

PRIM' AWLA TAL-QORTI ĊIVILI

FL-ATTI TAS-SUBBASTA

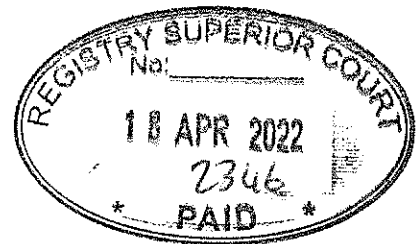
Numru 31/2020

HSBC Bank Malta plc (C3177)

Vs

Kuraturi Deputati appuntati sabiex jirrapreżentaw lill-  
assenti Abela Michael (Passaport Amerikan numru  
209990896) u Abela Kathleen (Passaport Amerika  
156337432)

Relazzjoni  
tal-Perit Tekniku  
AIC Robert Fenech



Data: 29 ta' Marzu 2022

A handwritten signature in black ink, appearing to be the initials "RF".

**PRIM'AWLA TAL-QORTI CIVILI**

**FI-Atti tas-Subbasta Numru Numru 31/20**

HSBC Bank Malta plc (C3177)

Vs

Kuraturi Deputati appuntati sabiex jirrapreżentaw lill-assenti Abela Michael (Passaport Amerikan numru 209990896) u Abela Kathleen (Passaport Amerikan 156337432)

**Relazzjoni tal-Perit Tekniku AIC Robert Fenech**

Jesponi bir-rispett illi:

A. Permezz rikors ippreżentat fit-3 ta' Settembru 2020 quddiem il-Prim' Awla tal-Qorti Ċivili, l-Avv. Dott. Claudia Muscat talbet għal frug ta' Mandat ta' Qbid ta' fwejjeg immobbli għal:

- 1) Appartament, mingħajr l-arja tiegħu, internament immarkat bin-numru sitta (6), liema appartament jinsab fuq il-lemin meta wiehed iħares lejn il-kumpless minn Triq Snajjin, go blokk numru wiehed (1) fit-tielet livell (third level) sottostanti u sovrastanti propjeta' ta' terzi; u
- 2) Garage internament immarkat numru tlieta (3) fit-tieni livell (level number 2) b'entrata minn Triq Dun Frangisk Sciberras, Mellieħa.

L-appartament u l-garage jiffurmaw parti minn kumpless ta' bini mingħajr numru uffiċjali u bl-isem "View Point Apartments" għa magħrufa bħala JX Buildings bil-faċċata go Triq Snajjinu Triq Dun Frangisk Sciberras, Mellieħa.



B Il-l-Onorabbli Qorti laqgħet it-talba għal fruġ ta' mandat ta qbid ta' f'wejjeġ immobbli fuq il-propjeta' msemija fir-rikors u għal dan il-fini l-esponent gie maftur bħala espart sabiex jgħamel deskrizzjoni tal-propjeta' u sabiex ifisser il-pizijiet, kirjiet jew jeddijiet oħra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond ikun suġġett, kif ukoll l-aħħar trasferimenti tiegħu u stima tal-valur tal-propjeta'.

Minħabba li is-Sinjuri Michael Abela u Kathleen Abela kienu assenti, l-esponent għamel rikors quddiem il-Prim' Awla tal-Qorti Ċivili sabiex il-Qorti tawtorizza aċċess bi l-isgass. Dan ir-rikors gie milqugħ mill-Qorti fis-16 ta' Diċembru 2021.

In dizimpenju ta l-inkarigu l-esponent talab l-assistenza tal-Marixxall tal-Qorti u tal-Pulizija sabiex jaċċedi fil-propjeta'. Gie ngaggat ukoll "locksmith" sabiex jisgassa l-biben fejn meħtieġ.

L-esponent għamel aċċess preliminari fil-31 ta' Jannar 2022 sabiex isiru arrangamenti mal-girien biex jiprovdu aċċess għall-partijiet komuni tal-propjeta. FI-14 ta' Frar 2022 sar aċċess fil-preżenza tal-Marixxall ta-Qorti u ta' uffiċjal tal-Pulizija.

Il-garage suġġett ta' din is-subbasta instab li ma' kienx imsakkar u għaldaqstant ma kienix meħtieġa l-għajnuna tal-Marixxall u tal-"locksmith" sabiex jinfetaħ. Il-bieb principali tal-appartament Numru 6 gie sgassat għall-ħabta ta-11:00am. Wara li ttieħdu l-qisien u d-dettalji meħtieġa, iċ-ċwieviet kollha tal-bieb principali tal-appartament ġew ikkonsenjati lill-Marixxall tal-Qorti għall-ħabta ta' 12:15pm.

L-appartament instab fi stat abbandunat u kien evidenti li ma kienx abitat għal numru ta' snin.

## C DESKRIZZJONI U VALUTAZZJONI TAL-FOND

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Appartament numru 6, Block A "Pinto Flats", 11, Triq San Albert, Gżira

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### C1 Deskrizzjoni

Il-propjeta' tikkonsisti f'dan li gejj:

- 1) Appartament, mingħajr l-arja tiegħu, internament immarkar bin-numru sitta (6), liema appartament jinsab fuq il-lemin meta wieħed iħares lejn il-kumpless minn Triq Snajjin, go blokk numru wieħed (1) fit-tielet livell (third level) sottostanti u sovrastanti propjeta' ta' terzi. L-appartament għandu tlett' ikmamar tas-sodda b' "footprint" ta' cirka 229 metru kwardu (inklużi l-ħitan u btieħi/terrazzin). L-appartament għandu area interna ta' cirka 151 metru kwardu (esklużi l-ħitan u btieħi/terrazzini). L-appartament jinsab f-Level 3 kif indikat fil permess tal-bini PA 6434/00 u kif deskritt fil-kuntratt ta' xiri tal-appartament u tal-garage tan-Nutar Dott. Naomi Mugliette tas-26 ta' Jannar 2005.

Il-propjeta tiffirma parti minn block ta' tnax l-appartament (inkluż l-appartament inkwistjoni). L-appartament huwa finished u jinkludi aperturi interni u esterni, madum u kmamar tal-banju.

L-appartament jinsab żewġ sulari taħt il-livell ta' Triq Snajjin iżda għandu veduta fuq bjut ta' terzi persuni mit-terrazzin ta' wara'.

L-appartament jikkonsisti f'dan li gejj:

#### *Pjan terran (Level 5):*

Intrata komuni b'acċess minn Triq Snajjin  
Tarag u tromba komuni  
Lift komuni

#### *Level 3:*

Salott  
Kamra tal-ikel/kċina  
Study  
Kamra tas-sodda Nru 1 (li tħares fuq bitħa interna)  
Kamra tas-sodda principali Nru 2 (li tħares fuq il-bitħa ta' quddiem)  
Kamra tas-sodda Nru 3 (li tħares fuq il-bitħa ta' quddiem)  
Kamra tal-banju principali



Kamra tal-banju *en-suite*  
Washroom  
Bitħa interna  
Bitħa ta' quddiem  
Terrazzin ta' wara'

L-imsemmi appartament jinsab indikat fuq is-Site Plan annessa u mmarkata DOK 1. Il-pjanti tal appartament u l-passaġġi huma annessi u mmarkati DOK 2 u DOK 3.

- 2) Garage internament immarkat numru tlieta (3) fit-tieni livell (Level number 2) kif indikat fil permess tal-bini PA 6434/00 u fil-kuntratt ta'xiri tal-appartament u tal-garage tan-Nutar Dott. Naomi Mugliette tas-26 ta' Jannar 2005. b'entrata minn Triq Dun Frangisk Sciberras, Mellieħa.
- 3)

Il-garage għandu "footprint" ta' ċirka 39 metru kwardu (inklużi l-ħitan) u area interna ta' ċirka 36 metru kwardu (esklużi l-ħitan). Il-garage għandu bieb u l-parti ta' quddiem wiesgħa ċirka 2.1 metri kif indikat f'DOK 5.

L-imsemmi garage jinsab indikat fuq is-Site Plan annessa u mmarkata DOK 4. Il-pjanti tal-garage u l-passaġġi huma annessi u mmarkati DOK6 sa DOK 8.

Is-sulari kif innumerati fil-kuntratt tan-Nutar Dott. Naomi Mugliette u fil permess tal-bini PA 6434/00 ma jaqblux ma kif is-sulari huma innumerati fil post u fil permessi li nharġu wara PA 6434/00. Appartament 6 huwa indikat li jinsab fit-tielet livell fil-kuntratt u f' PA 6434/00 (third level) iżda fil-post ġie innumerat Level 4. Bl-istess mod, garage tlieta (3) huwa indikat fit-tieni livell (level number 2) fil-kuntratt, iżda ġie innumerat Level 3 fil-post. Biex tiġi evtiata konfuzjoni, dan ir-rapport isomm man-numerazzjoni original tal-kuntratt tan-Nutar Dott. Naomi Mugliette tas-26 ta' Jannar 2005.

## C2 Permess tal-bini

Skond riċerka li saru fir-records tal-Awtorita' tal-Ippjanar, kien hemm tlett permessi rilevanti fuq il-propjeta' inkwistjoni:

Case Number:	PA/06434/00
Location:	Site at, Triq Snajjin, Mellieħa
Description of works:	Amended plans including change from terraced houses to apartments and underlying garages.

Case Number:	PA/03758/03
Location:	Site At, Triq Snajjin, Mellieha
Description of works:	To remodel elevations on Triq Snajjin, carrying out internal modifications to internal layout and back balconies of apartments and to garage layout as approved with PA 0903/02 and PA 6434/00.

Case Number:	PA/03676/14
Location:	Viewpoint, Block 1, Triq Snajjin, Mellieha
Description of works:	To sanction changes to site configuration at levels 4,5,6 and proposed changes to levels 7,8 & 9 approved in PA 3232/10.

Il-bitħa ta' quddiem (maġemb Triq Snajjin) hija idjaq minn kif indikat fil-permessi u minn kemm titlob il-liġi sanitarja kurrenti.

Din l-irregolarita' tista' tigi legalizzata permezz ta' applikazzjoni ta' regolarizzazzjoni tal-Awtorita' tal-Ippjanar. L-ispiza sabiex issir din l-applikazzjoni hija stmata għal madwar €3,000 (inklużi ħlas tal-Awtorita' tal-Ippjanar u spejjeż tal-Perit). Din l-ispiza ittieħdet in kunsiderazzjoni fl-istima tal-valur tal-propjeta' (ara dettalji dwar ħlas tal-Awtorita' tal-Ippjanar għal regolarizzazzjoni – DOK 9)

Il-garage jidher li jikkonforma mal-permess tal-bini.

### C3 Kostruzzjoni

Il-propjeta għandha ħitan *loadbearing* tal-ġebel u soqfa/kolonni/travi tal-konkos rinfurzat. L-istruttura tal-propjeta' tidher li hija f'kundizzjoni tajba.

### C4 Finishes u fittings

L-appartament għandu *finishes* u *fittings* ta' kwalita medja. Dawn jinkludu:

- Bieb principali tal-block tal-aluminium
- Bieb tal-appartament tal-injam mastizz
- Bibien interni tal-injam
- Twieqi tal-aluminium "*single glazed*"
- Art tal-parquet HPL fis-salott
- Madum taċ-ċeramika ma' l-art fil-kmamar l-oħra u btieħi/terrazzin.
- Madum taċ-ċeramika mal-ħitan tal-kmamar tal-banju
- "*Sanitary fittings*" taċ-ċeramika fil-kmamar tal-banju
- Żebgħa mal-ħitan tal-ġebel

- Soqfa b'kisi ta' ramel u siment u żebgħa
- Taraġ komuni miksi bl-irham
- Madum taċ-ċeramika u rham mal-art fl-intrata komuni
- Poggaman tat-taraġ komuni tal-"ferrobattuto"

Il-garage għandu art tal-konkos u l-ħitan u s-saqaf huma finished b'żebgħa. Il-bieb tal-garage huwa maħdum mill-ħadid.

#### **C5 Servizzi**

Sistemi ta' dranaġġ, dawl u ilma huma stallati fl-appartament. Is-servizz ta' dawl u ilma ma kienux ikkumplikati. Ma saru ebda testijiet fuq is-servizzi.

#### **C6 Difetti**

Gew innotati is-segwenti difetti fl-appartament:

- Fili miftuha fil-madum tat-terrazzin ta' wara'
- Konsenturi zgħar (*hairline*) fil-ħitan tat-terrazzin ta' wara'
- Plakkek u wires maqlugħa f'xi kmamar
- Umdita' fis-saqaf tal-kamra tal-banju en-suite
- Tieqa miksura tal-kamra tal-banju en-suite

Instab skart u terrapien f'diversi kmamar tal-appartament.

L-appartament jeħtieġ tiswijiet u xogħol ta' rinnovament sabiex jiġi fi stat abitabbli.

#### **C7 Planning Policies**

Il-propjeta' tinsab fil-konfini taż-Żona ta' Żvilupp tal-Mellieha.

Il-Pjanta Numru 25 tan-*North West Local Plan* tindika li l-propjeta' tinsab f'żona li hija ikklassifikata bhala "Residential Area" u hija irregolata permezz ta Policy NWUS 3.

#### **C8 Piżijiet, kirjiet jew jeddijiet ohra**

Kif indikat f'sezzjoni B ta' dan ir-rapport, l-appartament instab fi stat abbandunat u kien evidenti li ma kienx abitat għal numru ta' snin.

L-appartament u l-garage kienu ġew akkwistata minn Michael Abela u Kathleen Abela permezz ta' kuntratt datat 26 ta' Jannar 2005 tan-Nutar Dott. Naomi Mugliette.

L-appartament huwa sugġett għal ċens annwali perpetwu tal €116.47 (Lm50.00) filwaqt li l-garage huwa sugġett għal ċens annwali perpetwu tal €58.23 (Lm25.00) skond kif indikat fl-imsemmi kuntratt tan-Nutar Dott. Naomi Mugliette.

Fuq l-imsemmija fondi ġew iskritti ipotekiu kif indikat fl-atti tas-subbasta.

### C9 Servitu'

Il-propjetajiet igawdu minn servitu', u huma soggetti għal servitu' skond kif joħroġ u huwa inerenti mill-pożizzjoni tagħhom, kif muri fil-pjanti u site plans tar-Registru tal-Artijiet (DOK 1 sa DOK 8).

### C10 Stima tal-Propjeta'

L-esponent uża il-metodu komparattiv sabiex tigi stabbilita stima tal-propjeta' wara li ittiegħdet konjizzjoni tar-restrizzjonijiet u raġunijiet pertinenti.

Wara li kkunsidrajt il-fatturi rilevanti kollha, jiena hawn taħt iffirmit nistma li l-appartament għandu valur ta' tleġ mija u famsin elf Euro (€ 350,000) u li l-garage għandu valur ta' tmienja u tletin elf Euro (€38,000), għal total ta' tleġ mija u tmienja u tmenin elf Euro (€388,000).

AIC Robert Fenech  
Perit Tekniku

Data: 29 ta' Marzu 2022

16 APR 2022

*Camille*  
28 ta' April 2022

Ilum: <i>28 ta' April 2022</i>	għal: <i>R. Fenech</i>
Deher il-Perit <i>Robert Fenech</i>	K1192559(m)
Li wars li dawjara li tballas l-ammont li li dovut, ualef/hallat li qada/diet fedelment u onestament l-inkstrinj moqti fil/ha.	
<i>[Signature]</i> Deputat Registratur	

Marvic Farrugia  
Deputy Registrar

8

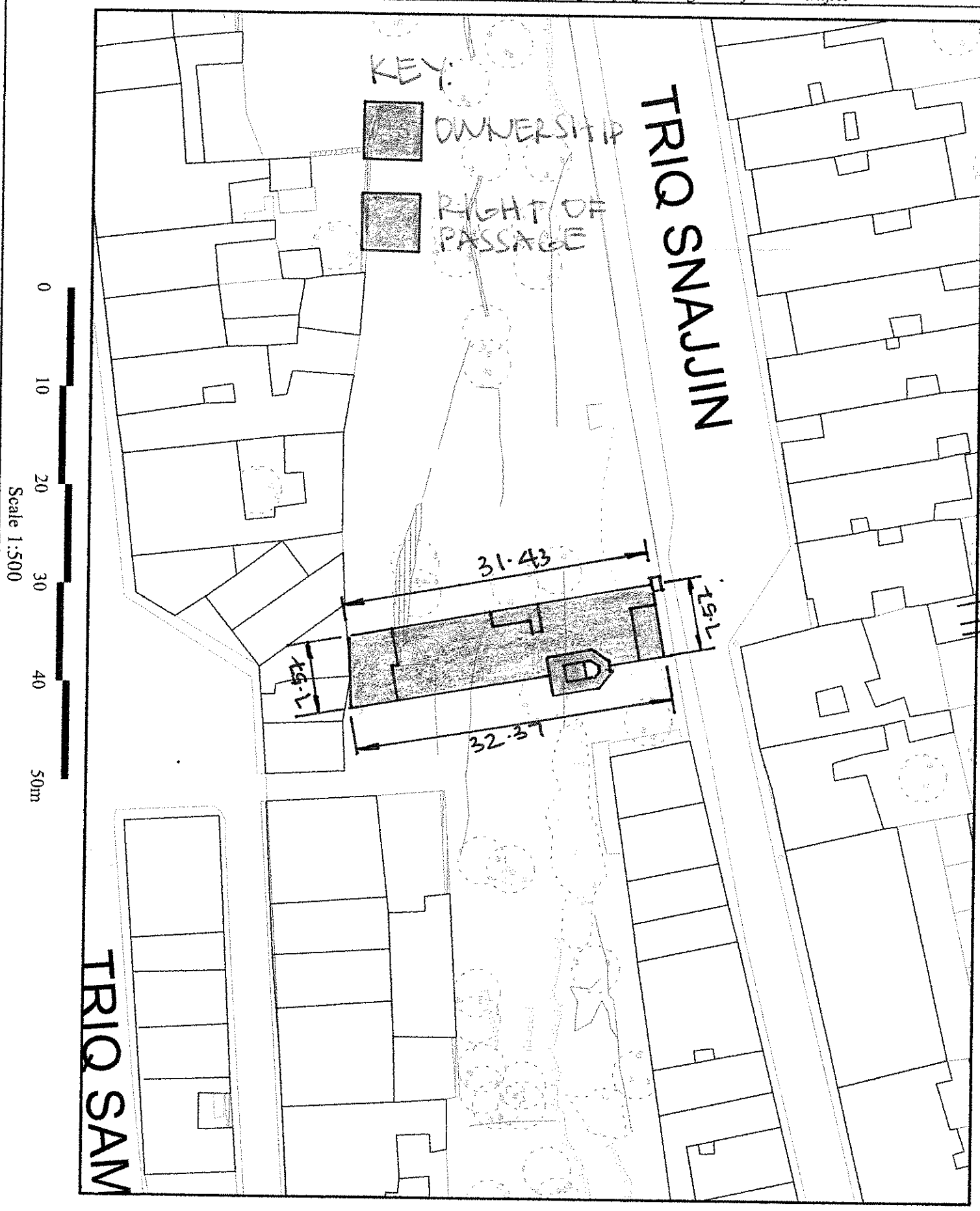
*R. Fenech*  
Rose Marie Vella  
Deputat Registratur  
Deputy Registrar  
Qrati tal-Gustizzja (Malta)  
Law Courts (Malta)

Guwament awa  
16 APR 2022

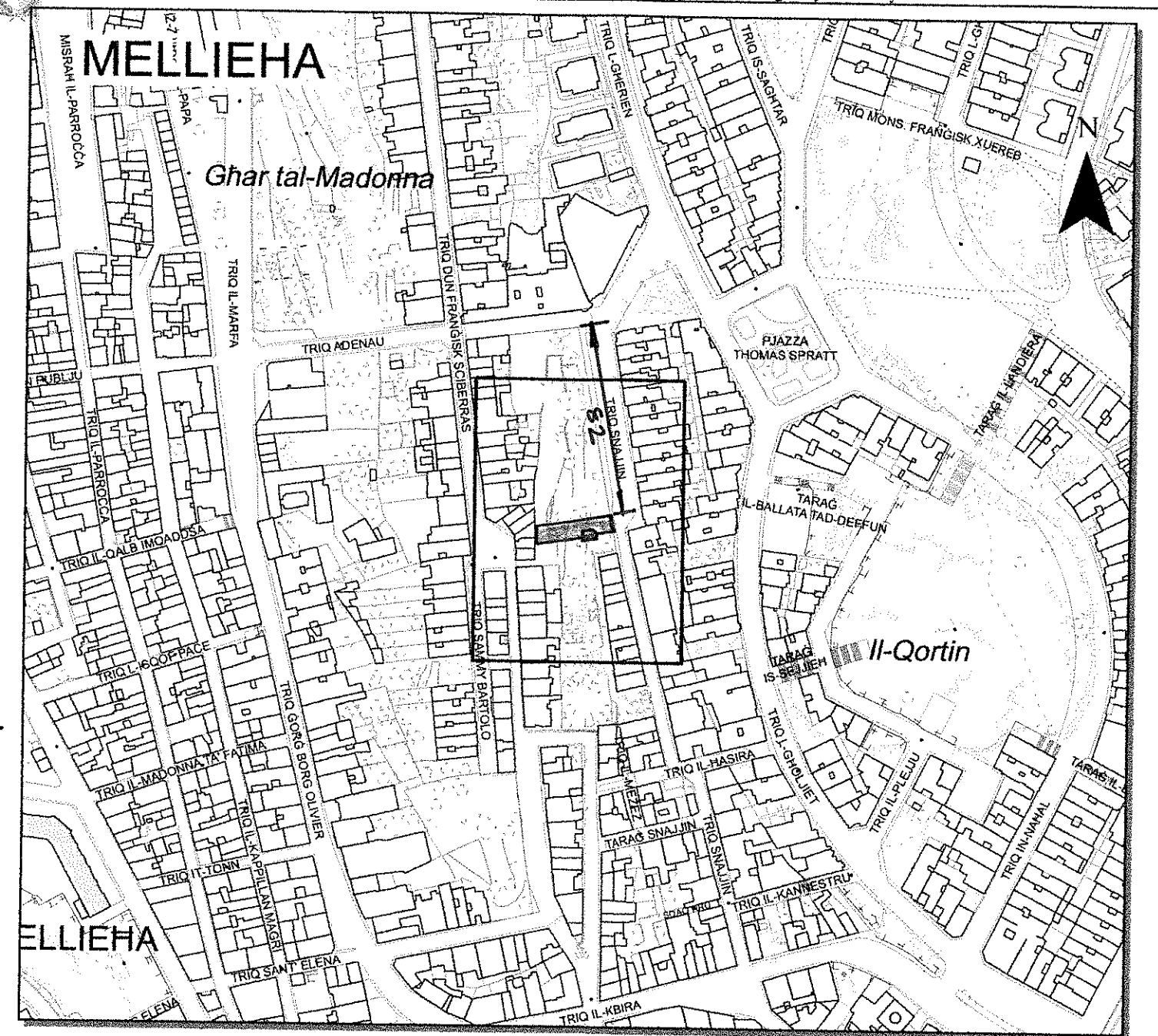
Dokumenti Annessi:

- DOK 1 Site plan tal-Aġenzija Għar-Registrazzjoni tal-Artijiet Appartament Nru 6
- DOK 2 Planta tal-pjan terran Level 5
- DOK 3 Pjanta ta' Level 3
- DOK 4 Site plan tal-Aġenzija Għar-Registrazzjoni tal-Artijiet Garage Nru 3
- DOK 5 Pjanta tal-garage
- DOK 6 Pjanta ta' Level 0
- DOK 7 Pjanta ta' Level 1
- DOK 8 Pjanta ta' Level 2
- DOK 9 Flis tal-Awtorita' tal-Ippjanar għal regolarizzazzjoni
- DOK 10 Kopja ta' permess tal-bini PA 6434/00
- DOK 11 Kopja ta' permess tal-bini PA 3758/03
- DOK 12 Kopja ta' permess tal-bini PA 3676/14
- DOK 13 Ritratti tal-propjeta'
- DOK14 Kuntratt tan-Nutar Dott. Naomi Mugliette datat 26 ta' Jannar 2005
- DOK 15 Eight Schedule

DOK 1



Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

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



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

Nru tal-Mappa: Map Number:	248519 E	Pożizzjoni Ċentrali: Centre Coordinates:	x = 42656 y = 79724	Parti min S.S.: Extracted from S.S.:	4279	Data: Date:	01/02/2022
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Perit:  
Architect:

Timbru tal-Perit:  
Architect's Stamp:

*Robert Fenech*  
PERI ROBERT FENECH  
BE&A (Hons.)

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

229 m<sup>2</sup>

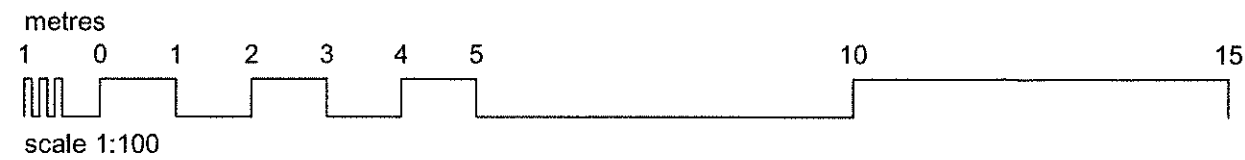
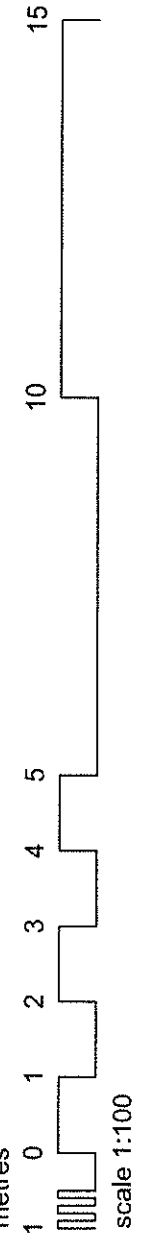
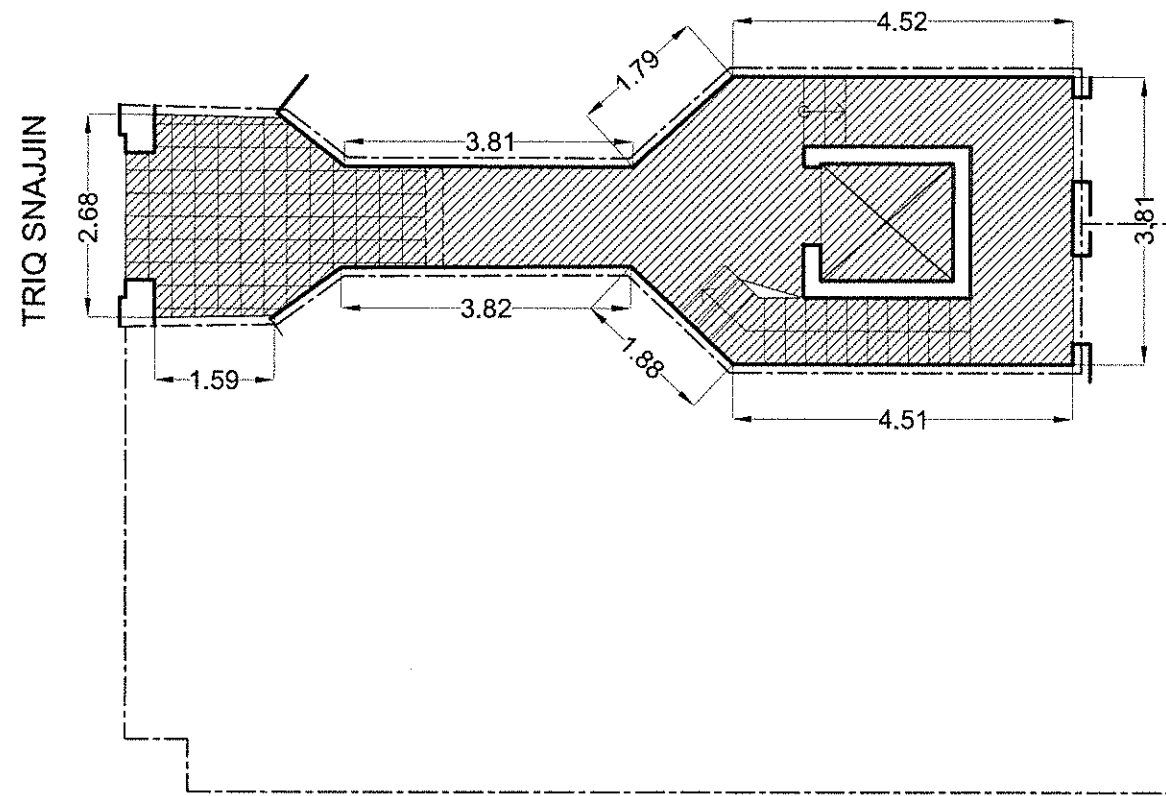
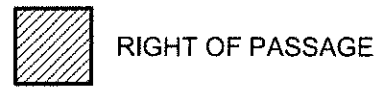
Firma ta' l-Applikant:  
Applicant's Signature:

2, Triq San Timofju  
Naxxar NXR-2111, MALTA  
Tel: 2141 9590, Mob: 9944 8275  
rfenech@mellieha.com


LR 261862

Dritt imħallas  
Fee Paid

KEY:



*Perit*

 <b>PERIT ROBERT FENECH BE&amp;A (Hons)</b> 2, Triq San Timotju, Naxxar NXR-2111, MALTA Tel: 2141 9590, Mob: 9944 8275 rfenech@melita.com	Job Title <b>FLAT 6, BLOCK 1, VIEW POINT APARTMENTS, TRIQ SNAJJIN, MELLIEHA</b>	Dwg Title <b>PLAN LEVEL 5</b>	Scale <b>1:100</b>	Job No <b>2020-321</b>
	Client <b>PRIM AWLA QORTI CIVILI</b>	Date <b>14 FEB 2022</b>	Dwg No <b>L01</b>	

KEY:



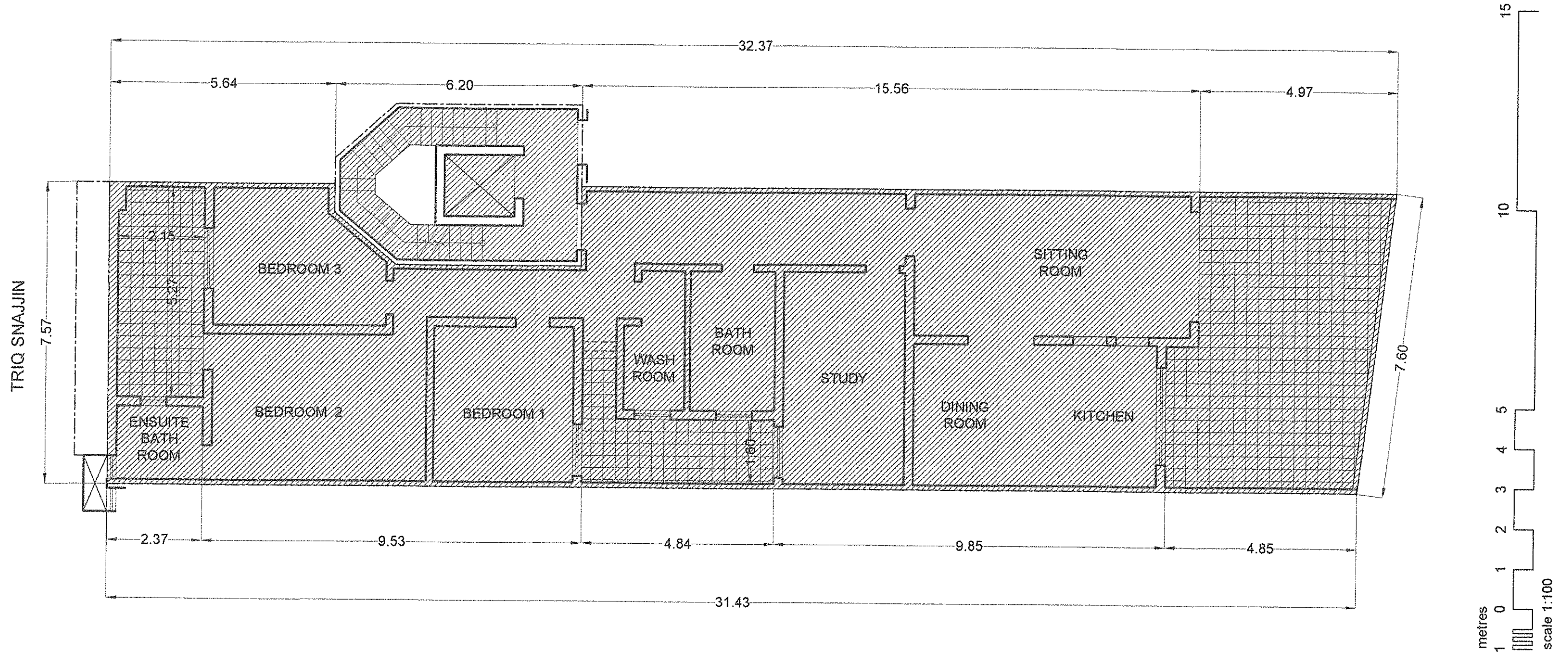
OWNERSHIP



RIGHT OF PASSAGE

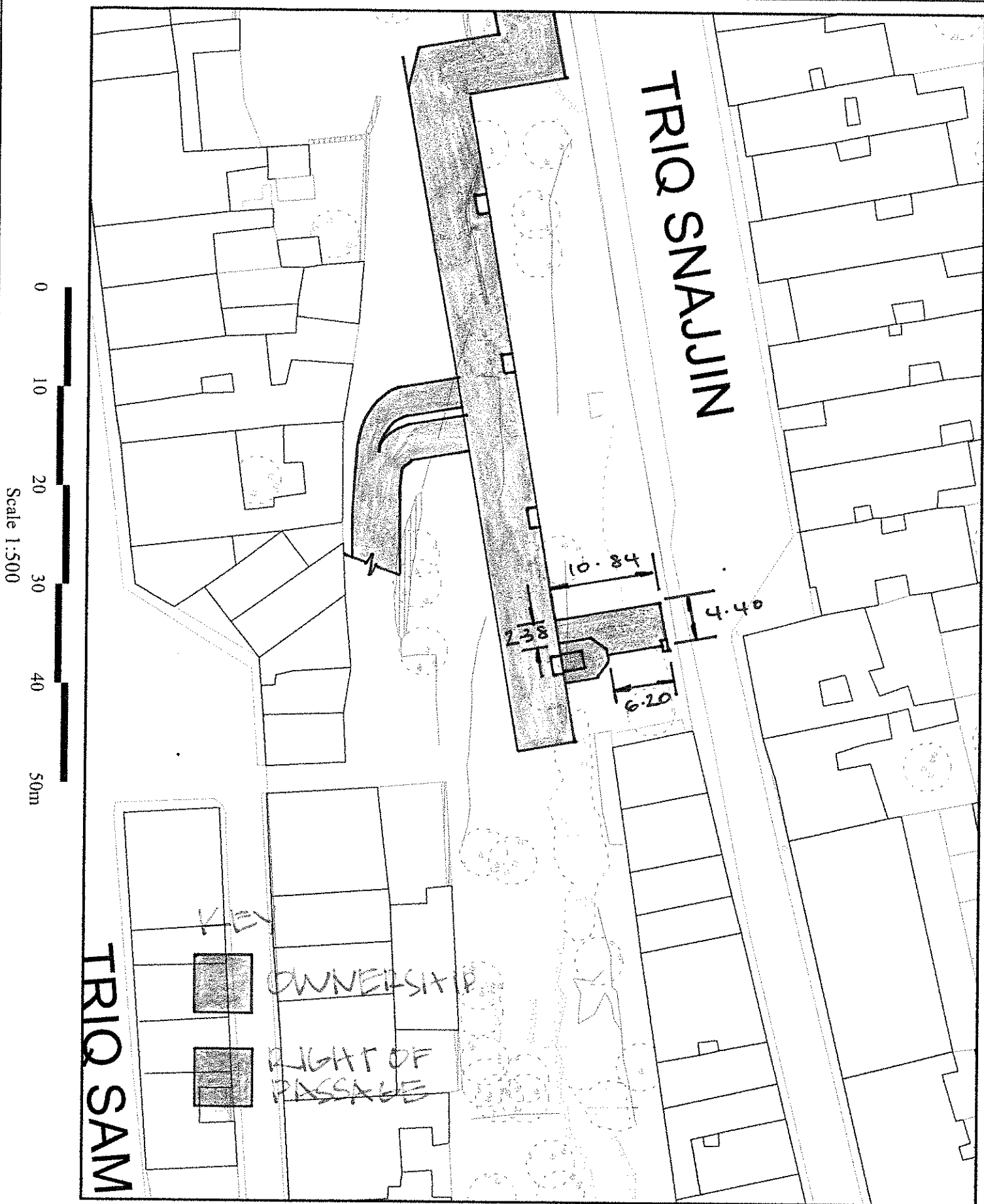


EXTERNAL AREAS

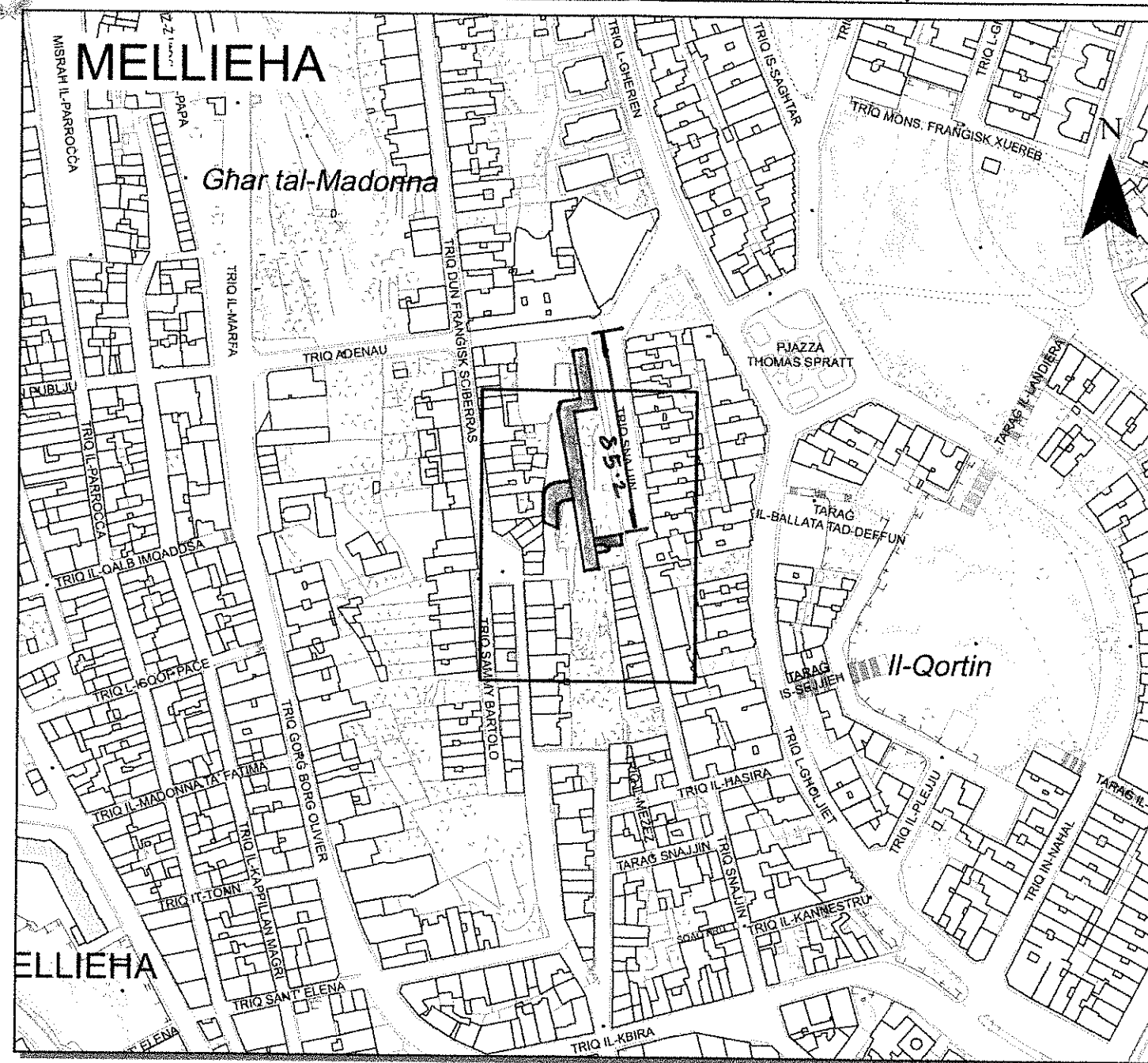


*Dr Fenech*





Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

**Aġenzija għar-Registrazzjoni tal-Artijiet**

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta



**Land Registration Agency**

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: **252093 E**  
Map Number:

Pozizzjoni Ċentrali: **x = 42656**  
Centre Coordinates: **y = 79723**

Parti min S.S.: **4279**  
Extracted from S.S.:

Data: **28/02/2022**  
Date:

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:



*Robert Fenech*  
**PERIT ROBERT FENECH**  
BE&A (Hons.)

Qies (metri kwadri): **39m<sup>2</sup>**  
Area (square metres):

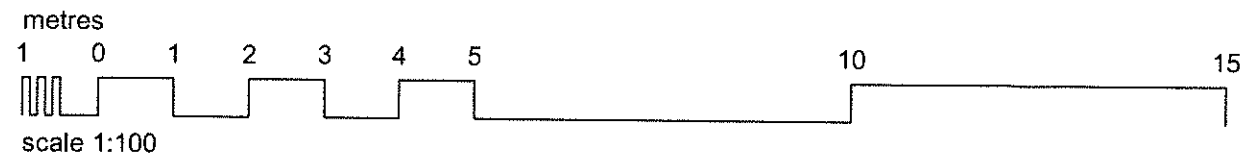
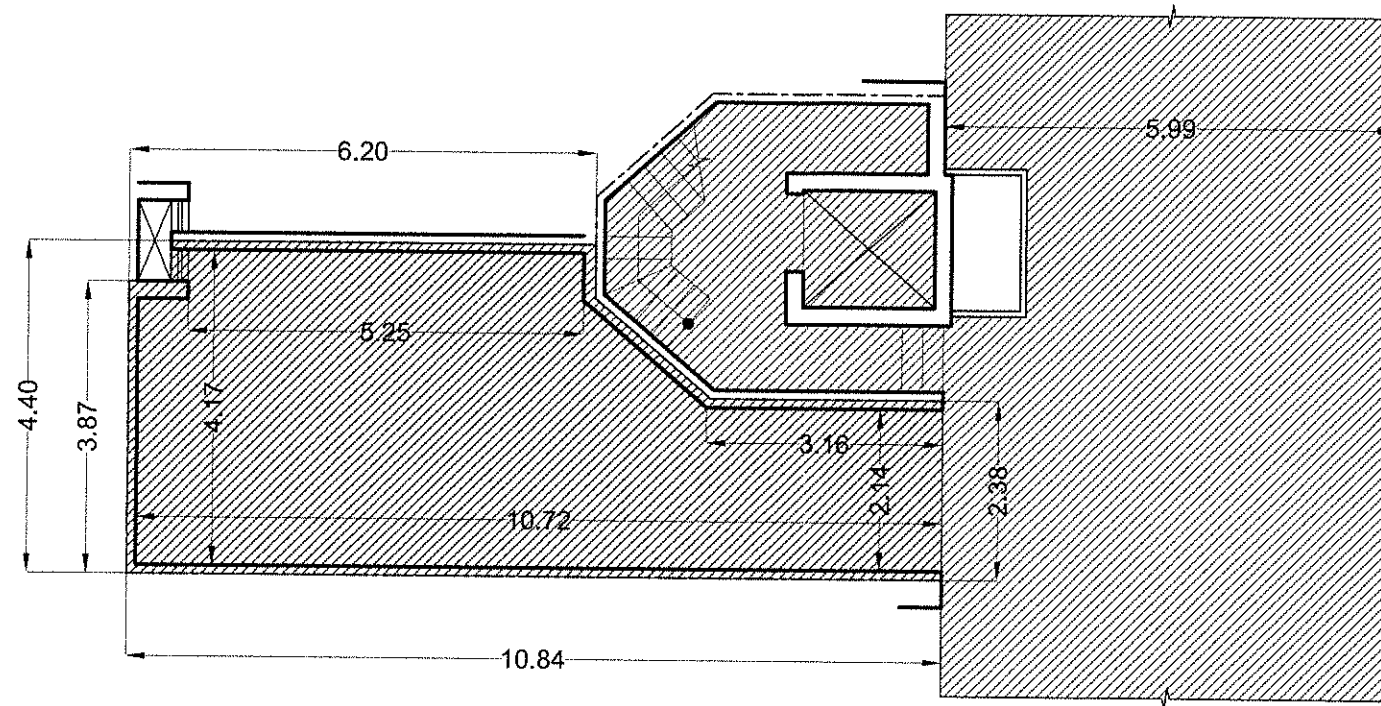
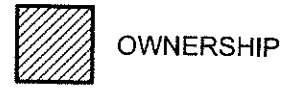
Firma ta' l-Applikant:  
Applicant's Signature:

2, Triq San Timotej  
Naxxar NXR-2111, MALTA  
Tel: 2141 9590, Mob: 9944 8275  
rfenech@melita.com

**LR 264993**

Dritt inhallas  
Fee Paid

KEY:



*Robert Fenech*

<p><b>PERIT ROBERT FENECH BE&amp;A (Hons)</b> 2, Triq San Timofju, Naxxar NXR-2111, MALTA Tel: 2141 9590, Mob: 9944 8275 rfenech@melita.com</p>	<p>Job Title</p> <p><b>GARAGE 3, LEVEL 2</b> <b>TRIQ DUN FRANGISK SCIBERRAS</b> <b>MELLIEHA</b></p>	<p>Dwg Title</p> <p><b>GARAGE 3, PLAN LEVEL 2</b></p>	<p>Scale</p> <p><b>1:100</b></p>	<p>Job No</p> <p><b>2020-321</b></p>
		<p>Client</p> <p><b>PRIM AWLA QORTI CIVILI</b></p>	<p>Date</p> <p><b>14 FEB 2022</b></p>	<p>Dwg No</p> <p><b>L03</b></p>

KEY:



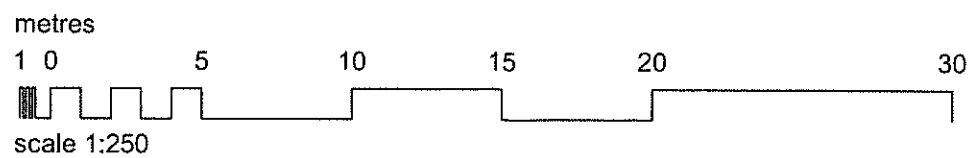
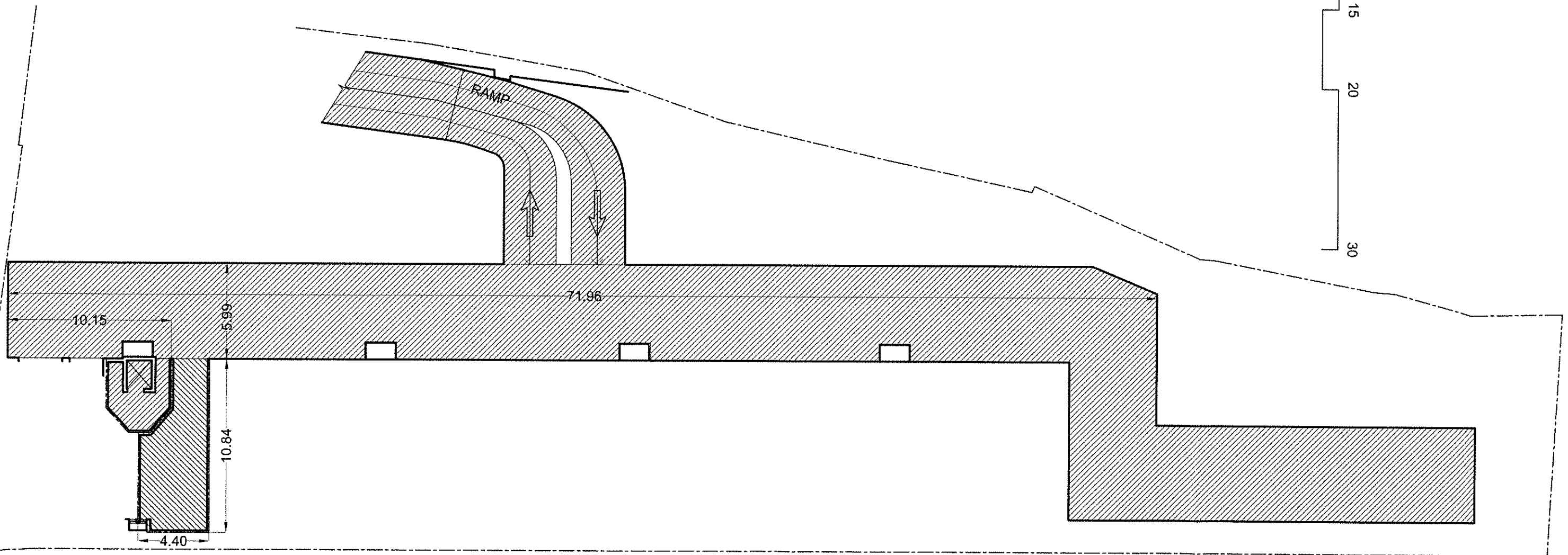
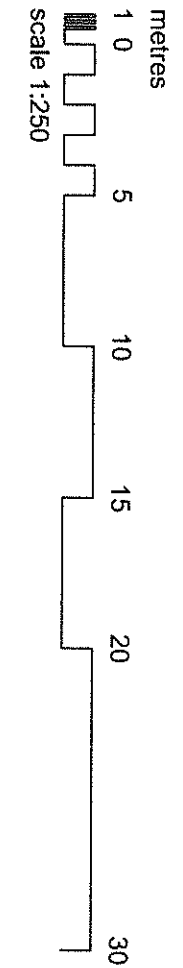
OWNERSHIP



RIGHT OF PASSAGE



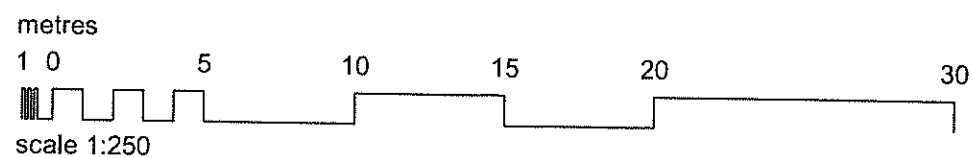
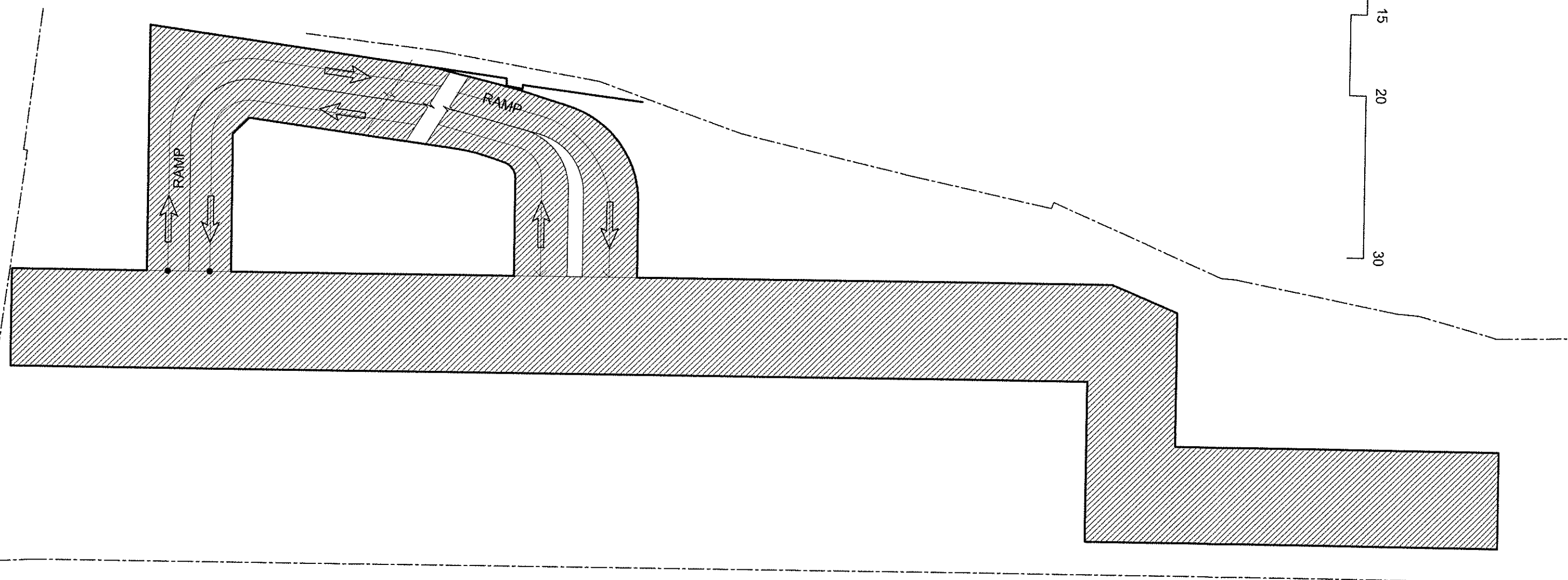
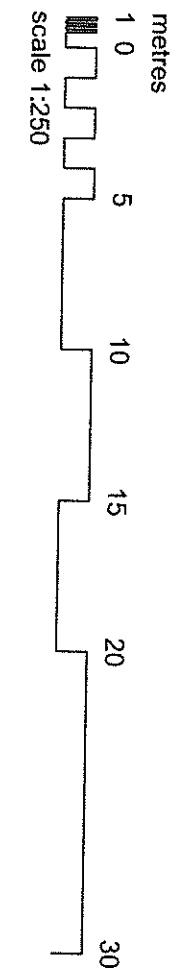
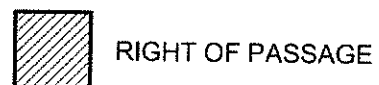
EXTERNAL AREAS



*Open*

<p><b>PERIT ROBERT FENECH BE&amp;A (Hons)</b> 2, Triq San Timotju, Naxxar NXR-2111, MALTA Tel: 2141 9590, Mob: 9944 8275 rfenech@melita.com</p>	<p>Job Title</p> <p><b>GARAGE 3, LEVEL 2 TRIQ DUN FRANGISK SCIBERRAS MELLIEHA</b></p>	<p>Dwg Title</p> <p><b>BLOCK PLAN LEVEL 2</b></p>	<p>Scale</p> <p><b>1:100</b></p>	<p>Job No</p> <p><b>2020-321</b></p>
	<p>Client</p> <p><b>PRIM AWLA QORTI CIVILI</b></p>	<p>Date</p> <p><b>14 FEB 2022</b></p>	<p>Dwg No</p> <p><b>L04</b></p>	

KEY:

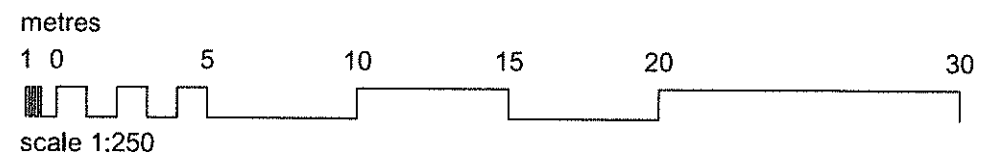
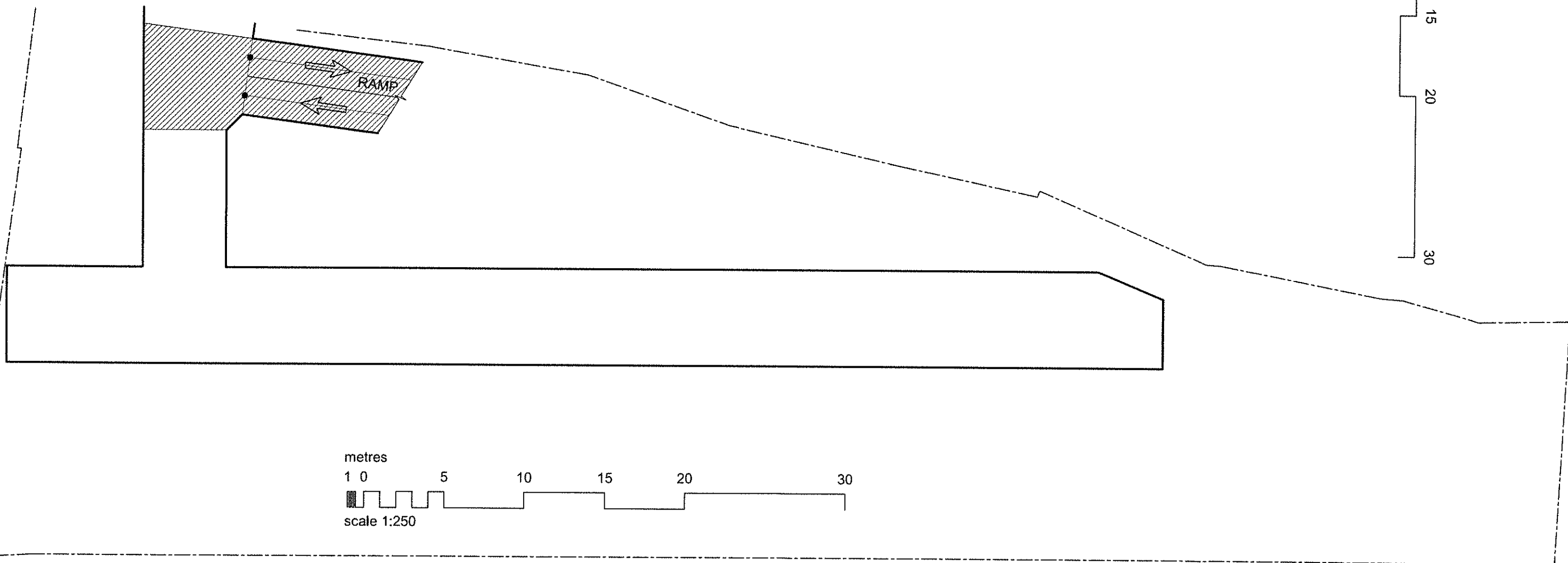
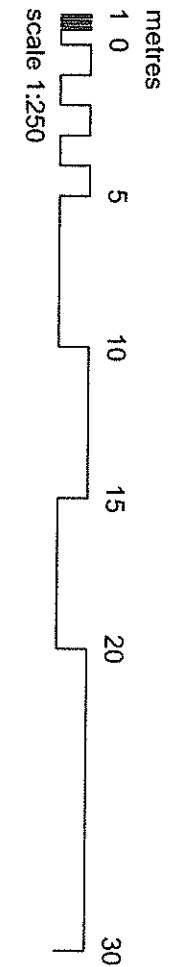


*Diary*


<p><b>PERIT ROBERT FENECH BE&amp;A (Hons)</b> 2, Triq San Timotju, Naxxar NXR-2111, MALTA Tel: 2141 9590, Mob: 9944 8275 rfenech@melita.com</p>	<p>Job Title</p> <p><b>GARAGE 3, LEVEL 2</b> <b>TRIQ DUN FRANGISK SCIBERRAS</b> <b>MELLIEHA</b></p>	<p>Dwg Title</p> <p><b>BLOCK PLAN LEVEL 1</b></p>	<p>Scale</p> <p><b>1:100</b></p>	<p>Job No</p> <p><b>2020-321</b></p>
		<p>Client</p> <p><b>PRIM AWLA QORTI CIVILI</b></p>	<p>Date</p> <p><b>14 FEB 2022</b></p>	<p>Dwg No</p> <p><b>L05</b></p>

KEY:

-  OWNERSHIP
-  RIGHT OF PASSAGE
-  EXTERNAL AREAS



*Handwritten signature*

 <b>PERIT ROBERT FENECH BE&amp;A (Hons)</b> 2, Triq San Timofju, Naxxar NXR-2111, MALTA Tel: 2141 9590, Mob: 9944 8275 rfenech@melita.com	Job Title <b>GARAGE 3, LEVEL 2                  TRIQ DUN FRANGISK SCIBERRAS                  MELLIEHA</b>	Dwg Title <b>BLOCK PLAN LEVEL 0</b>	Scale <b>1:100</b>	Job No <b>2020-321</b>
	Client <b>PRIM AWLA QORTI CIVILI</b>	Date <b>14 FEB 2022</b>	Dwg No <b>L06</b>	

Schedule - Fees to be charged by the Authority  
(Regulation 6)

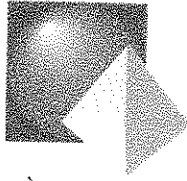
Type	Development	Total roofed area up to and including (m <sup>2</sup> )					
		25	50	75	100	125	150
Agricultural	Agriculture	€ 200	€ 350	€ 550	€ 700	€ 900	€ 1,100
	Boathouse For Registered Fisherman	€ 200	€ 350	€ 550	€ 700	€ 900	€ 1,100
	Greenhouse	€ 50	€ 100	€ 150	€ 200	€ 250	€ 300
	Livestock Farm Building	€ 50	€ 100	€ 150	€ 200	€ 250	€ 300
Commercial	Commercial Development	€ 200	€ 300	€ 350	€ 450	€ 550	€ 650
	Disposal of Construction & Demolition Waste			€ 2,400	€ 3,000	€ 3,600	€ 3,600
	Film Set	€ 100	€ 200	€ 300	€ 350	€ 450	€ 550
	Plant and Machinery	€ 150	€ 250	€ 350	€ 500	€ 650	€ 700
	Public Car Park	€ 50	€ 100	€ 150	€ 200	€ 250	€ 300
	Waste Disposal			€ 1,600	€ 2,100	€ 2,700	€ 3,200
	Bungalow						
Residential	Flat / Terraced House / Maisonette						€ 5,300
	Receded Dwelling				€ 1,000	€ 1,300	€ 1,500
	Villa (Semi / Fully Detached - 2 dwelling units) / Farmhouse				€ 4,300	€ 5,400	€ 6,500
	Social/Cultural/Sports/Educational						€ 3,300
Social	Special Buildings or Uses	€ 350	€ 550	€ 1,000	€ 1,300	€ 1,900	€ 2,300
	Engineering Operations	€ 50	€ 100	€ 100	€ 150	€ 150	€ 200
Other	Garages		€ 600	€ 850	€ 1,100	€ 1,400	€ 1,700
	Temporary Structure / Use Of Land	€ 150	€ 250	€ 350	€ 450	€ 550	€ 650

AI

Type	Development	Total roofed area up to and including (m <sup>2</sup> )					
		175	200	225	250	275	300
Agricultural	Agriculture	€ 1.200	€ 1.400	€ 1.600	€ 1.800	€ 1.900	€ 2.100
	Boathouse For Registered Fisherman	€ 1.200	€ 1.400	€ 1.600	€ 1.800	€ 1.900	€ 2.100
	Greenhouse	€ 250	€ 300	€ 300	€ 350	€ 400	€ 400
Commercial	Livestock Farm Building	€ 600	€ 700	€ 800	€ 850	€ 950	€ 1.000
	Commercial Development	€ 4.200	€ 4.800	€ 5.400	€ 6.000	€ 6.600	€ 7.200
	Disposal of Construction & Demolition Waste	€ 650	€ 700	€ 800	€ 900	€ 950	€ 1.000
	Film Set	€ 800	€ 950	€ 1.000	€ 1.100	€ 1.300	€ 1.400
	Plant and Machinery	€ 350	€ 350	€ 400	€ 450	€ 500	€ 550
	Public Car Park	€ 3.800	€ 4.300	€ 4.800	€ 5.400	€ 5.900	€ 6.400
	Waste Disposal	€ 6.100	€ 7.000	€ 7.900	€ 8.800	€ 9.700	€ 11.000
Residential	Bungalow	€ 1.800	€ 2.000	€ 2.300	€ 2.500	€ 2.800	€ 3.000
	Plat / Terraced House / Maisonette	€ 7.500	€ 8.600	€ 9.700	€ 11.000	€ 12.000	€ 13.000
	Receded Dwelling	€ 3.900	€ 4.400	€ 5.000	€ 5.600	€ 6.100	€ 6.700
	Villa (Semi / Fully Detached -2 dwelling units) / Farmhouse	€ 2.500	€ 3.000	€ 3.400	€ 3.800	€ 4.100	€ 4.500
Social	Social/Cultural/Sports/Educational	€ 200	€ 250	€ 300	€ 300	€ 350	€ 350
	Special Buildings or Uses	€ 2.000	€ 2.600	€ 2.900	€ 3.200	€ 3.500	€ 3.800
Other	Engineering Operations	€ 2.000	€ 2.300	€ 2.800	€ 2.800	€ 3.100	€ 3.400
	Garages	€ 800	€ 900	€ 1.000	€ 1.100	€ 1.200	€ 1.300
	Temporary Structure / Use Of Land						

Type	Development	Total roofed area up to and including (m <sup>2</sup> )					
		350	400	500	750	1.000	2.000
Agricultural	Agriculture	€ 2.500	€ 2.800	€ 3.500	€ 5.300	€ 7.000	€ 14.000
	Boathouse For Registered Fisherman	€ 2.500	€ 2.800	€ 3.500	€ 5.300	€ 7.000	€ 14.000
	Greenhouse	€ 500	€ 550	€ 700	€ 1.000	€ 1.300	€ 2.600
Commercial	Livestock Farm Building	€ 1.200	€ 1.400	€ 1.700	€ 2.600	€ 3.400	€ 6.800
	Commercial Development	€ 8.400	€ 9.600	€ 12.000	€ 18.000	€ 24.000	€ 48.000
	Disposal of Construction & Demolition Waste	€ 1.200	€ 1.400	€ 1.700	€ 2.600	€ 3.400	€ 6.900
	Film Set	€ 1.500	€ 1.800	€ 2.300	€ 3.400	€ 4.500	€ 9.100
	Plant and Machinery	€ 650	€ 700	€ 900	€ 1.300	€ 1.700	€ 3.500
	Public Car Park	€ 7.500	€ 8.600	€ 11.000	€ 16.000	€ 21.000	€ 43.000
	Waste Disposal	€ 12.000	€ 14.000	€ 18.000	€ 26.000	€ 35.000	€ 70.000
Residential	Bungalow	€ 3.500	€ 4.000	€ 5.000	€ 7.500	€ 10.000	€ 20.000
	Plat / Terraced House / Maisonette	€ 15.000	€ 17.000	€ 22.000	€ 32.000	€ 43.000	€ 86.000
	Receded Dwelling	€ 7.800	€ 8.900	€ 11.000	€ 17.000	€ 22.000	€ 44.000
	Villa (Semi / Fully Detached -2 dwelling units) / Farmhouse	€ 5.300	€ 6.000	€ 7.500	€ 11.000	€ 15.000	€ 30.000
Social	Social/Cultural/Sports/Educational	€ 400	€ 450	€ 600	€ 850	€ 1.100	€ 2.200
	Special Buildings or Uses	€ 4.500	€ 5.100	€ 6.400	€ 9.500	€ 13.000	€ 25.000
Other	Engineering Operations	€ 4.000	€ 4.500	€ 5.700	€ 8.500	€ 11.000	€ 23.000
	Garages	€ 1.500	€ 1.700	€ 2.200	€ 3.200	€ 4.300	€ 8.600
	Temporary Structure / Use Of Land						

AD



0an

DOK 10

AWTORITÀ TA' L-IPPJANAR  
PLANNING AUTHORITY

To: Mr Joe Xuereb  
o.b.o. J X Ltd  
New Bridge Street  
Mellieha SPB10

Date: 9 October, 2001  
Our Ref: PA 06434/00

Application Number: PA 06434/00  
Application Type: Full Development Permission / 01  
Date Received: 30 November, 2000  
Approved  
Documents : PA 6434/00/1A/1E/1F/1G/1H/1J/18A/18B/18C/18D

Location: Site at, Triq Snajjin, Mellieha  
Proposal: Amended plans including change from terraced houses to apartments and underlying garages.

**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 development hereby approved shall be carried out in such a manner as to avoid damage to the existing line of trees on Triq is-Snajjin, including their root system by observing the following:
  - a) All trees shall be retained and preserved and protected during any operation on site by fencing to a minimum height of 1m erected at 0.5m beyond the canopy spread or as otherwise agreed by the Planning Authority;
  - b) No fires shall be lit within the spread of the branches of the trees;
  - c) No materials or equipment shall be stores within the spread of the branches of the trees;
  - d) Any damage to trees shall be made good by pruning in accordance with good arboricultural practice; and
  - e) No roots over 50mm diameter shall be cut.
2. All the fire-safety measures recommended by the Civil Protection Department and listed in document PA798/99/17/17A (in previous permit) shall be implemented before the development is brought into use. Prior to the issuing of the Final Compliance (Completion) Certificate for this development, the applicant shall submit, to the Planning Authority, clearance from the Civil Protection Department verifying that the development fully satisfies any conditions imposed by this department.
3. The garages shall not be used for commercial or industrial purposes, but for the parking of private cars only.
4. Appropriate signage shall be placed to direct incoming traffic to enter only via a left turn from Triq Dun F. Sciberras and to exit only via a right turn from the development onto Triq Dun F. Sciberras. Within the building, 'IN' and 'OUT' traffic markings with

101



arrows shall be clearly painted on the floor and illuminated signage at each ramp shall indicate the floor. Structural columns shall be clearly painted 1.5m from ground levels in bright colour. Demarcation lines between aisles and parking bays, and between adjacent parking bays shall be adequately marked in bright yellow. The car park shall be left accessible to residents at all times.

5. The ramp leading down to the underlying basement/garage shall at no point, along the centreline of its length, be steeper than 1:8 if ramp is straight or 1:10 if the ramp is helical. The ramp shall be so formed that it does not encroach onto the pavement.
6. 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.
7. 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.
8. 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.
9. 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.

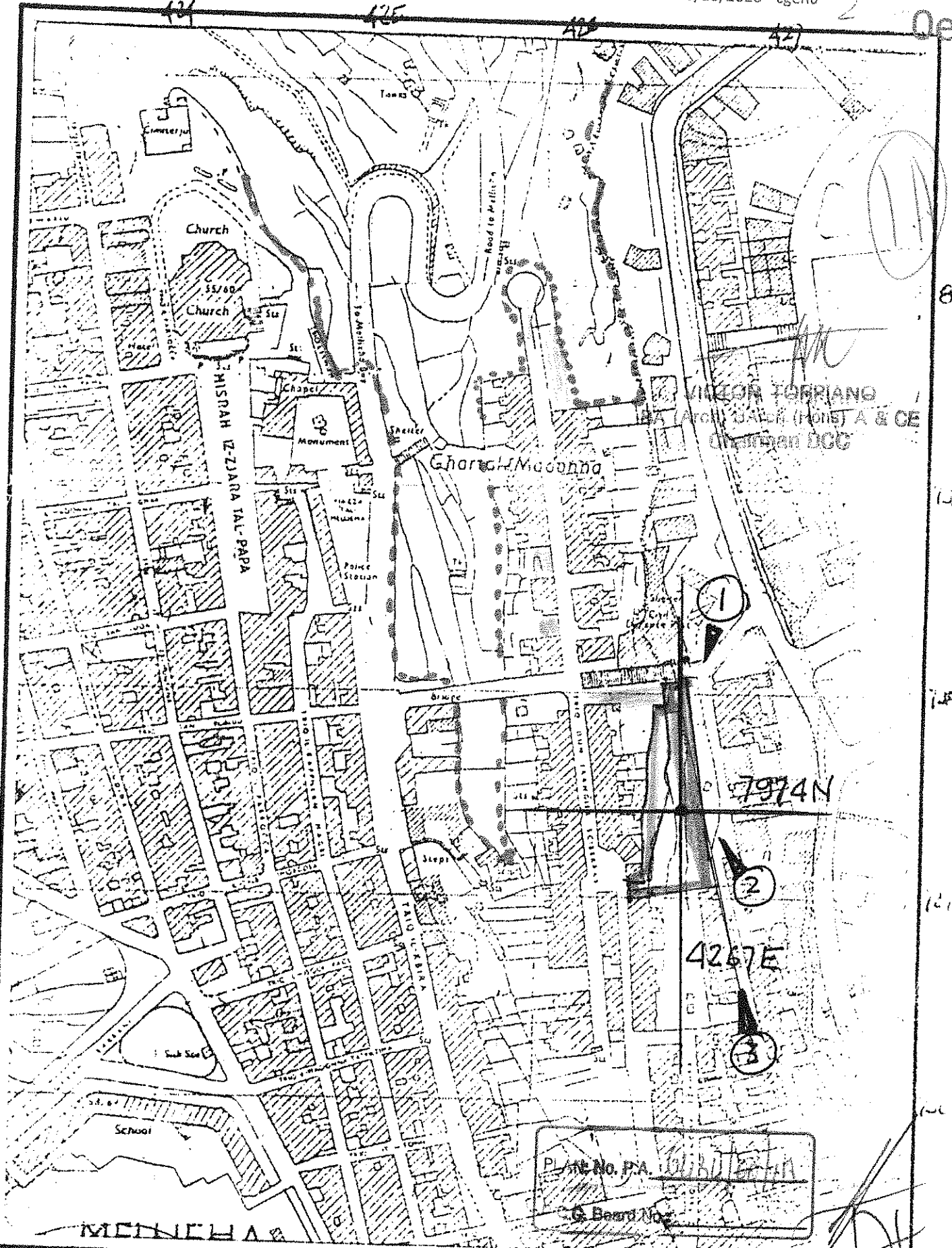
- g) The enclosed Commencement Notice shall be returned to the Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
- h) Copies of all approved plans and elevations shall be available for inspection on site by Planning Authority staff 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) 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.
- k) The Enforcement Unit of the Planning Authority shall be notified prior to the commencement of the following stages of the development : construction of the foundations; roofing over the last basement level; roofing over the first level above ground level.
- l) The development shall not exceed a total of six levels. From the upper road (Triq is-Snajjin) the building shall not exceed a maximum height of one floor.
- m) A water cistern with a volume in cubic metres of 60% 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.
- n) 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.
- o) Apertures and balconies shall not be constructed of gold, silver or bronze aluminium.
- p) 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.

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





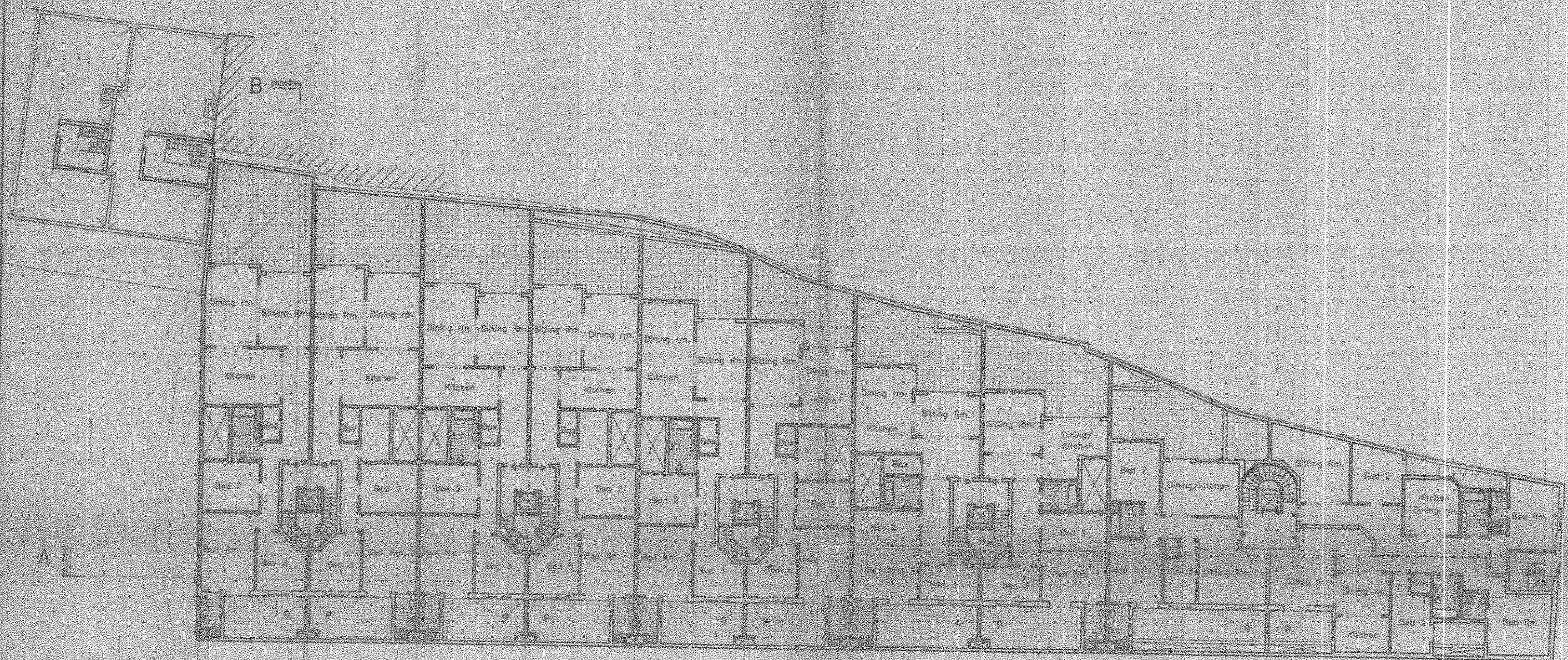
**a. fenech vella** b. arch, a&c.e.  
 architect and civil engineer.  
 No. 4a, Valley Road, Birkirkara.  
 Telephone : 494186

Location.  
**MELLIEHA**  
 Sheet No. 3 | Scale: 1:2500

**file:**  
**95.037B**







Plan Level 3  
Scale 1:200

PLAN No. PA-1001/00/10  
D.C.C. Board No.

VICTOR TORPIANO  
BA (Arch) BArch (Hons) A & CE  
Chairman DCC

SANITA APPROVED  
- 6 SEP 2001  
Jean de Conti Manduca  
Sanitary Engineer



Rev.	Description	Date
a.	fonoch vella	11/18/2000
architect & civil engineer office & home of Victor, at 48002		
job : Residential Complex At : Snaajin str. - Mallicha		
desc: Plan (Level 3)		
scale :	1:200	file:
drawn by:	R.S.	90-037
date :	29-11-2000	

*Rf*





Oah  
X

DOK 11

To: Mr Joe Xuereb  
obo JX Ltd  
New Bridge Street  
Mellieha SPB 10

Date: 24 November, 2003

Our Ref: PA 03758/03

Application Number: PA 03758/03  
Application Type: Full Development Permission / 01  
Date Received: 3 July, 2003  
Approved  
Documents : PA 3758/03/1B/1D/1F/1H/1L/1M/11A/13A/13B

Location: Site At, Triq Snajjin, Mellieha  
Proposal: To remodel elevations on Triq Snajjin, carrying out internal modifications to internal layout and back balconies of apartments and to garage layout as approved with PA 0903/02 and PA 6434/00.

### 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. The garages shall not be used for commercial or industrial purposes, but for the parking of private cars only.
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. 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.
4. The height of the building, stairwells, washrooms and liftrooms shall not exceed the permitted height as indicated in the here-approved drawing bearing number PA3758/03/13B.
5. a) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.

PA 03758 / 03

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- b) 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.
- c) 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.
- d) Copies of all approved plans and elevations must be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.
- 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) Where the street bordering the site is unopened or unformed, it shall be opened up and brought up to its proper and approved formation levels **prior to the commencement of the building operations** hereby permitted.
- g) 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.
- h) 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.
- i) 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.

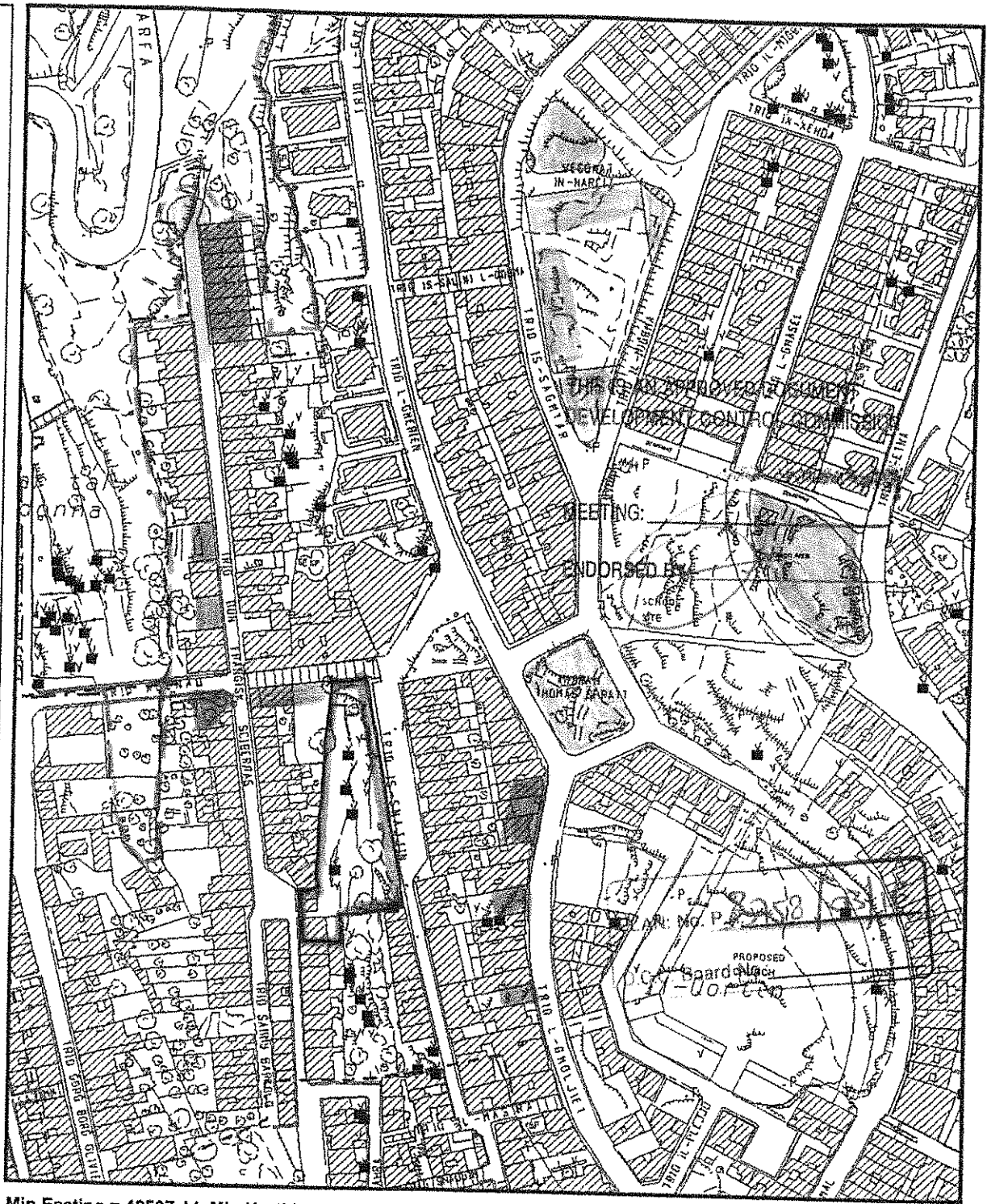
This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law. The applicant should contact the following regarding the location and provision of services prior to commencing development:- Enemalta, Water Services Corporation, Maltacom, Drainage Department and Melita Cable.



Frances Galea  
Secretary  
Development Control Commission

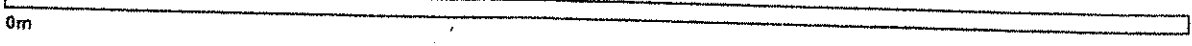
LR 0e

500m



0m

Min Easting = 42507.44, Min Northing = 79587.63, Max Easting = 42907.44, Max Northing = 80087.51



400m

# MEPA

St. Francis Ravelin  
Floriana  
PO Box 200, Valletta, Malta  
Tel: +356 240976 Fax: +356 224846

[www.mepa.org.mt](http://www.mepa.org.mt)

Site Plan, Scale 1:2500 Printed on: 07 January 2003  
Not to be used for interpretation or scaling of scheme alignments

Copyright © Malta. Not for resale.

A large, stylized handwritten signature in black ink, appearing to be 'Rf'.

MELLIEHA



# A. JENSEN VOLTA

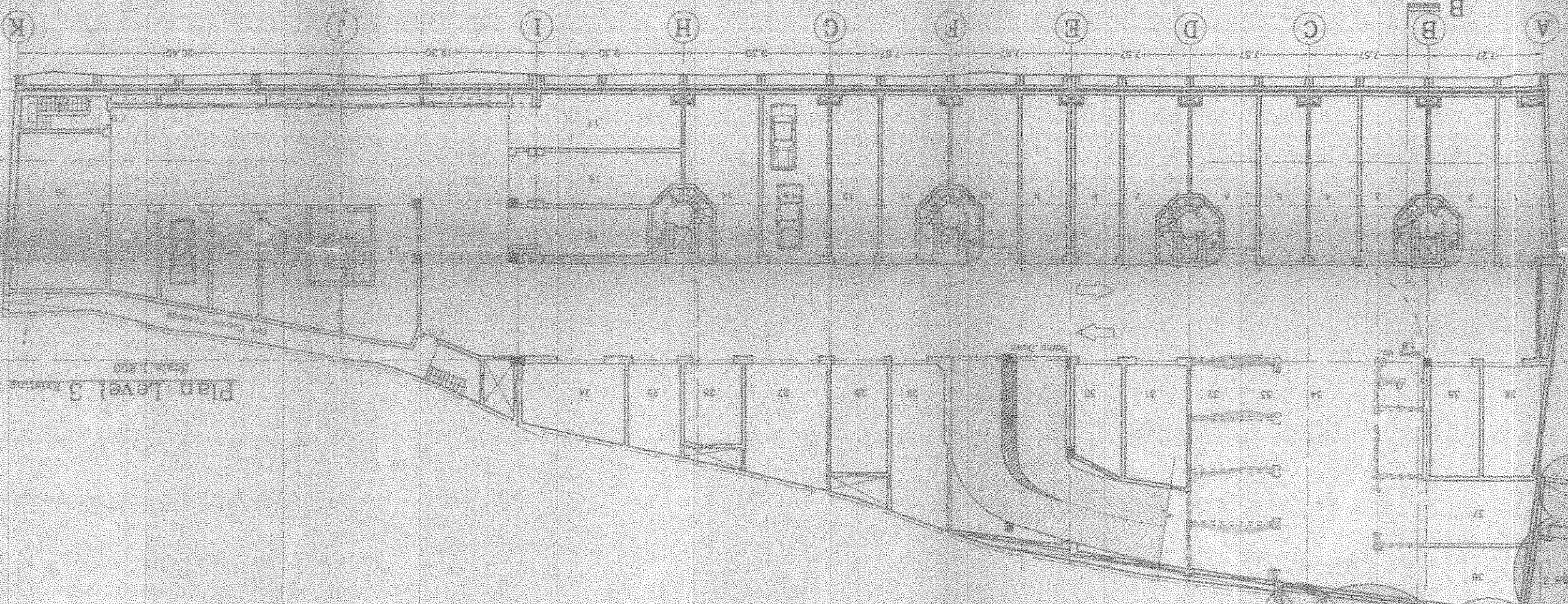
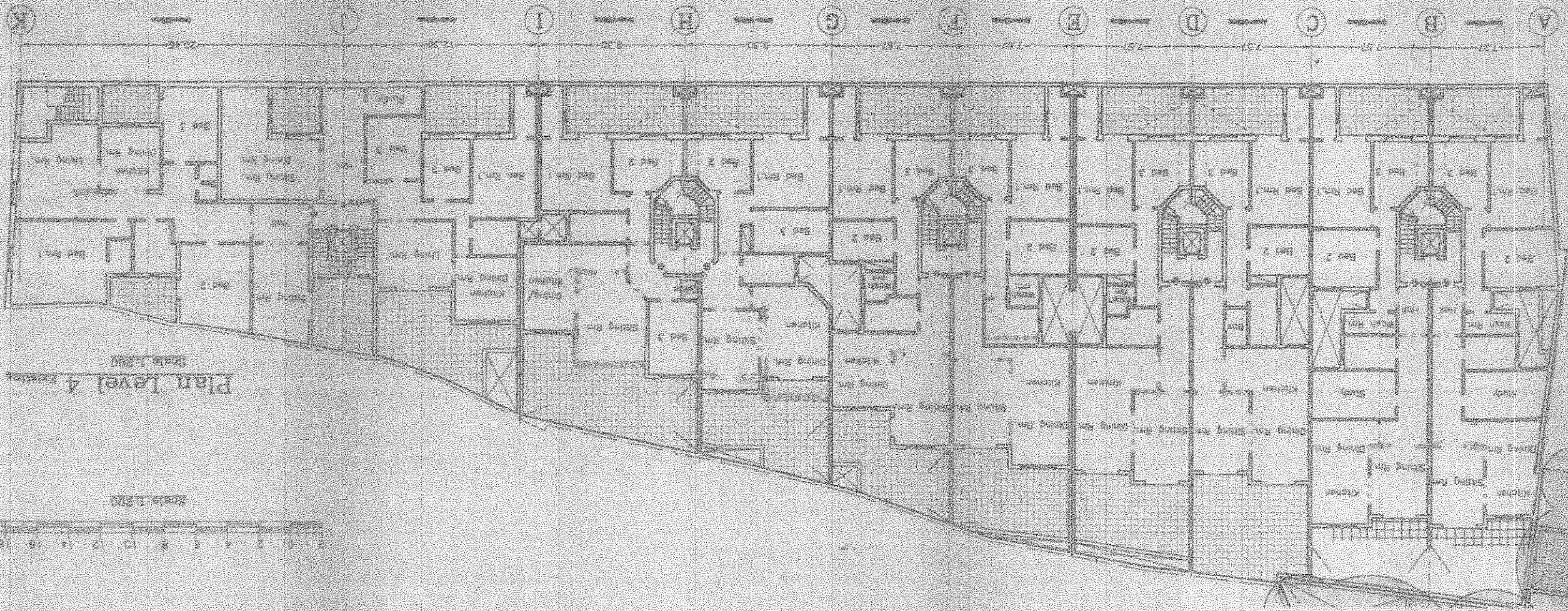
Residential Complex at  
Sagehen St. - Millerton

DESC: Plans (Level 3 & 4)

Scale: 1/8" = 1'-0"  
Date: 11.14.14  
Drawn by: J.A.

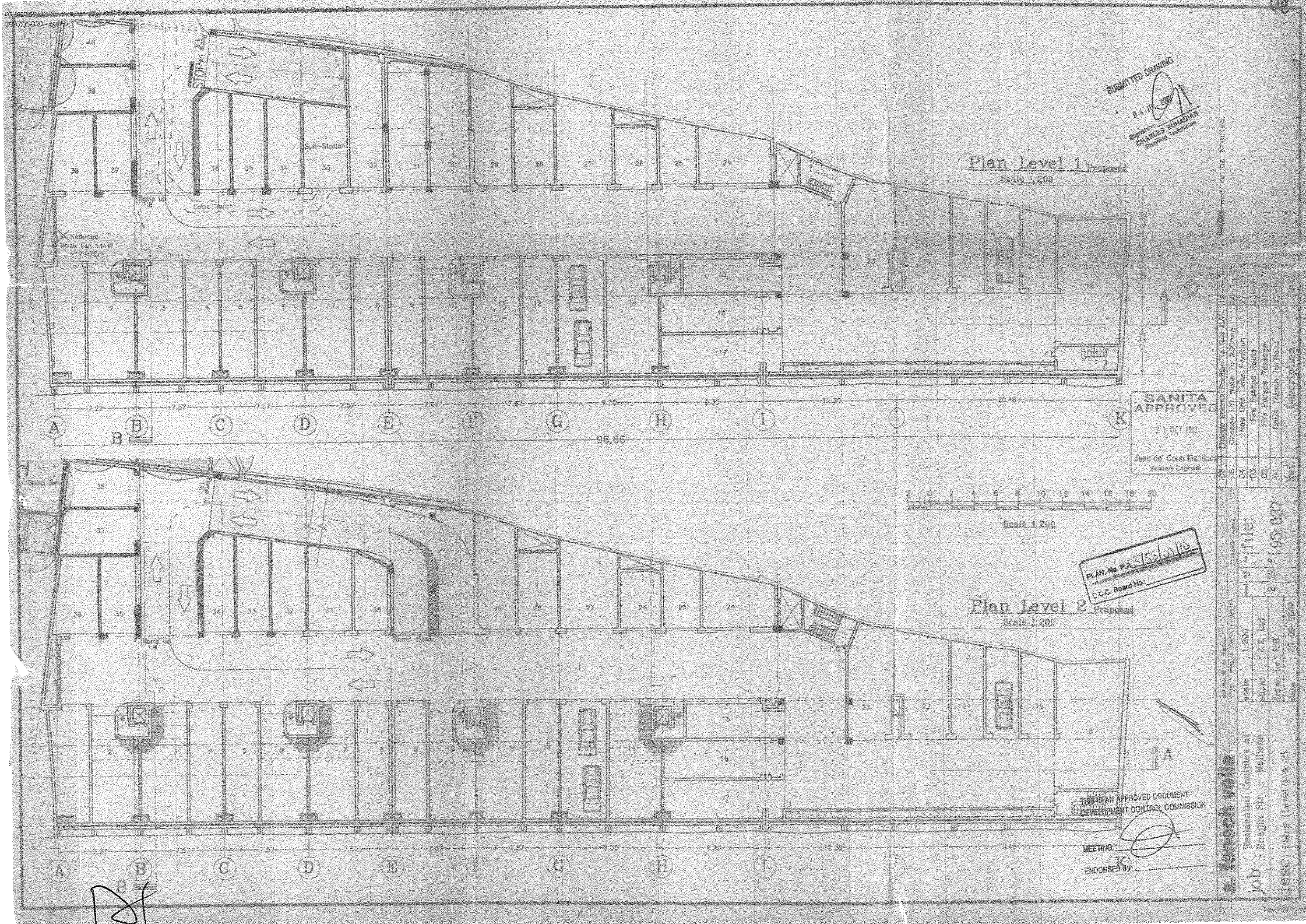
File: 96-037

05	Approval of Civil L.A. (Overseer)
04	Change List Made to Design
03	New Civil Plans
02	New Civil Plans
01	File Issues



Handwritten signature or initials.





SUBMITTED DRAWING  
 04.10.2000  
 Signature: CHARLES SUBRAMAN  
 Planning Technician

Plan Level 1 Proposed  
 Scale: 1:200

SANITA APPROVED  
 21 OCT 2001  
 Joint de' Coste Menton  
 Sanitary Engineer

Scale 1:200

Plan Level 2 Proposed  
 Scale: 1:200

PLAN No. PA.3156/0410  
 D.C.C. Board No.

THIS IS AN APPROVED DOCUMENT  
 DEVELOPMENT CONTROL COMMISSION

MEETING  
 ENCLOSED BY

Scale: 1:200

Rev	Description
01	Cable Trench to Road
02	Fire Escape Passage
03	Fire Escape Route
04	New Grid Lines Position
05	Change Lift Wells to 230mm

Scale	1:200
Drawn by	P.B.
Checked by	J.K.L.H.
Scale	1:200
File	95.037
Date	2/12/00
Job	Residential Complex at Santolin Str., Menton
Desc	Plans (Level 1 & 2)

a. fenech vella



Mr Joe Xuereb  
obo JXG Ltd  
c/o 47 Triq l-Gherien  
Mellieha MLH 2282

Date: 30 July 2015  
Our Ref: PA/03676/14

Application Number: PA/03676/14  
Application Type: Amended development permission  
Date Received: 21 October 2014  
Approved Documents: PA 3676/14/1A/1H/1I/1J/1K/27A/27B/27C/27D/27E; and supporting document: PA 3676/14/39A (Architect declaration)

Location: Viewpoint, Block 1, Triq Snajjin, Mellieha, Malta  
Proposal: To sanction changes to site configuration at levels 4,5,6 and proposed changes to levels 7,8 & 9 approved in PA 3232/10.

**Environment and Development Planning Act, 2010**  
**Full Development Permission**

The Malta Environment & Planning Authority hereby amends development permission granted in application number PA 3232/10, in accordance with the application and documents described above, subject to the following conditions:

- 1 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.
- b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.
- c) Copies of all approved drawings and documents shall be available for inspection on site by MEPA staff at all reasonable times. All works shall be carried out strictly in accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and shall modify the drawings and documents accordingly.
- d) Where applicable, all building works shall be erected in accordance with the official alignment and official/existing finished road levels as set out on site by MEPA's Land Surveyor. The Setting Out Request Notice must be submitted to the Land Survey Unit of MEPA when the setting out of the alignment and levels is required.
- e) Before any part of the development hereby permitted commences, the enclosed green

PA/03676/14

Print Date: 30/07/2015

copy of this development permission 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 permission must be maintained in a good condition and it shall remain displayed on the site until the works are complete.

f) A Commencement Notice is to be submitted to MEPA at least FIVE DAYS prior to the date of commencement of the development hereby approved. Failure to serve the Commencement Notice or to serve it within the required timeframe shall result in the imposition of fines according to Schedule D of Legal Notice 277 of 2012, or its amendments, or its replacements.

g) All new developments shall be provided with a water cistern to store rainwater run-off as required by the Energy Performance of Buildings Regulations (2012) [published through Legal Notice 376 of 2012 and any amendments thereto] and to Technical Guidance Document F [published through Government Notice 1002 of 2006 and any amendments thereto] which are prevailing at the time of construction of the development.

h) Where applicable, any garages/parking spaces shall only be used for the parking of private cars and they shall be kept available at all times for this purpose.

i) The height of the development shall not exceed the permitted number of floors and the height in metres as indicated on the approved drawings.

j) No steps, ramps or street furniture are to be constructed on or encroached onto the public pavement or road.

k) Air conditioning units shall not be located on the facades of the building which are visible from a public space/street.

l) 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 or public space.

2 a) The facades of the building shall be constructed in local unrendered and unpainted stone, except where other materials, finishes and colours are indicated on the approved drawings.

b) Any balconies shall be located so that their side outer face is at least 0.75 metres away from the outer face of the party wall nearest to the balconies. The balconies shall not project more than 1.5 metres from the facade of the building where a front garden is present or not more than 1 metre from the facade of the building where no front garden is present. Any closed balconies shall not project more than 0.6 metres from the facade of the building.

c) Any projecting rooms shall not project more than 0.75 metres from the facade of the building (where no front garden is present) or not more than 1 metre from the facade of the building (where a front garden is present).

d) All external apertures and balconies shall not be in gold, silver or bronze aluminium.

e) Where applicable, the penthouse level shall be set back by at least 4.25 metres from the front facade and by 1.5 metres from the back of the building. The external height of the penthouse shall not exceed 3.4 metres above roof level. No structures (other than

those shown on the approved drawings) shall be constructed on the roof of the building. Where permitted on the approved drawings, the canopy at penthouse level shall project by not more than 1 metre, shall be cantilevered, and shall remain open from the sides and the front without any support on party walls and/or pillars.

f) All services located on the roof of the building shall be clustered together and surrounded by a 1.5 metres high non-solid screen. The services shall not exceed the height of this screen, which shall be set back 2 metres from the front and back edges of the roof of the underlying structures.

A third party may have the right of appeal against this permission. Any action taken on this permission 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 Environment and Planning Review Tribunal or quashed by the Court of Appeal.

Where the approved drawings and/or documents are dimensioned, then the declared dimensions shall prevail over the actual size as depicted on the approved drawings and/or documents.

Developers are advised to check the invert level to the sewer main with the Water Services Corporation as they would have to make their own arrangements where a gravity service connection is not possible. In these cases, the architect has to indicate the solutions envisaged and to indicate on the plan what needs to be carried out and obtain approval from WSC. Developers are further reminded that connection of storm water into main sewers is not allowed.

If the declaration of ownership, as contained in the application form, is determined as incorrect by a Court of Law, then the said Court of Law can declare this development permission as null and void. 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.

This development permission is granted saving third party rights. This permission does not exonerate the applicant from obtaining any other necessary permission, license, clearance or approval required from any Government department, local council, agency or authority (including MEPA), as required by any law or regulation.

This development permit does not authorise any storage of substances listed in Occupational Health and Safety Authority Act (Cap. 424) - Control of Major Accident Hazards Regulations, 2003, as amended, in quantities that would render this site an establishment within scope of these regulations. The storage and handling of said substances may require a new or amended development permission in line with current policies and regulations.

For any non-residential uses hereby being approved, prior to commencement of any works on site or any eventual permitted change of use, the applicant shall be required to contact the Environment Protection Directorate (within MEPA) to obtain any necessary operational permit or registration. This requirement does not apply to Class 2B, 2C, 4A and 4B uses as listed in the Development Planning (Use Classes) Order 2014, or its subsequent amendments.



66a

**This decision is being published on 5 August 2015.**

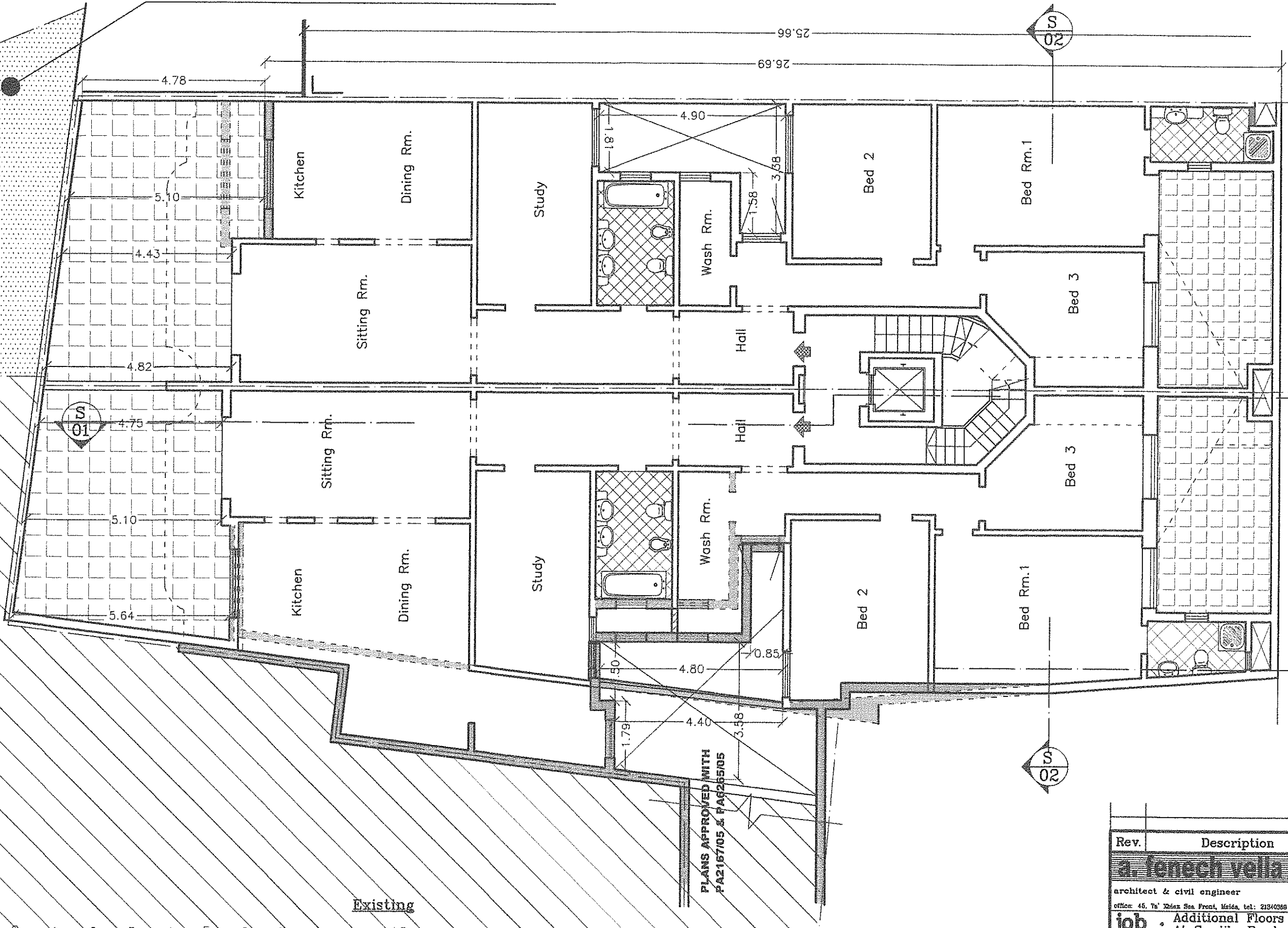
Claudine Faure  
Head EPC Secretariat  
Environment and Planning Commission

A handwritten signature in black ink, appearing to be 'Rf', located in the bottom right corner of the page.

Drive - Exit to Triq Dun F.Sciberras at Level 1 ONLY

Dun F.Sciberras Road

27/05/2024 - 27a - valid, Sanita Approved by G.S.B., Recommended for Approval, L.C.B - Approved - Robert Fenech (eng) - 2/04/2022



### PLAN LEVEL 4

- Red to be Erected.
- Yellow to be Removed.

Rev.	Description	Date
	<b>a. fenech vella</b>	
architect & civil engineer		
office: 46, Ta' Xbiex Sea Front, Melita, tel: 21340388		
<b>job</b> : Additional Floors		
: At Snajjin Road, Mellieha.		
<b>desc:</b> Plan - Level 4		
scale	: 1:100	sheet
client	: J.X Ltd.	of
drawn by	: R.S.	rev
date	: 30-06-2010	1
		<b>file:</b>
		95:037/1

C  
 B  
 A

Plan Level 4 - Triq Snajjin

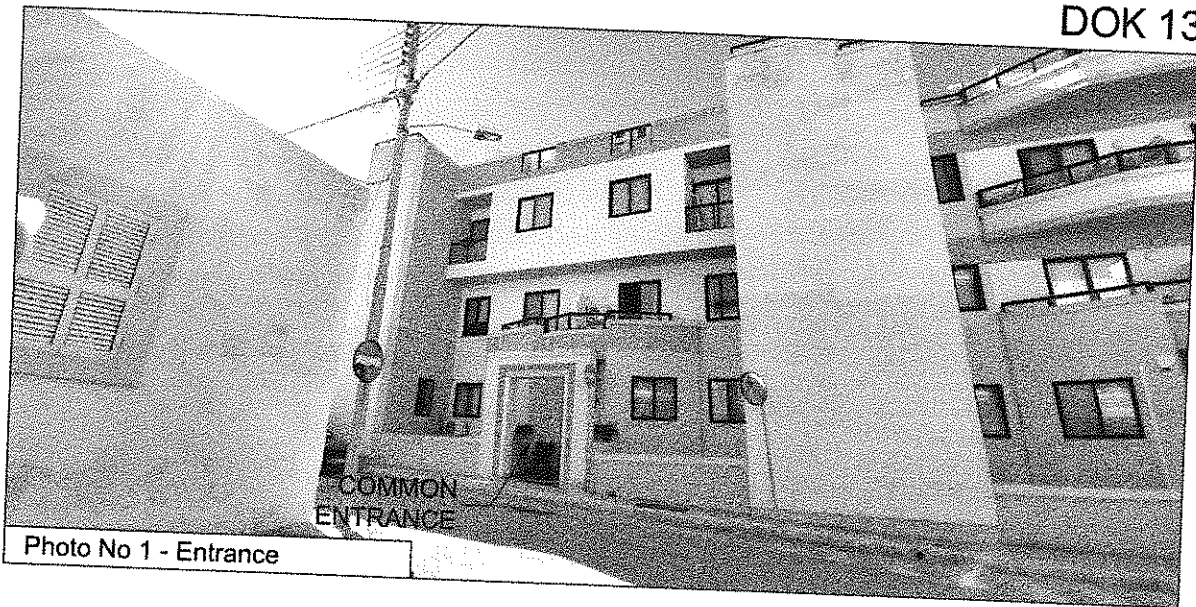


Photo No 1 - Entrance

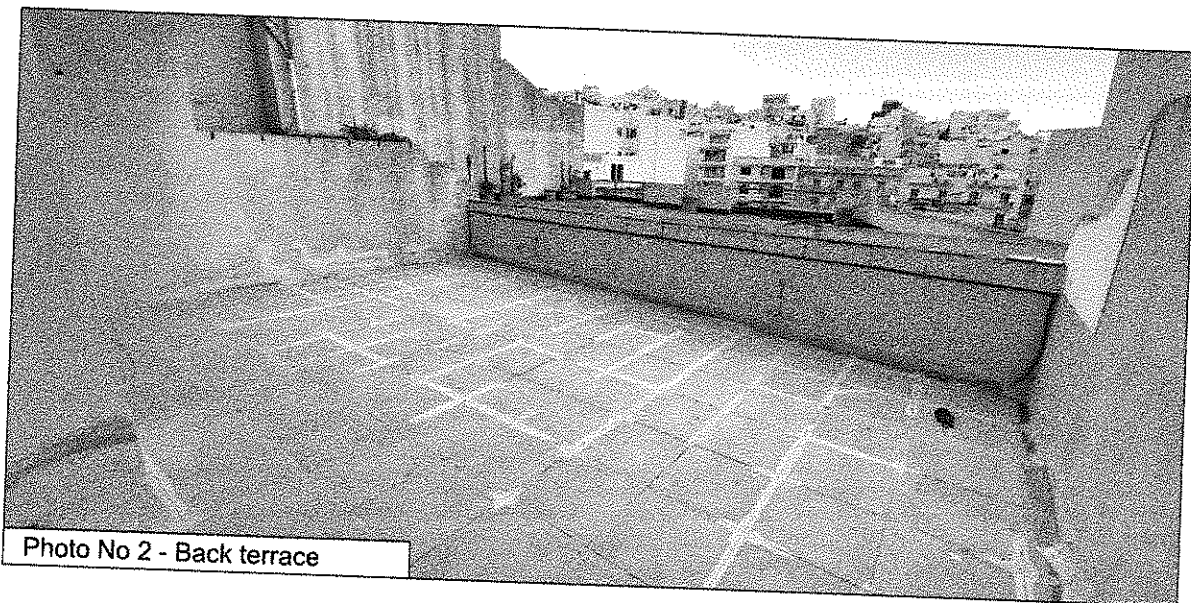


Photo No 2 - Back terrace

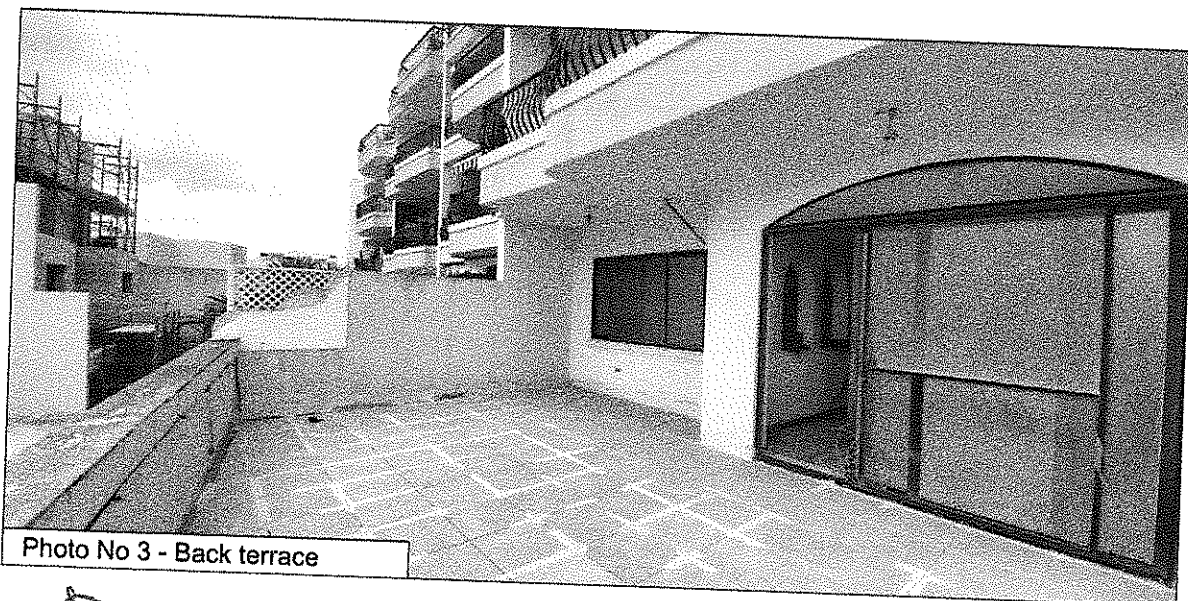


Photo No 3 - Back terrace



*Robert Fenech*  
**PERIT ROBERT FENECH BE&A (Hons)**  
2, Triq San Timotju, Naxxar NXR-2111  
MALTA  
Tel: 2141 9590  
Mob: 9944 8275  
rfenech@melita.com

Job Title  
**FLAT 6, BLOCK 1, VIEW POINT  
APARTMENTS, TRIQ SNAJJIN,  
MELLIEHA**

Date:  
**14 Feb 2022**  
Job No:  
**2020-321**



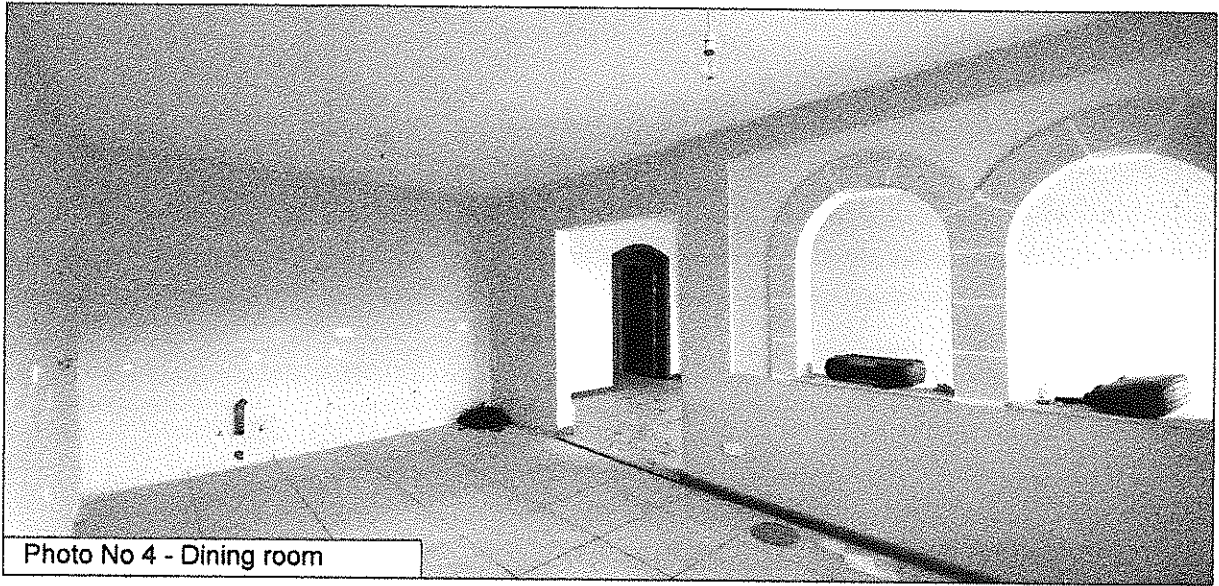


Photo No 4 - Dining room

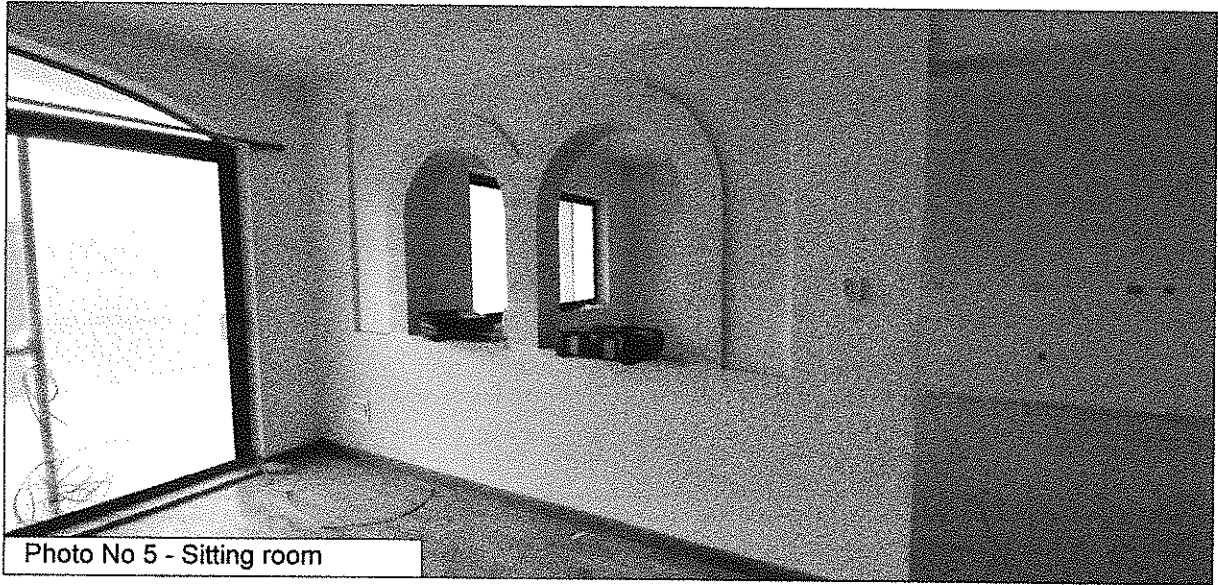


Photo No 5 - Sitting room

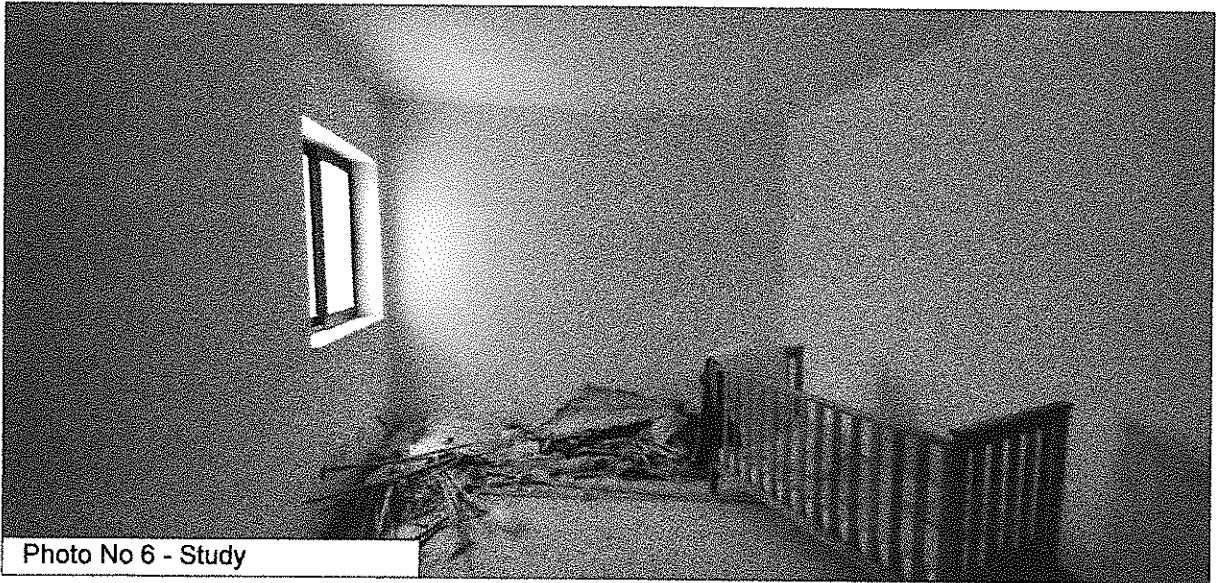


Photo No 6 - Study



**PERIT ROBERT FENECH BE&A (Hons)**

2, Triq San Timotju, Naxxar NXR-2111  
MALTA  
Tel: 2141 9590  
Mob: 9944 8275  
rfenech@mella.com

Job Title

FLAT 6, BLOCK 1, VIEW POINT  
APARTMENTS, TRIQ SNAJJIN,  
MELLIEHA

Date:

14 Feb 2022

Job No:

2020-321






Photo No 7 - Bathroom



Photo No 8 - Washroom

  
**PERIT ROBERT FENECH BE&A (Hons)**  
2, Triq San Timotju, Naxxar NXR-2111  
MALTA  
Tel: 2141 9590  
Mob: 9944 8275  
rfenech@melita.com

Job Title  
**FLAT 6, BLOCK 1, VIEW POINT  
APARTMENTS, TRIQ SNAJJIN,  
MELLIEHA**

Date:  
**14 Feb 2022**

Job No:  
**2020-321**

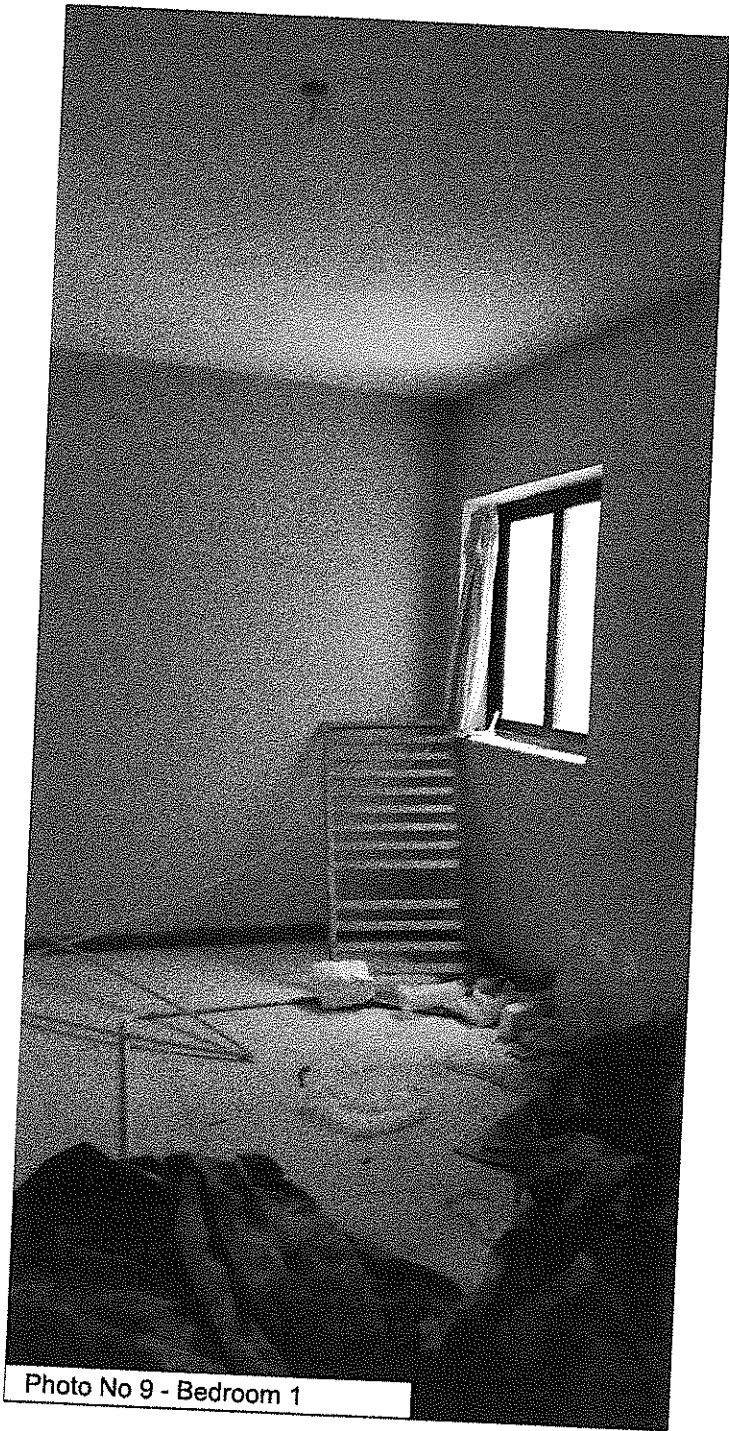


Photo No 9 - Bedroom 1



Photo No 10 - Internal yard

  
**PERIT ROBERT FENECH BE&A (Hons)**

2, Triq San Timotju, Naxxar NXR-2111

MALTA

Tel: 2141 9590

Mob: 9944 8275

[rfenech@melita.com](mailto:rfenech@melita.com)

Job Title

**FLAT 6, BLOCK 1, VIEW POINT  
APARTMENTS, TRIQ SNAJJIN,  
MELLIEHA**

Date:

**14 Feb 2022**

Job No:

**2020-321**



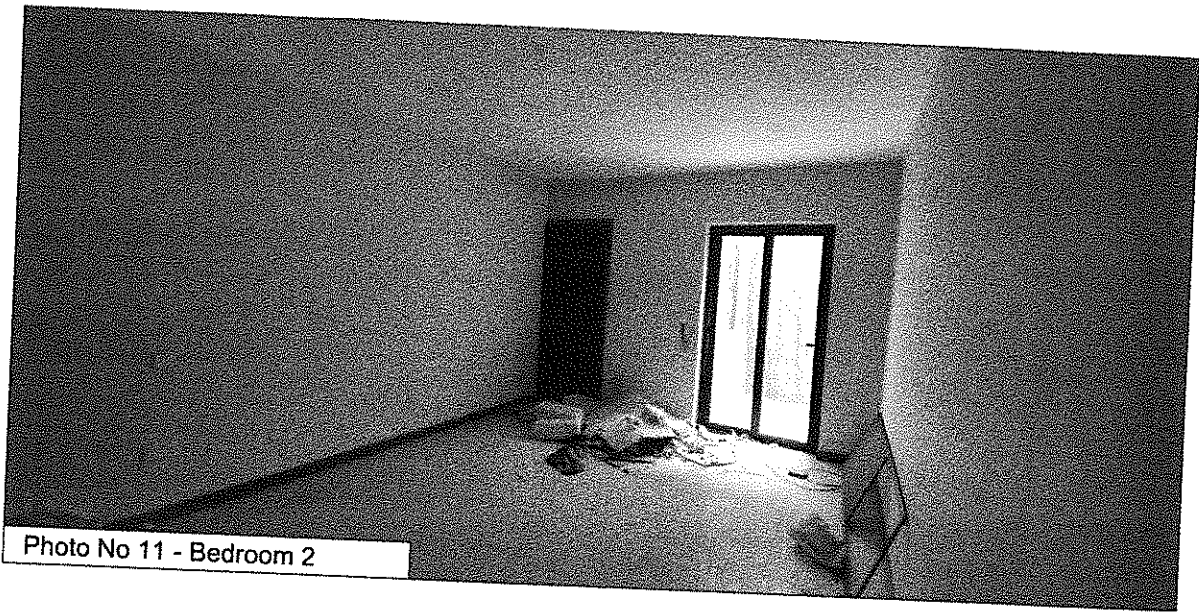


Photo No 11 - Bedroom 2

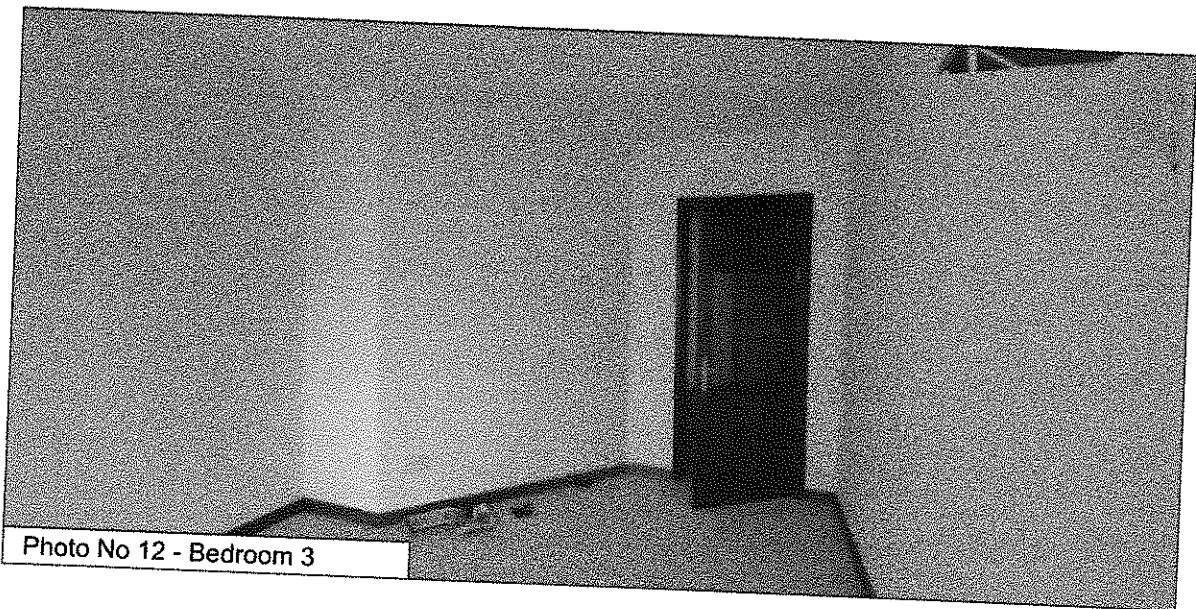


Photo No 12 - Bedroom 3

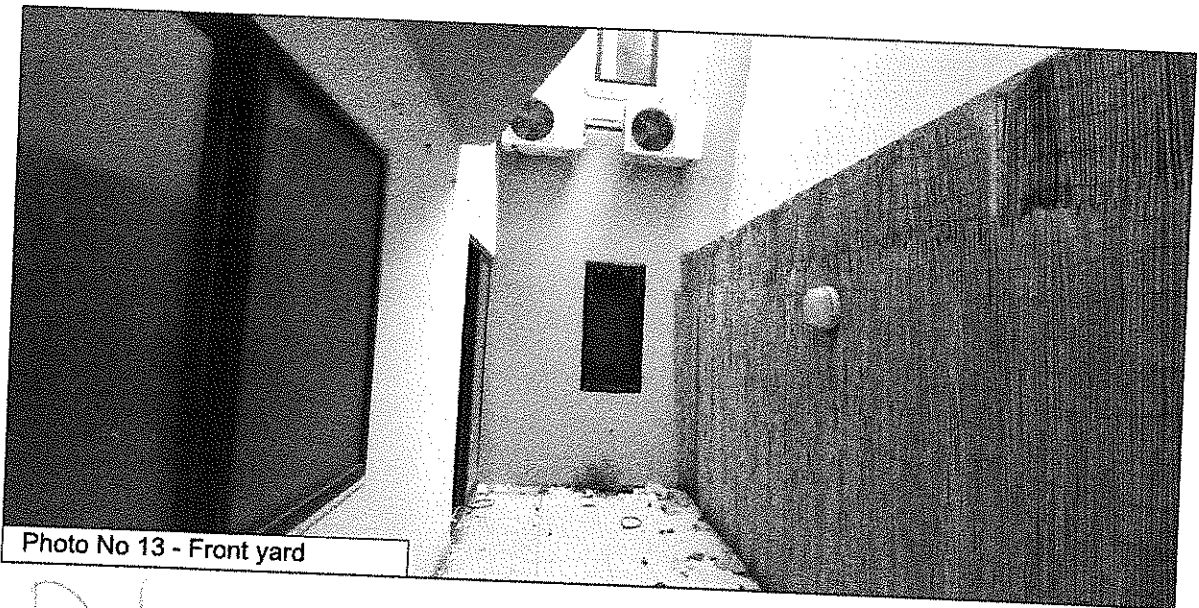


Photo No 13 - Front yard



Photo No 14 - En-suite bathroom

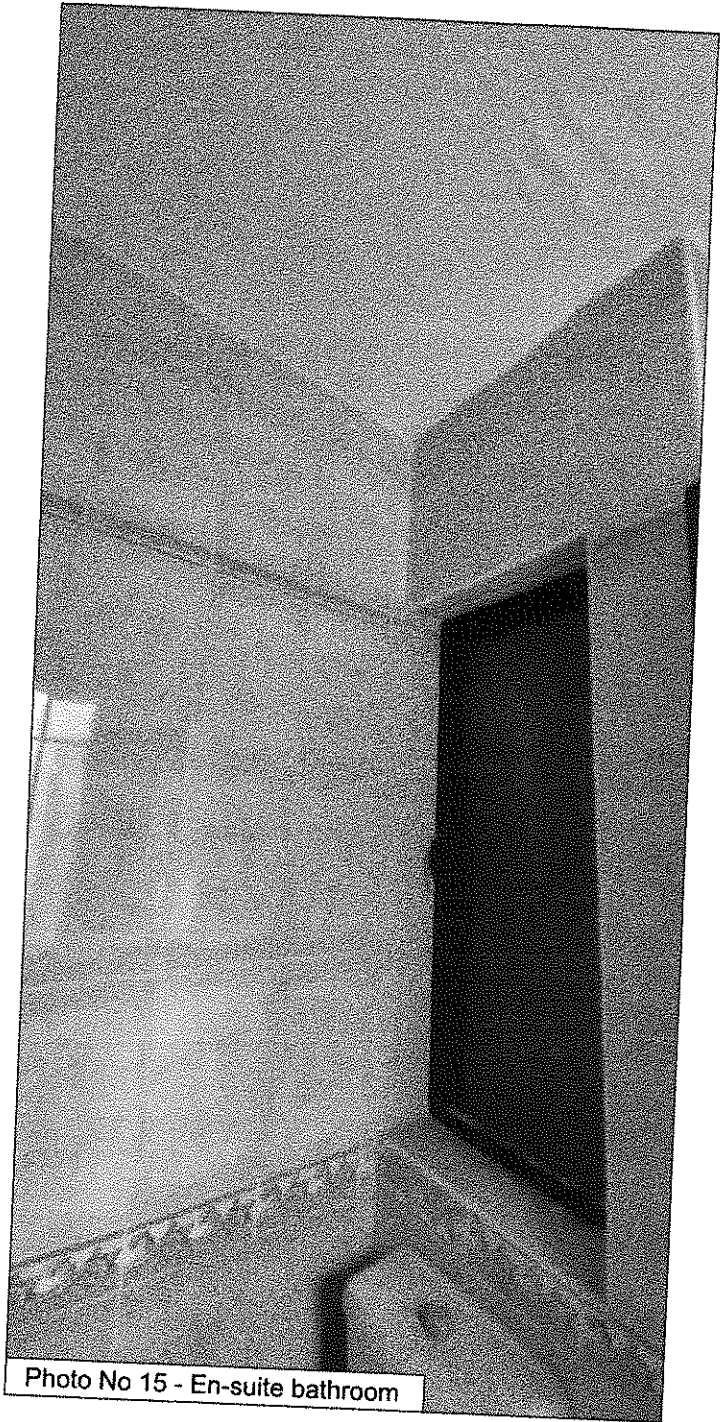


Photo No 15 - En-suite bathroom

*DR*

**PERIT ROBERT FENECH BE&A (Hons)**

2, Triq San Timofju, Naxxar NXR-2111  
MALTA  
Tel: 2141 9590  
Mob: 9944 8275  
rfenech@melita.com

Job Title

FLAT 6, BLOCK 1, VIEW POINT  
APARTMENTS, TRIQ SNAJJIN,  
MELLIEHA

Date:

14 Feb 2022

Job No:

2020-321



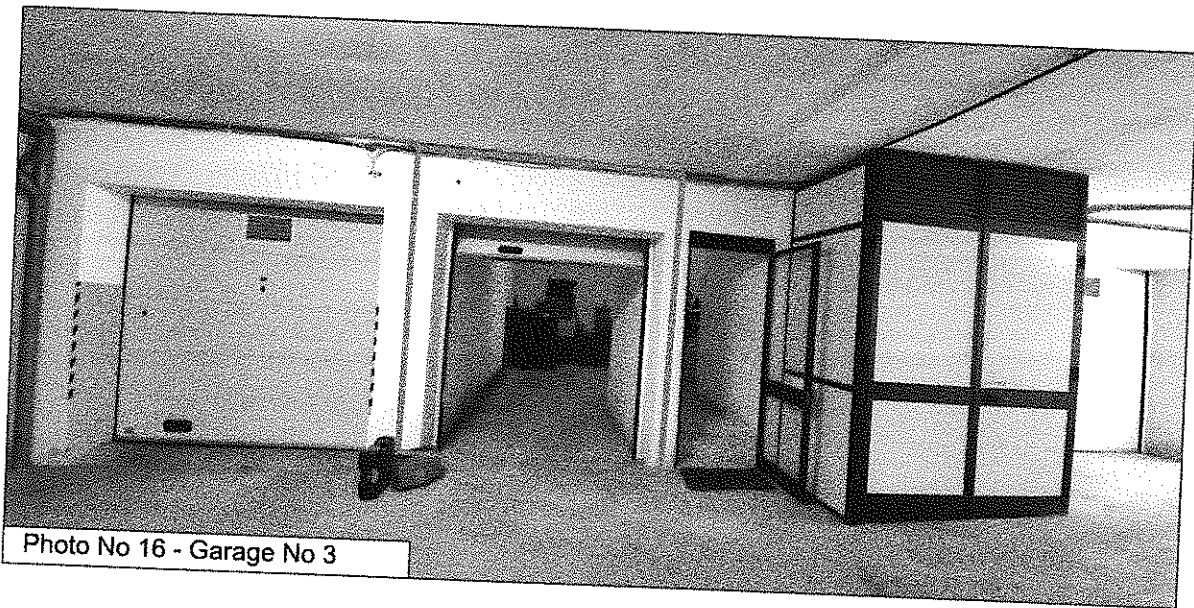


Photo No 16 - Garage No 3

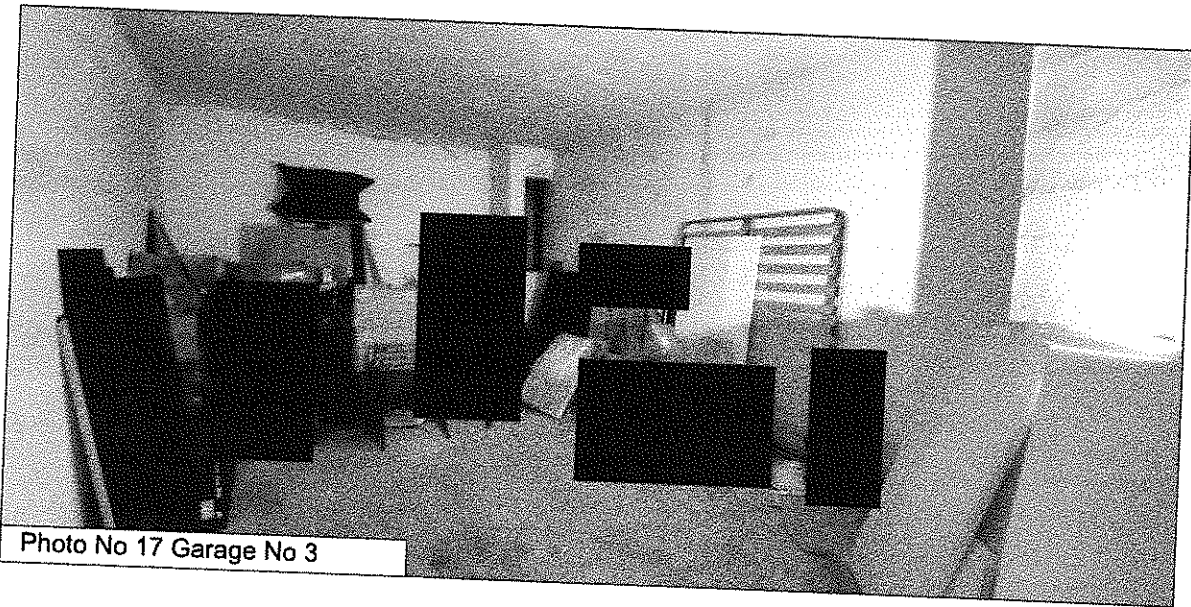



Photo No 17 Garage No 3

  
**PERIT ROBERT FENECH BE&A (Hons)**  
2, Triq San Timoteju, Naxxar NXR-2111  
MALTA  
Tel: 2141 9590  
Mob: 9944 8275  
rfenech@melita.com

Job Title  
**GARAGE NO 3, LEVEL 2  
ENTRANCE FROM TRIQ DUN  
FRANGISK SCIBERRAS, MELLIEHA**

Date:  
**14 Feb 2022**

Job No:  
**2020-321**

Number	26
Loan and Sale	
Enrolled	
11 / 2 / 2005	
2129 / 2005	
Vol. I. No.	
G.P.P.	
	/ 2005
Bank	
2630 / 2005	
Priv. Prezz	
3034 / 2005	
Priv. Cens	
2029 / 2005	
Bank Korr.	
2202 / 2005	

Today, the twenty-sixth day of January of the year two thousand and five (26-1-2005).

Before me, *Notary Public Doctor Naomi Mugliette*, duly admitted and sworn have personally appeared after I Notary have ascertained the identity of the parties according to Law:-

Of the first part, Doctor of Laws and Advocate Paula Mifsud Bonnici [holder of identity card number 6173M], an unmarried daughter of Doctor Antoine, born in Saint Julians, and residing at Hamrun, who is appearing hereon, as duly authorised, for and on behalf of "HSBC Bank Malta p.l.c.", hereinafter referred to as "the Bank".

Of the second part, and hereinafter referred to as "the Borrowers":- Michael Abela [holder of identity card number 63664M], an employer, a son of Lawrence and of Emanuela sive Lilian nee Demarco, born in Pieta', and his wife Kathleen Abela [holder of American Passport number 156337432], a daughter of Carmel Xuereb and of Mary nee Borg, born in New York, United States of America, and both residing at Pennsylvania, United States of America [number sixteen (16), Cedar Road, letter 'MT' Period, Pocono, numbers one eight three four four (18344)]. The said Kathleen Abela is appearing in hew own name and on behalf of her husband Michael Abela in virtue of a copy of power of attorney hereby attached marked document 'A'.

*Whereas* the Borrowers have requested the Bank to grant them on Loan the sum of ninety-five thousand, eight hundred and fifty Maltese Liri (Lm95,850) hereinafter referred to as "the

A.M.d.2005.0026

DI

Not. Dr. ANTHONY ABELA NP. ND  
 NOTARY PUBLIC MALTA  
 COMMISSIONER FOR OATHS  
 4 MUSEUM ROAD - RABAT  
 MALTA RBT 1212  
 Tel: 21 454 165 - 21 454 008 - 9949 3541  
 tony@nutarabela.com

place, any sum outstanding to the Bank shall be immediately due and payable (together with all charges and expenses) all rights appertaining to the Bank shall be exercised and all security shall become enforceable. In such event the Borrowers shall lose the benefit of any time granted to him for payment and his without the necessity of any other proceedings.

Furthermore the parties to this deed agree hereby submit to the non-exclusive jurisdiction of the Maltese Courts.

In warranty of the proper observance of the conditions of this deed and in particular of the repayment of the Loan and of the payment of interests accruing thereon, the Borrowers, hereby jointly and severally between themselves, grant in favour of the Bank, which accepts:-

- a joint and several *general hypothec*, over all their property, in general, present and future; and
- a joint and several *special hypothec*, besides the *special privilege* competent to the Bank in terms of Law, over the afore-mentioned and below-described properties at Mellieha.

The Borrowers undertake to give to the Bank full details and all information relating to their business and financial position, as requested by the Bank from time to time, and to accord to the Bank every facility for the verification thereof.

Further, the Borrowers undertake, at the Bank's request, to insure their properties against all normal risks with a reputable insurance company, and to have the Bank's interest noted on the relative insurance policies.

Further, the Borrowers authorise the Bank to effect all such insurances, as the Bank deems fit, on their properties, at the Borrowers' expense.

All fees and expenses in connection with this deed are to be borne by the Borrowers, who further undertake to refund to the Bank all expenses, including legal fees and administrative charges, made for bringing up to date, from time to time, the searches into their liabilities and transfers.

The security granted on this deed, is in addition to any other security which may be, from time to time agreed to, between the Bank and the Borrowers.



- Joseph Xuereb [holder of identity card number 846647M], a company director, a son of Anthony, born in Mellieha and residing at Birkirkara; who is appearing hereon for and on behalf of Limited Liability Company "J X Limited" [company registration number C. 17876 of "Caprice", Triq l-Gherien, Mellieha], and this as duly authorized in virtue of the Memorandum and Articles of Association of the said company; and
- **Josette Fenech**, wife of Nazzareno [holder of identity card number 344669M)], daughter of Joseph Grima and Cristina nee' Vella born in Pieta' and residing at Mellieha who is appearing on behalf of "J.X. Limited", in virtue of a Resolution passed by the Directors of the said limited liability company, hereby attached marked document 'C'.

The Borrowers **Michael and Kathleen spouses Abela**, are hereinafter referred to as "the Purchasers".

And in virtue of the second part of this deed, the Vendor Company hereby sells conveys and transfers unto the Purchasers, who jointly and severally accept, purchase and acquire:-

- The apartment without its relative airspace, internally numbered six (6) [being on the right-hand side of the said block when one faces the complex from Snajjin Street], in Block number one (1), at the third-level of building, overlying and underlying third party property; and
- The garage internally numbered three (3), situated at level number two (2), with an entrance abutting in Triq Dun Frangisk Sciberras forming part of a complex of buildings without an official number and named "View Point Apartments", previously referred to as "*J. X Buildings*", with facades in Triq Snajjin and Triq Dun Frangisk Sciberras, Mellieha, Malta.

The said complex of buildings to date consists of:-

- Three (3) levels of garages accessible from an unnumbered entrance abutting onto Triq Dun Frangisk Sciberras; and

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- Pass from the existing shafts or back walls of the said flats.

The necessary piping to grant services as the need may be and this without the need of permission or any compensation unto the owners of the apartments or garages underlying the said airspace. In such case the developers shall be obliged to move the existing television aerial/satellite dish and water tanks unto the new roof at their expense.

Each of the said apartments shall be subject to the annual and perpetual groundrent of fifty Maltese Liri (Lm50) whilst each garage shall be subject to an annual and perpetual groundrent of twenty-five Maltese liri (Lm25) which amounts are being imposed on each respective deed as is the present case.

The said groundrents are redeemable within ten years of today; however if redeemed within five year's the capitalization rate shall be at five percent; if redeemed within seven years the capitalization rate shall be four percent whilst if redeemed within ten years; the capitalization rate shall be three percent.

Until the said redemption is effected the said groundrents shall be payable yearly in advance and for each and every transfer a recognition fee equivalent to one year's groundrent shall be payable within one month of such transfer against an inappellable penalty of one hundred Maltese liri (Lm100).

The said property is not in a compulsory registration area.

This sale is being made and accepted under the following terms and conditions:-

- For the agreed price of seventy-seven thousand Maltese Liri (Lm77,000), out of which price;
  - the sum of sixty-six thousand, three hundred and fifty Maltese Liri (Lm66,350), is being paid by the Bank directly to the Vendor Company, as part of the purchase price of the said property, in execution of the delegation made by the Borrowers to the Bank, in the first part of this deed;
  - whilst as to the balance of two thousand and ninety-seven Maltese Liri (Lm2097), the Purchasers bind themselves to pay it to the Vendor Company within

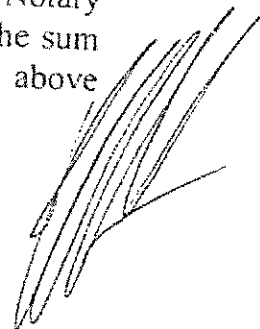
- Deed fees and expenses are payable according to Law.

For the purposes of the Death and Donation Duties Act of the year nineteen hundred and seventy three (1973), and the Duties on Documents Act of the year nineteen hundred and ninety three (1993) of the Laws of Malta, it is here declared that the Vendor Company acquired the land wherein the said property is built:-

- In part on nine (9) plots of land purchased by said Company, in virtue of a deed, in the records of Notary Doctor Anthony Abela, dated third day of July of the year nineteen hundred and ninety six (3<sup>rd</sup> July, 1996) *Ins. 10913/1996*, from the Limited Liability Company "Jays Development Limited";
- In part on land purchased by the said Company, in virtue of a deed, in the records of Notary Doctor John Debono, dated the twenty second day of March of the year nineteen hundred and ninety-six (22<sup>nd</sup> March, 1996) *Ins. 5631/1996*, from Rosina Vella;
- In part on the site previously occupied by the premises at forty-three and forty-four (43 and 44) at Dun Frangisk Sciberras Street, Mellieha purchased in virtue of a deed, dated twenty-fifth day of March of the year nineteen hundred and ninety-six (25<sup>th</sup> March, 1996) *Ins. 5632/1996*, from family Scerri;
- In part on land purchased by the said Company, in virtue of a deed, in the records of Notary Doctor John Debono, dated the nineteenth day of April of the year nineteen hundred and ninety six (19<sup>th</sup> April, 1996) *Ins. 6931/1996*, from Giovanna Vella, and in part on land purchased by the said Company, in virtue of a deed, in the records of Notary Doctor John Debono, dated the nineteenth day of April of the year nineteen hundred and ninety-six (19<sup>th</sup> April, 1996) *Ins. 6932/1996*, from brother and sister Mifsud.

For the purposes of Act number Eighteen (XVIII), of the year nineteen hundred and ninety three (1993) of the Laws of Malta, relating to Capital Gains Tax, I the undersigned Notary declare that I am presently receiving from the Vendor the sum equivalent to seven per cent (7%) of the sale price above

A/



This deed has been by me Notary, done, read and published after I Notary have duly explained the import hereof according to Law, here in Malta, Valletta, Merchants Street, number thirty-two (32).

Sgnd: P. Mifsud Bonnici      K. Abela  
          *J. Xuereb*                                  *Josette Fenech*  
*Naomi Mugliette, Notary Public of Malta.*

Certified True Photo Copy  
Today 5.8.2017  
\_\_\_\_\_  
Notary Dr. Annisa Abela  
Abela & Abela *Notaries Public*  
4 Museum Road, Rabat, Malta  
Tel: 2145 4707 / 2145 4165  
Fax: 2145 6114

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Physical Attributes of Immovable Property

Locality

Address

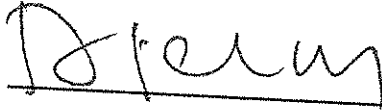
Total Footprint of Area Transferred \*  sq.mt

**Tick where applicable**  
*(Tick one box in each case except where indicated otherwise)*

<b>Type of Property</b>	<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		
<b>Age of Premises</b>	<input checked="" type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WW2	
<b>Surroundings</b>	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
<b>Environment</b>	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
<b>State of Construction</b>	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-finished **	<input checked="" type="checkbox"/> Finished ***	
<b>Level of Finishes</b>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
<b>Amenities</b> <i>Tick as many as appropriate</i>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input type="checkbox"/> No Garage	<input type="checkbox"/> One Car Garage	<input checked="" type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
<b>Airspace</b>	<input type="checkbox"/> Ownership of Roof	<input checked="" type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

\* Includes all lands and gardens but excludes additional floors, roofs and washrooms  
 \*\* Includes plastering, electricity, plumbing and floor tiles  
 \*\*\* Includes \*\* plus bathrooms and apertures

Date: 14 Feb 2022

Perit's Signature: 

Warrant Number: 277

Rubber Stamp: 

2, Triq San Timofju,  
 Naxxar NXR-2111, MALTA  
 Tel: 2141 9590, Mob: 9944 8275  
 rfenech@mellia.com



## Subbasta Numru 31/2020

### Inspections:

31-Jan-22

14-Feb-22

### Expenses:

Land Registry Plans	€12.00
Police service	€59.58
Rikors	€41.24
Locksmith	€120.00
Kopji permessi PA	€67.57
Kopji permessi PA	€11.65
Notifika	€7.00



**GOVERNMENT OF MALTA**

**Receipt No:** 000473056

<b>Ministry/Department</b>	COURTS OF JUSTICE - REGISTRU SUPERJURI - CIVILI		<b>Date</b>	28 Jan 2022						
Received from RF				<table border="1"> <tr> <td>Net</td> <td>7.00</td> </tr> <tr> <td>% VAT</td> <td></td> </tr> <tr> <td>Total</td> <td>7.00</td> </tr> </table>	Net	7.00	% VAT		Total	7.00
Net	7.00									
% VAT										
Total	7.00									
the sum of	Seven euro									
in respect of	NOTIFIKA - Cash No: 4659/01/2022 - Received on: 28/01/2022 HSBC BANK MALTA PLC (C3177) vs CALLEJA DR LEONTINE ET NOE			Payment Method						
				Cashier ZAMMIT STEPHEN						
When payment is made by cheque, this receipt is valid subject to bank clearance				Signature						

ACC1

Is-somma ta' € 59.58 ghandha tithallas fi ŻMIEN SEBAT IJIEM mid-data ta' dan l-avviz fl-Uffiċċju tas-Surgent Maġġur fl-ghassa ta' **Staffing & Major Events Unit**. Dan huwa l-ħlas għas-servizz mitlub permez ta' din it-talba, mogħti mill-Pulizija.

Lokalità	Data	Hin		Isem u Rank	Hlas dovut		
		Minn	Sa		€	c	
Mellieha	14/02/2022	10:30 AM	1:30 PM	PS	€ 50.49		
Iċ-ċekkijiet għandhom jinħarġu f'isem il-Kummissarju tal-Pulizija.					<b>TOTAL</b>	€ 50.49	
					<b>18% VAT</b>	€ 9.09	
					<b>HLAS DOVUT INKLUŻ VAT</b>	€ 59.58	

PS2209  
Rachel Aquilina  
Major Events Co-ordinator  
FEB 2022  
Staffing & Major Event

**REMITTANCE SLIP**  
Sabiex toħroġ riċevuta, jekk jogħġbok ipprezenta din is-*Slip* meta thallas, eħmiżha maċ-Ċekk jekk tibghat bil-posta

Dritt li għandu jithallas € **59.58**

Extra Duty





**Avv. Juliana Scerri Ferrante**  
B.A., Dip. L.P., LL.D., Mag. Jur. (Int. Law.)  
Cert. Studii Forense (RM).  
*Advocate*

---

203/2, Vincenti Buildings,  
Old Bakery Street,  
Valletta VLT 1453, Malta

M: (+356) 9949 8089  
E: juliana.scerriferrante@jsflegal.com  
E: jsflegal@gmail.com

VAT Reg. No.: MT 1155 5619

7<sup>th</sup> February 2022

Petit Robert Fenech,  
2 Triq San Timotju,  
Naxxar.

**Invoice No. 08/22**

**Re: Subasta 31/2020 – HSBC Bank Plc vs Kuraturi Deputati NOE**

Fee		Euro 34.95
VAT	18%	6.29
		-----
		Euro 41.24
		-----



**John Mizzi**

07 Giannina, Triq Tal-Barrani, Zejtun  
Mobile no: 99852534  
Vat. No: 12192817

**LOCKSMITH SERVICES**

**INVOICE**



**Invoice # :316**

**Invoice date: 14 February 2022**

**Bill to: c/o Robert Fenech**  
Flat 6, Block 1, View Point Apartments,  
Triq Snajjin, Mellieha

<b>DATE</b>	<b>DESCRIPTION</b>	<b>COST (labor &amp; material)</b>
14 Feb. 2022	<b>Locksmith Service</b> Opened locked door and changed MG cylinder (with 3 original keys) on above-mentioned address  <i>*new cylinder and labor included in total cost</i>	€120.00
<b>TOTAL</b>		<b>€120.00</b>

*\*payment may be made through bank wire transfer to:*  
Account Name: **John Mizzi**  
Account No: **HSBC 023203847001**  
IBAN No: **MT27MMEB44233000000023203847001**



Bank of Valletta

**Bank of Valletta p.l.c**

Registration Number: C 2833

Registered Office: 58 Zachary Street, Valletta VLT 1130 - Malta

**Pay third party**

Printed by: Mr. Robert Fenech

Printed on: 22/02/2022 - 21:07

Document ID: 11382537

Transaction details

Beneficiary name: John Mizzi  
Relation: Technical Services  
Reason: Purchase of Services  
Payment details: Locksmith Service Apt 6, Block 5, View Point Triq is Snajjin, Mellieha  
Currency: EUR - Euro  
Beneficiary account: MT27MMEB44233000000023203847001  
Beneficiary account type: Valid IBAN of country - Malta  
Bank name: Other bank  
Bank address / Bank's BIC: Let the bank apply the beneficiary bank BIC  
Beneficiary address: Yes  
Address line 1: 07 Giannina  
Address line 2: Triq tal Barrani  
City: Zejtun  
Postcode: ZTN  
Country: Malta  
From account: RF current (EUR) 1720256501 9  
Charges should be paid by: Shared - I pay BOV charges; John Mizzi pays the beneficiary bank charges  
Amount: EUR 120.00  
BOV to transfer the money: as soon as possible  
Receiving bank to get the money as: normal priority payment  
Saved template: no

Additional information

Credit amount: EUR 120.00  
Debited amount (excluding charges): EUR 120.00  
Estimated amount to be withdrawn from account: EUR 121.00  
Transaction charge: EUR 1.00

Transaction result

Status: Your instructions have been processed successfully.  
Transaction ID: 110410849



PLANNING AUTHORITY

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

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

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

## Cash Sale

Name: Perit Fenech  
Address:

Cash Sale Number: 404652-6733-0  
Date: 07 April 2022

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of plans (digital) PA 3758/03	1	€11.65	€11.65	€0.00	0

### Payment Details:

BOV

Debit / Credit Card

### Cash Sale Status:

Settled

Total NET: €11.65  
Total VAT: €0.00  
Total: €11.65

Drawn up by  
Connie Genuis

*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

customercare@pa.org.mt

VAT No: MT 1281-6708

Exemption No: EXO 1188

## Cash Sale

Name: Perit Robert Fenech

Cash Sale Number: 396831-5341-0

Address:

Date: 01 February 2022

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit (digital) PA 6434/00 & PA 3758/03	2	€4.66	€9.32	€0.00	0
Copy of plans (digital)	5	€11.65	€58.25	€0.00	0

### Payment Details:

BOV

Debit / Credit Card

### Cash Sale Status:

Settled

Total NET: €67.57

Total VAT: €0.00

Total: €67.57

Drawn up by

Connie Genuis

*Receipt is not valid if payment is dishonoured.*



Robert Fenech  
2 Triq San Timotju  
Triq San Timotju  
Naxxar  
NXR2111  
Malta

**Cash Sale**

28/02/2022

252093E

No of Copies	1
Fee Per Site Plan	€6.00
-----	
Total	€6.00
-----	

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

Tel: +356 21239777, 25904700

Email: [enquirieslandregistry@gov.mt](mailto:enquirieslandregistry@gov.mt)

[www.landregistryplans.gov.mt](http://www.landregistryplans.gov.mt)

Robert Fenech  
2 Triq San Timotju  
Triq San Timotju  
Naxxar  
NXR2111  
Malta

**Cash Sale**

01/02/2022

248519E

No of Copies 1

Fee Per Site Plan €6.00

-----  
Total €6.00  
-----

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

Tel: +356 21239777, 25904700

Email: [enquirieslandregistry@gov.mt](mailto:enquirieslandregistry@gov.mt)

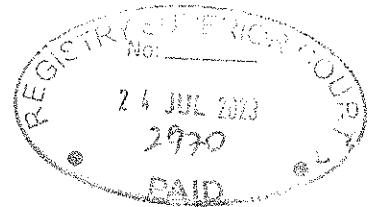
[www.landregistryplans.gov.mt](http://www.landregistryplans.gov.mt)

PRIM' AWLA TAL-QORTI ĊIVILI

FL-ATTI TAS-SUBBASTA

Numru 38/22

HSBC Bank Malta plc (C3177)



Vs

Kuraturi Deputati appuntati sabiex jirrapreżentaw lill-assenti Abela Michael (Passaport Amerikan numru 209990896) u Abela Kathleen (Passaport Amerika 156337432)

**Nota Korrettorja u Kjarifika tigward  
Relazzjoni  
tal-Perit Tekniku  
AIC Robert Fenech**

Data: 14 ta' Lulju 2023

**PRIM'AWLA TAL-QORTI CIVILI**

**FI-Atti tas-Subbasta Numru Numru 38/22**

HSBC Bank Malta plc (C3177)

Vs

Kuraturi Deputati appuntati sabiex jirraprezentaw lill-assenti Abela Michael (Passaport Amerikan numru 209990896) u Abela Kathleen (Passaport Amerikan 156337432)

Jesponi bir-rispett:

Subbasta 31/20 kienet waqgħet u giet dikjarata nulla. Subbasta 38/22 eventwalment inħarget għall-istess propjetajiet.

**1) Nota Korrettorja:**

- Taħt sezzjoni "C DESKRIZZJONI U VALUTAZZJONI TAL-FOND" ta' paġna 4 tar-rapport, it-titlu jaqra "Appartament numru 6, Block A "Pinto Flats", 11, Triq San Albert, Gżira" iżda għandu jiġi korrett għal "Appartament numru 6, Block 1, "View Point Apartments", Triq Snajjin, Mellieħa".

**2) Nota ta' Kjarifika:**

- Qied jiġi ċċarat illi l-propjeta' tinkludi l-użu komuni u bid-drittijiet u l-pertinenzi kollha li jappartjenu għal din il-propjeta'.

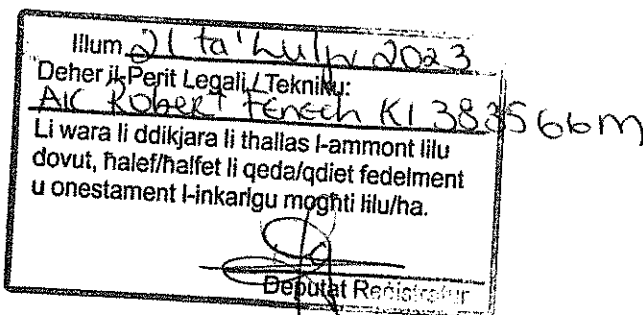


- Qed jigi ikkonfermat li s-sulari kif innumerati fil-kuntratt tan-Nutar Dott. Naomi Mugliette u fil permess tal-bini PA 6434/00 ma jaqblux ma kif is-sulari huma innumerati fil post u fil permessi li nharġu wara PA 6434/00. Appartament 6 huwa indikat li jinsab fit-tielet livell fil-kuntratt u f' PA 6434/00 (third level) iżda fil-post gie innumerat Level 4. Bi-istess mod, garage tlieta (3) huwa indikat fit-tieni livell (level number 2) fil-kuntratt, iżda gie innumerat Level 3 fil-post. Biex tiġi evtiata konfuzjoni, dan ir-rapport izomm man-numerazzjoni original tal-kuntratt tan-Nutar Dott. Naomi Mugliette tas-26 ta' Jannar 2005.



**AIC Robert Fenech**  
**Perit Tekniku**

Data: 14 ta' Lulju 2023



MARVIC FARRUGIA

lillum 24 ta' Lulju 2023  
lppreżentata mill- Perit Robert Fenech  
B'/Bla dok \_\_\_\_\_ dokumenti



MARVIC FARRUGIA