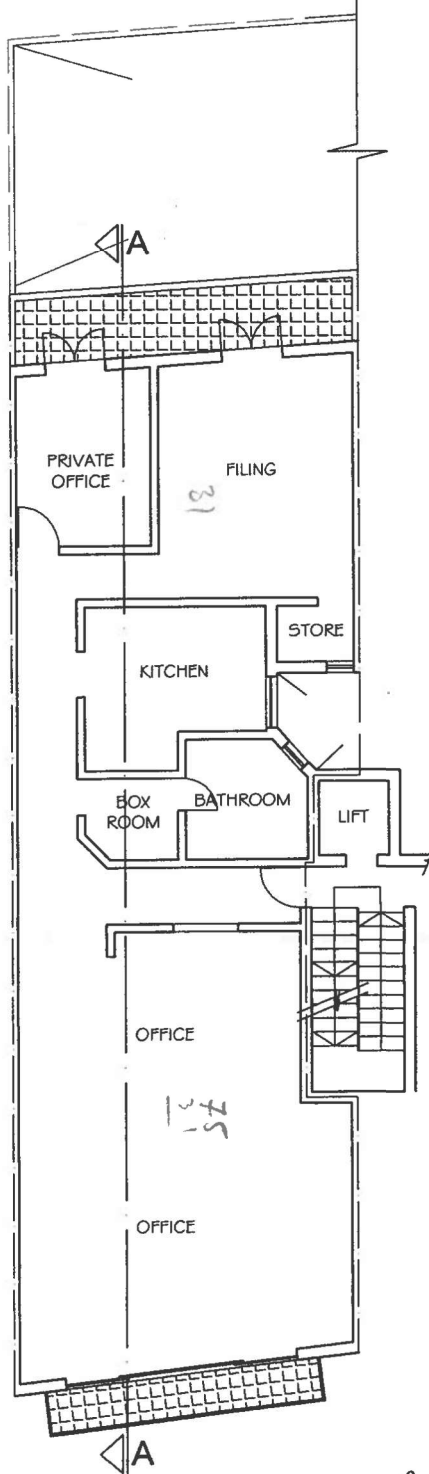


Part of Survey Sheet(s): 530725 530730 535725 535730


Date Issued:- 24/3/03

- 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

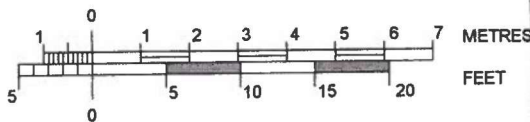
Copyright Mapping Unit, Malta Environment & Planning Authority Vat Reg. No.: 1281-6708 Form No.: MU 002



THIS IS AN APPROVED DOCUMENT
DEVELOPMENT CONTROL COMMISSION

MEETING:
ENDORSED BY: 

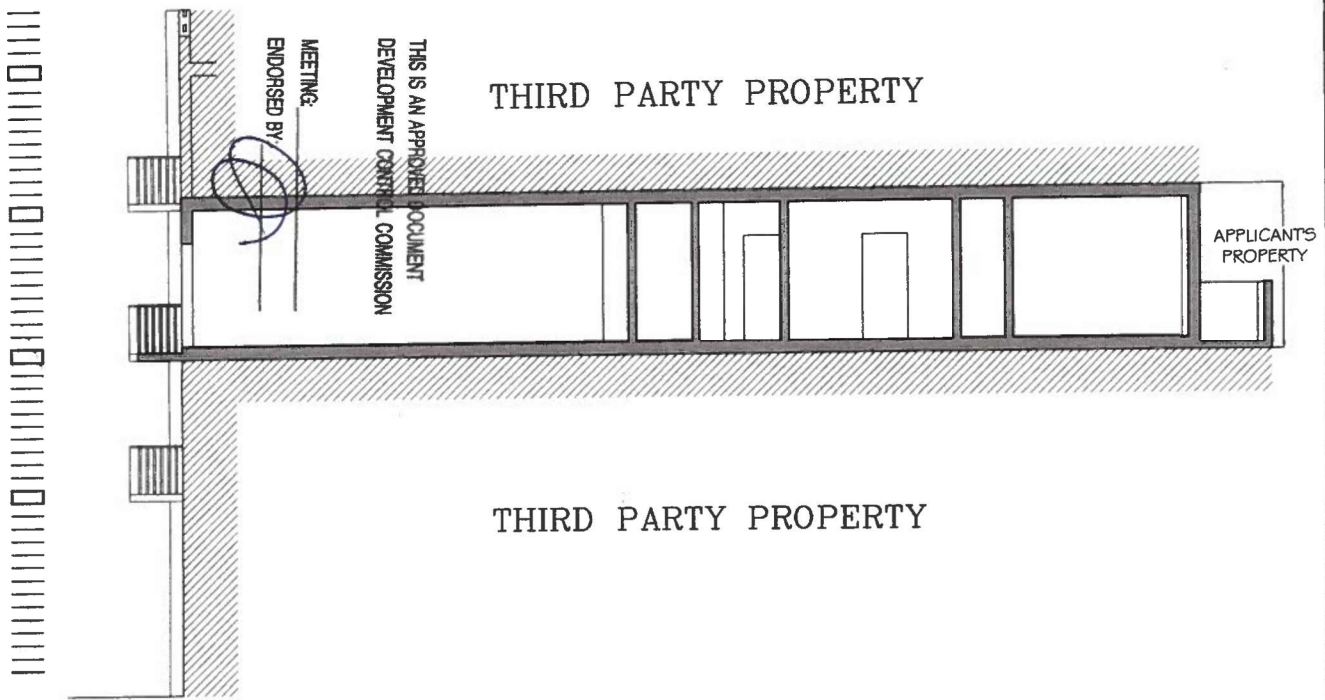
SECOND FLOOR PLAN
SCALE 1:100



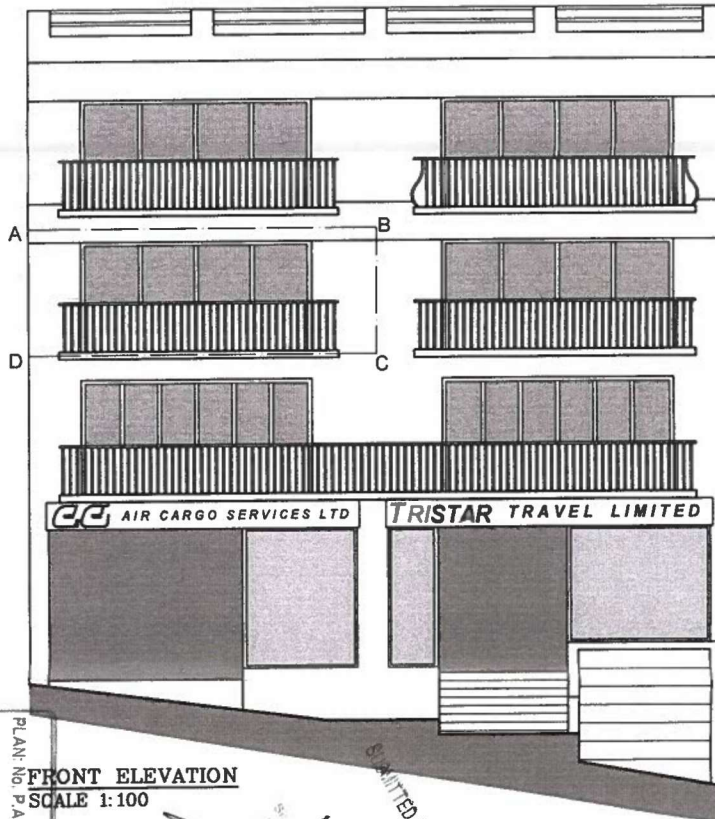
SUBMITTED DRAWING
10 DEC 2003
SH. 124 CAMP S. C. L. J. N. A.
Permit Techn. Plan



<div>A.V.STIVALA</div> <div>B.Arch.A.C.I.Arb.,A.#C.E</div> <div>Narmia, Triq il-Gellewza Sewda</div> <div>Attard BZN 13, MALTA.</div> <div>Tel:2149 8532, 2141 7210</div> <div>Mob:7947 0608, Fax:2141 9181</div> <div>e-mail: astivala@onvol.net</div>		<div>TIBA</div> <div>PERITI</div> <div>Architects, Civil & Structural</div> <div>Engineering Consultants</div> <div>No.43, Main Street,</div> <div>Birkirkara, BZN 16.</div> <div>tel: (264) 2149 8532 Fax: (264) 2149 8534</div> <div>Also: Tiba Periti Ltd, 43, Main Street, Birkirkara, BZN 16.</div> <div>Tiba Periti Ltd, 43, Main Street, Birkirkara, BZN 16.</div> <div>Tiba Periti Ltd, 43, Main Street, Birkirkara, BZN 16.</div>		<div>Mr MARK ANASTASI</div> <div>AIR CARGO LOGISTICS</div> <div>SECOND FLOOR PLAN</div> <div>01</div>		<div>project:</div> <div>PROPOSED CHANGE OF USE</div> <div>22/4 TRIQ IT-TORRI</div> <div>MSIDA</div> <table><tr><td>drawn</td><td>JC</td><td>date</td><td>19/05/03</td><td>job no.</td><td>ACL 1132/03</td></tr><tr><td>checked</td><td>AS</td><td>scale</td><td>1:100</td><td></td><td></td></tr></table>				drawn	JC	date	19/05/03	job no.	ACL 1132/03	checked	AS	scale	1:100		
drawn	JC	date	19/05/03	job no.	ACL 1132/03																
checked	AS	scale	1:100																		



SECTION A-A
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

'ABCD' = APPLICANT'S PROPERTY

<p>A.V.STIVALA B.Arch, A.C.I.Arb., A.A.C.E. Nanna, Triq il-Gellewza Sewda Attard B2N 13, MALTA. Tel: 2149 8532, 2141 7210 Mob: 7947 0608, Fax: 2141 9181 e-mail: astvala@omvol.net</p>	<p>TIBA PERITI Architects, Civil & Structural Engineering Consultants No. 43, Main Street, Birkirkara, B2N 13. Tel: (356) 2149 8532 Fax: (356) 2149 8534 Mob: 7947 0608, Fax: 2141 9181 e-mail: astvala@omvol.net</p>	<p>MR MARK ANASTASI AIR CARGO LOGISTICS SECTION A-A & FRONT ELEVATION drawn: 02 checked: AS</p>	<p>project: PROPOSED CHANGE OF USE 22/4 TRIQ IT-TORRI MSIDA drawn: JC/NG date: 09/12/03 job no.: ACL 1132/03 checked: AS scale: 1:100</p>
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A.V.STIVALA

B.Arch.A.C.I.Arb.,A.&C.E

Namija, Triq il-Gellewza Sewda
Attard BZN 13, MALTA.

Tel:2149 8532, 2141 7210
Mob:7947 0608, Fax:2141 9181

e-mail: astivala@onvol.net

TBA
PERITI

Architects, Civil & Structural
Engineering Consultants

No.43, Main Street,
Baltzan, Malta, BZN 06.
tel: (356) 2149 8532 fax: (356) 2149 8534

Alex Torpiano B.Arch.Arch.(Land),PhD(Busn),Dip.Architect.Cong.Arch.
Dion Bugeja B.Arch.Arch.(Land),PhD(Land),Dip.Architect.Cong.Arch.
Marc Bonello B.Arch.Arch.(Land),PhD(Land),Dip.Architect.Cong.Arch.

client:

Mr MARK ANASTASI
CACS Ltd

title:

EXISTING GROUND FLOOR PLAN

drawn no.

01

project:

SURVEY OF PREMISES
AIRWAYS HOUSE
22 TOWER STREET
MSIDA

drawn JC

date 19/05/03

job no.

CAC 1141/03

checked AS

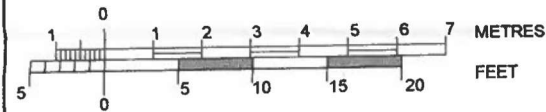
scale 1:100

Rev By Date

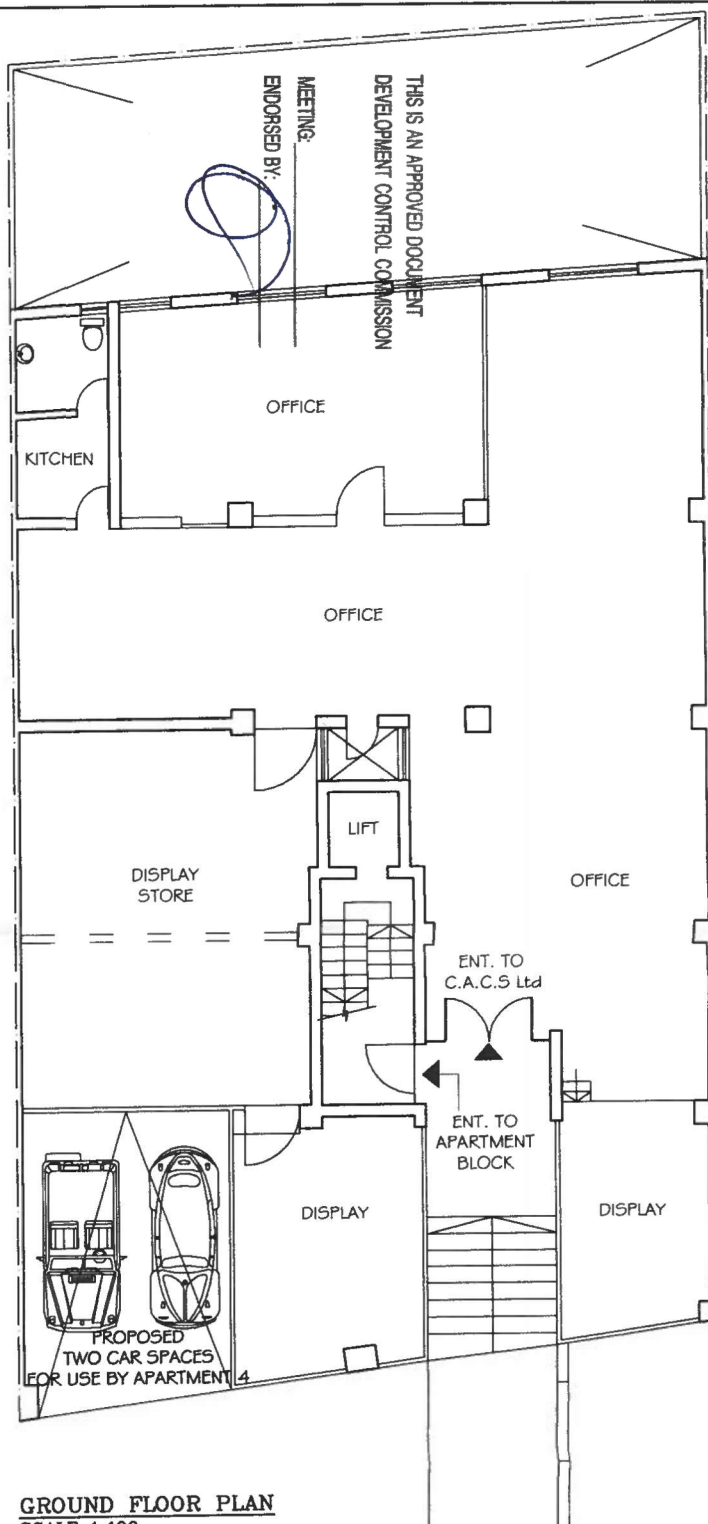
Revision

01 JC 23.6.03

PROPOSED TWO CAR SPACES ADDED



== UNIVERSAL BEAM



GROUND FLOOR PLAN
SCALE 1:100

PLAN No P.A. 233/03/16
B.C.C. Board No.:

SUBMITTED DRAWING
0 DEC 2003

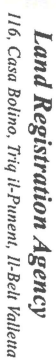
J. Stivala



☐ B common from 10 sheet 20 level 30 to 40 50m
 elevated ground floor level
☐ C common parts from elevated ground floor upwards



116, Casa Bolino, Trig il-Pument, Il-Bell Valleretta



Pozizzjoni Ċentrali: $x = 53523$
Centre Coordinates: $y = 72962$

Data: 26/07/2023
Date:

Qies (metri kwadr): 156 m^2
 Area (square metres):

Perit Ann Marie Delicata
42, Eucharistic Congress Rd.,
Mosta, MST 9033, Malta

**Dritt imballas
Fee Paid**



PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta

www.pa.org.mt

Tel: (+356) 2290 0000

customercare@pa.org.mt

VAT No: MT 1281-6708

Exemption No: EXO 1188

Cash Sale

Name: Ellul

Cash Sale Number: 452874-0179-1

Address:

Date: 27 July 2023

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit	1	€4.66	€4.66	€0.00	0
Copy of plans	2	€11.65	€23.30	€0.00	0

Payment Details:

Internet Payment - 2023-07-27-0019

Cash Sale Status:

Settled

Total NET: €27.96

Total VAT: €0.00

Total: €27.96

Drawn up by

Jake Vella

Receipt is not valid if payment is dishonoured.



PLANNING AUTHORITY

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

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

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

Cash Sale

Name: Ellul

Cash Sale Number: 452875-5585-8

Address:

Date: 27 July 2023

VAT No.:

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

Payment Details:

Internet Payment - 2023-07-27-0018

Cash Sale Status:

Settled

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

Drawn up by
Jake Vella

Receipt is not valid if payment is dishonoured.



PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	Msida
Address	Apartment 4, Airways House, 22, Triq it-Torri, Msida
Total Footprint of Area Transferred *	156m2

TICK WHERE APPLICABLE (Tick one box in each case except where indicated otherwise)

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input checked="" type="checkbox"/> Finished***	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input checked="" type="checkbox"/> Poor	
Amenities Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input checked="" type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

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

*** Includes ** plus bathrooms and apertures

** Includes plastering, electricity, plumbing and floor tiles

Date: **7-8-23**

Perit's Signature:

Warrant Number: **960**

Rubber Stamp:

Perit Ann Marie Delicata
42, Eucharistic Congress Rd.,
Mosta, MST 9033, Malta

Fil-Prim' Awla tal-Qorti Civili



SUBBASTA 21/2023

HSBC Bank Malta plc

Vs

Milen Teodorov Mihaylov

Relazzjoni tal AIC
Ann Marie Delicata

Noti Addizzjonali rigward:

Apartament 4, Airways House, 22, Triq it-Torri, Msida

Skont il-kuntratt ta' Anthony Abela datat erbgħa ta' Settembru, 2014

Il-propjeta hi appartament fi Il-blokka bini li tikkonsisti f'żewġ uffiċċini u sitt appartamenti. Din tinsab fi Triq it-Torri, l-Imsida, liema blokka hi mibnija fuq l-art magħrufa bħala "Ta' Xmiex" jew "Tad-Dielja". Din il-blokka tmiss għan-naha tal-Majjistral u Grigal ma' propjeta tal-familja Bonnici jew il-werrieta rispettivi fit-titolu, u għan-naha tal - Lbiċ mat-triq hawn fuq imsemmija, jew il-konfini tagħha.


L-appartament jinkludi miegħu s-sehem indiviż tal-partijiet komuni flimkien mas-sidien l-oħra tal-blokka, inkluż id-dritt tal-użu tal-bejt għall-finijiet ta' l-installazzjoni u l-manutenzjoni tal-aerial tat-televiżjoni, tank tal-ilma u bid-drittijiet kollha tiegħu u dak kollu li jagħmel miegħu.

Tant għanda l-unur tissottometti l-esponent għas-savju gudizzju ta' din l-Onorabbli Qorti




AIC Ann Marie Delicata

21 ta' Awwissu 2023



Carina Abdilla
Deputat Registratur

Illum 24 AUG 2023
Ippreżentata mill- AIC A.M. Delicata
B/bla dok /dokumenti

Illum <u>06 ta' Settembru, '23</u>
Deher il-Perit Legali / Tekniku: <u>Ann Marie Delicata</u>
Li wara li ddikjara li thallas l-ammont lilu dovut, halef/halfet li qeda/qdlet fedelment u onestament l-inkarigu mogħti lilu/ha.
 Deputat Registratur