

43/2022

QORTI CIVILI
PRIM' AWLA

Onor. Imhallef Dr. Mark Chetcuti LL.D.

Fl-Atti tas-Subbasta Nru. 43/2022

Bank of Valletta plc
vs
Jean Paul Bajada



Rapport tal-Perit Tekniku

Perit Dr Amber Wismayer, B. E. & A. (Hons.), M. Sc. (Lond.), Ph.D. (Bath), Perit



AW Ref: CW2022M

23 ta' Ottubru 2023

QORTI ĊIVILI

PRIM AWLA

ONOR. Imhalled Dr. Mark Chetcuti LL.D.

Fl-Atti tas-Subbasta Nru. 43/2022

Rikors ta' Bank of Valletta p.l.c. (C2833)

ghall-ħrug ta' Mandat ta' Qbid ta' Hwejjeg Immobbli

Bank of Valletta p.l.c. vs Jean Paul Bajada

Relazzjoni tal-Perit Tekniku: Perit Dr Amber Wismayer

Tesponi bir-rispett,

L-esponent giet maħtura sabiex taċċedi fuq il-fond subbastanti tagħmel deskrizzjoni u stima tal-propjeta konsistenti minn: *Garaxx magħruf bin-numru sitta (6), li jinsab fil-livell semi-basement, formanti parti minn blokk konsistenti f'sitt maisonettes u kumpless ta' garaxxijiet, fi Triq ir-Rattan Mellieha.*

Illi biex taqdi l-inkarigu li nġhatala, hija zammet aċċess nhar il-Ħamis, 19 ta' Ottubru 2023. Preżenti għall-access kien hemm:

- Perit Dr Amber Wismayer
- Sinjur Jean Paul Bajada (K.I. 588181M)

Introduzzjoni

Skond i-istruzzjonijiet mogħtija mill-Onorevoli Qorti, l-esponent isspezzjonat u kkonsidrat bir-reqqa is-sit hawn fuq imsemmi sabiex tagħmel deskrizzjoni u tirrelata opinjoni dwar il-valur tal-fond.

Sinjur Jean Paul Bajada gie nnotifikat bid-data u l-hin tal-ispezzjoni tas-sit permezz ta' ittra reġistrata. Huwa pprova aċċess għall-proprjeta' u kien prezenti matul l-ispezzjoni.

Bazi tal-Valutazzjoni

Opinjoni ta' l-ahjar prezz li bih seta jsir il-bejgħ tal-interess fil-proprjeta', mingħajr kundizzjonijiet, u għal-flus kontanti, fid-data tal-valutazzjoni u b'dawn is-suppożizzjonijiet:

- Il-bejgiegħ ikun lest li jbiegħ.
- Li, qabel id-data ta' valutazzjoni, kien hemm żmien raġonevoli (wara li għet ikkunsidrata n-natura tal-proprjeta' u l-istat tas-suq) għall-kummerċ xieraq tal-interess, il-kunsens tal-prezz u t-termini u l-kondizzjonijiet tal-bejgħ.
- Li l-istat tas-suq, il-livell tal-valuri u ċ-ċirkostanzi oħra kienu, f'data preċedenti tal-kuntratt, l-istess kif inhuma fid-data ta' valutazzjoni.
- Li ma jitqiesux ebda offerti addizzjonali minn xerrejja li għandhom interessi speċjali.
- Li ż-żewġ partijiet fit-tranzazzjoni aġixxew b'għarfien, b'prudenza u ma gewx imgeġħla.

In-Noti ta' Gwida jirreferu għall-fatt li ċertu tip ta' proprjeta', ddisinjat u adattat għal użu partikolari, jinbiegħ fis-suq miftuħ bi prezzijiet ibbażati direttament fuq il-potenzjal kummerċjali għal użu ristrett.

L-esponent qed tassumi li l-proprjeta' tista tigi trasferita bħala libera u franka, bil-jeddijiet, id-drittijiet u l-pertinenzi kollha tagħha.

Lokalita u Deskrizzjoni

Skont il-North West Local Plan Mellieha West Policy Map 25, il-proprjeta' subbastanti tinsab f'żona residenzjali, hekk skont Policy NWUS 3: Residential Area, gewwa ż-żona ta' żvilupp (hekk skont Policy NWUS 1: Limit to Development Boundary) iżda barra ż-żona ta' konservazzjoni urbana. Il-proprjeta' tinsab qrib żona ta' art mitluqa indikata għar-rigenerazzjoni permezz tal-Policy NWML 1 (Regeneration of derelict land at Ta' Masrija), u dettaljata fil-Planning Policy for Ta' Masrija Mellieha Map 26. Il-

proprietà tinsab wkoll qrib sit magħżul għall-faċilitajiet tal-komunità, hekk skont *Policy NWML 7: Community Facilities*. Il-*North West Local Plan Mellieha Transport Strategy Map 24* tindika li l-proprietà tinsab viċin kemm *Arterial Road* kif ukoll *Local Access Road*.

Il-*North West Local Plan Mellieha West Building Heights Map 28*, tiddefinixxi s-sit bħala wiehed b'limitazzjoni ta' għoli massimu ta' tliet (3) sulari u tliet (3) filati *basement*. Peress li l-proprietà tinsab taht proprietà ta' terzi, u l-arja mhix inkluża, l-għoli massimu permissibbli f'sulari jew metri mhux qed jiġi kkunsidrat għal din il-valutazzjoni.

L-esponent qed tipprezenta il-*Policy Maps* rilevanti f'dokument immarkat '**Dok. Q**' u hawn anness.

Il-proprietà hija garaxx mingħajr numru uffiċjali, iżda magħruf bin-numru sitta (6), li jinsab fil-livell *semi-basement*, formanti parti minn blokk konsistenti f'sitt *maisonettes* u kumpless ta' garaxxijiet, fi Triq ir-Rattan, Mellieha. Huwa aċċessibbli minn entratura komuni li hija bla numru u bla isem, li tiżbokka fl-imsemmija triq. L-entratura prinċipali tal-livell tal-garaxxijiet tagħti aċċess għal *driveway* komuni, li umbagħad tagħti aċċess għall-garaxxijiet kollha, inkluża l-proprietà.

Il-garaxx, ta' madwar 18 metri kwadri, għandu wisar ta' madwar 2.9m u fond ta' madwar 6.3m. L-esponent qed tipprezenta pjanta tal-proprietà f'dokument immarkat '**Dok. P**' u hawn anness. Id-daqs tal-garaxx jippermetti għal karozza waħda. Jinsab f'*shellform* (gebel u saqaf), mingħajr ebda servizzi ta' dawl, ilma jew drenagg disponibbli. Is-saqaf huwa tal-konkos, filwaqt li l-ħitan huma mibnija fil-gebel u *bricks* tal-konkos. Waqt l-aċċess, l-ebda difetti strutturali ma kienu viżibbli.

Meta l-esponent zammet aċċess, kien jidher ċar li l-garaxx kien qed jintuza: filfatt kien hemm diversi oġġetti miżmuma fil-garaxx. Il-fond instab f'stat tajjeb. Iżda, l-ispezzjoni kienet limitata minhabba aċċess ristrett minhabba l-oġġetti fil-garaxx.

L-esponent qed tipprezenta ritratti tal-proprietà f'dokument immarkat '**Dok. R**' u hawn anness.

Il-partijiet komuni jinkludu l-entratura prinċipali, *driveway*, u passaġġ komuni. Il-garaxxijiet fil-kumpless għandhom is-sistema ta' *drains* u drenagg tal-proprietajiet sovrastanti għaddejja minn go fihom. Il-proprietà tgawdi s-servitujiet kollha attivi jew passivi riżultanti mill-pożizzjoni tagħha, bid-drittijiet gustijiet u pertinenzi kollha tagħha.

Il-garaxx kien ġie akkwistat minn Jean Paul Bajada permezz ta' kuntratt datat 26 ta' Settembru 2005, in atti Nutar Dottor Maronia Fenech. Fuq il-fond ġew iskritti s-segweni ipoteki u cioe' dawk bin-numri I 18242/2013 u I 18243/2013. L-esponent qed tipprezenta kopja tal-att tal-akkwist f'dokument immarkat 'Dok. L' u hawn anness.

Permessi ta' l-Ippjanar

Permessi ta' l-Ippjanar ma ġewx ipprovduti lil esponent, u tfittxijiet fl-arkivju tal-Awtorità tal-Ippjanar ma sarux. Skont riċerki li saru mil-esponent permezz tas-sit elettroniku ta' Awtorità tal-Ippjanar, jidher li hemm permess għall-iżvilupp approvat fuq is-sit. Id-dettalji ta' l- applikazzjoni huma elenkati hawn taht.

Numru tal-Każ:	PA/07293/98
Sit:	<i>Site at Tas-Salib, Mellieha</i>
Deskrizzjoni:	<i>Proposed semi-basement garages and 6 maisonettes.</i>
Applikant:	Messrs Joseph & Pio Chetcuti
Perit:	Perit Lawrence A. Gatt
Status:	<i>Approved</i>

Jidher li il-fond mhuwiex mibni ezatt skont l-aħħar permess. Perezempju, hemm hmistax-il garaxx indikati fuq il-pjanti ta' aħħar tal-permess approvat, izda, sittax-il garaxx inbnew. Peress illi ma sarx sħarriġ dettaljat tas-sit kollu, il-konfigurazzjoni u d-dimensjonijiet tal-garaxxijiet ma setghux jiġu verifikati mal-pjanti approvati.

L-esponent qed tipprezenta l-aħħar permess ta' żvilupp approvat immarkat 'Dok. S' u hawn anness.

Kunsiderazzjonijiet Generali

- L-esponent m'ghamlet l-ebda riserva għal bilanċ ta' self pendenti jew hlasijiet oħra li jistgħu jeżistu, jew għall-kapital jew imghax fuqhom.
- L-esponent m'ghamlet l-ebda riserva għal kwalunkwe spejjeż ta' xiri jew bejgħ.
- L-valutazzjonijiet iddikjarati f'dan ir-rapport huma esklużi minn kwalunkwe responsabbiltà ta' VAT li jistgħu jinholqu fl-iżvilupp jew bejgħ.
- Sakemm ma jkunx speċifikat b'mod ieħor, l-esponent qed tassumi li l-propjeta hija hielsa.

- Il-valutazzjoni tirrifletti biss dak l-avvjament li huwa trasferibbli u teskludi dak li ghandu x'jaqsam ma' r-reputazzjoni personali u kwalitajiet.
- Il-Metodu komparattiv (*Comparative Method of Valuation*) intuża bhala metodu ta' valutazzjoni.

Konkluzjoni

Wara li kkunsidrat l'aspetti kollha hawn fuq imsemmija, inkluż il-post fejn jinsab il-fond, l-kundizzjoni tal-fond, il-potenzjal ta' żvilupp skont il-Ligi u fatturi oħra rilevanti, l-esponent tistma li l-garaxx magħruf bin-numru sitta (6), li jinsab fil-livell *semi-basement*, formanti parti minn blokk konsistenti f'sitt maisonettes u kumpless ta' garaxxijiet, fi Triq ir-Rattan Mellieħa, għandu valur ta' **Sebgha u Tletin Elf Ewro (€37,000)**.

L-esponent qed tipprezenta kopja tal-att tal-akkwist f' dokument immarkat '**Dok. L**' u hawn anness.

L-esponent qed tipprezenta *land registry plan* f' dokument immarkat '**Dok. M**' u hawn anness.

L-esponent qed tipprezenta pjanta tal-proprjetà f' dokument immarkat '**Dok. P**' u hawn anness.

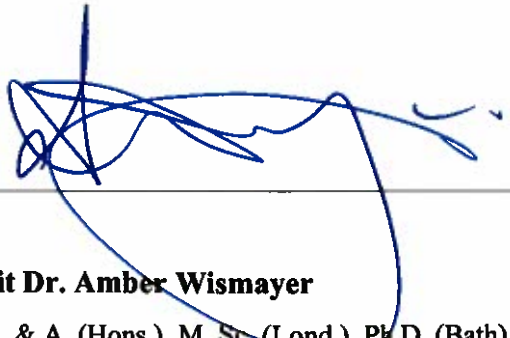
L-esponent qed tipprezenta il-*Policy Maps* rilevanti f' dokument immarkat '**Dok. Q**' u hawn anness.

L-esponent qed tipprezenta ritratti tal-proprjetà f' dokument immarkat '**Dok. R**' u hawn anness.

L-esponent qed tipprezenta l-aħħar permess ta' żvilupp approvat immarkat '**Dok. S**' u hawn anness.

~~L-esponent qed tipprezenta *Land Registry Plan* immarkat '**Dok. T**' u hawn anness.~~

Daqstant l-esponent tissottometti bir-rispett lil Din l-Onorabbli Qorti.



Perit Dr. Amber Wismayer
B. E. & A. (Hons.), M. Sc. (Lond.), Ph.D. (Bath), Perit

28 MAY 2024

Illum.....

Ippreżentata mill-**Dr. Amber Wismayer**

B/bla dok... **imrenja** ^{Sitt} ₍₆₎ dokumenti



Adrian Mallia
Deputat Registratur

6

Illum ⇒

Dok. L.

Kopja tal-Att tal-Akkwist

Dok 4

Illum, sitta u ghoxrin (26) ta' Settembru tas-sena elfejn u hamsa (2005).

ATT NUMRU

Quddiemi Nutar Dottoressa Maronia Fenech dehru personalment wara li kont certa mill-identita' tal-komparenti skond il-ligi:

BEJGH

Min-naha l-wahda: Pio u Joseph ahwa Chetcuti, it-tnejn fin-negozju, ulied Joseph u Concetta nee' Muscat, imweldin Pieta' u residenti Mgarr u Naxxar, rispettivament, b'karta tal-identita' numru 558564 M, u 191358 M; Pio Chetcuti qed jidher ukoll fuq dan l-att f'isem u ghan-nom ta' martu Jacqueline Chetcuti, bint Francis Ciappara u Inez nee' Muscat, imwiolda Pieta' u residenti Mgarr, Malta, b'karta tal-identita' numru 25971 M, kif debitament awtorizzat skond prokura generali annessa ma' att tan-Nutar Dottor John Patrick Hayman, tat-tnax ta' April tas-sena elf disa' mija disgha u disghin (12/04/1999), markata bhala dokument A; Joseph Chetcuti qed jidher ukoll fuq dan l-att f'isem u ghan-nom ta' martu Antoinette Chetcuti, bint Emanuel Galea u Teresa nee' Attard, imwiolda u residenti Naxxar, b'karta tal-identita' numru 484461 M, kif debitament awtorizzat skond prokura generali annessa ma' att tan-Nutar Dottor John Patrick Hayman, tat-tnax ta' April tas-sena elf disa' mija disgha u disghin (12/04/1999), markata bhala dokument B, hawn taht imsejja il-Vendituri in solidum u indivizamnt bejniethom;

INSINWAT

31.10.05

INSINWA

NUMRU

20902/2005

I.17961/2005

(GPP)

Min-naha l-ohra : Jean Paul Bajada, fil-kummerc, iben Paul u Rita nee' Bondin, imwieled Pieta' u residenti Bugibba, limiti ta' San Pawl-il Bahar, b'karta tal-identita' numru 588181 M, hawn maghruf/a bhala l-kompratur.

Minni Nutar identifikati.

U bis-sahha ta' dan l-att, il-vendituri qeghdin ibiegghu, jassenjaw u jitrasferixxu, lill-kompratur li jaccetta, jixtri u jakkwista il-garage, shell-form, minghajr numru ufficcjali, izda maghruf bin-numru sitta (6), formanti parti minn blokk konsistenti f'sitt maisonettes u kumpless ta' garages li jinsab f'*semi-basement level*, fi Triq ir-Rattan, Mellieha; l-imsemmi garage huwa accessibbli minn entratura komuni li hija bla numru u bla isem, li tizbokka fl-imsemmija Triq, inkluz ukoll sehem proporzjonali tal-partijiet kollha komuni tal-imsemmi *semi-basement level*, cioe' l-entrata, id-drive-in u passagg komuni. L-imsemmi garage huwa indikat bil-kulur ahmar fuq pjanta hawn annessa u markata dokument ittra 'A' u liema garages fl-imsemmi kumpless ghandhom is-sistema ta' drains u drenagg tal-proprjeta' sovrastanti ghalihom, ghaddejja minn go fihom. L-

Attard

Dr. Maronia Fenech, D.O., LL.D.

31.10.2005

*Vara kufja mawwala mill-atti
tregha tas-sena 26 ta' Settembru tas-*

imsemmi blokk li minnu jiffirma parti l-imsemmi *semi-basement level*, jikkonfina mil-lvant mal-imsemmija Triq, u mill-irjeh l-ohra kollha ma' proprjeta' tal-vendituri jew l-aventi kawza taghhom. L-imsemmi garage huwa liberu u frank, u hieles minn kull ipoteka u jew dejn, mhux suggett ghal xi litigazzjoni, suggett ghal u jgawdi mis-servitujiet kollha attivi jew passivi, rizultanti mill-posizzjoni tieghu, bid-drittijiet, gustijiet u l-pertinenzi kollha tieghu, bil-pussess battal u taht is-segwenti pattijiet u kundizzjonijiet:

1. Bil-prezz ta' elfejn lira Maltin (LM2,000), li qed jithallas prezenzjalment mill-kompratur fuq dan l-att u l-vendituri qed ihallu d-debita rcevuta ghas-somma hawn fuq imsemmija.
2. Bhala garanzija tal-pacifiku pussess u reali godiment tal-proprjeta' mibjugha hawn fuq, il-Vendituri jipotekaw il-beni taghhom kollha, in generali, prezenti u futuri, a favur tal-kompartur, li jaccetta.
3. Il-Vendituri jiggarrantixxu illi l-imsemmija proprjeta' hija mibnija skond is-sengha tal-bini u bil-permessi relattivi; kif ukoll illi *r-road and drainage contributions* huma mhallsa.
4. Rigward l-appoggi, il-komparturi la jhallsu u lanqas jithallsu.
5. Spejjez tal-att skond il-ligi, pero', kwalunkwe arretrati ta' kontijiet ta' canone, huma a kariku tal-venditur.
6. Senserija m'hemmx.
7. L-imsemmija proprjeta' ma taqax f'arja ta' registrazzjoni obbligatorja.
8. Il-partijiet komuni tal-imsemmi *semi-basement level*, ma jistghux ikunu ingombrati fl-ebda hin, b'tali mod li kull garage ikun jista' jgawdi mid-dritt ghall-access hieles mill-imsemmija partijiet komuni u dan f'kull hin tal-gurnata.
9. L-imsemmi garage u l-kumpless li minnu jiffirma parti, jista' jintuza biss ghal skopijiet ta' pparkjar ta' karozza jew bhala *store*. Ma jistghux jinzammu annimali fil-garage, kif ukoll il-kompraturi u l-aventi kawza taghhom ma jistghux juzaw l-imsemmi garage ghal skopijiet kummercjali li jista' jkun kagun ta' xi inkonvenjent ghall-proprjeta' sovrapposta u adjacenti l-imsemmija garages. Hazna ta' sustanzi jew likwidi li facilment jiehd u n-nar fl-imsemmi garage, huwa projbit.
10. Il-kompratur qieghed jintrabat u jobbliga ruhu li jimponi l-istess kundizzjonijiet ta' dan il-kuntratt lill-aventi kawza tieghu/jew is-successuri tieghu fit-titolu.

Ghall-finijiet tal-Att numru sbatax tas-sena elf disa' mija tlieta u disghin [17/1993] qeghdin isiru dawn id-dikjarazzjonijiet:

1. Ghall-fini ta' provenjenza, qed jigi dikjarat, li il-vendituri bnew il-

Aden

blokka li minnu jiffirma parti l-imsemmi garage, fuq parti minn plots fabbrikabli bin-numri mitejn tmienja u disghin (298), mitejn disa' u disghin (299) u tlett mija ittra M (300 M), liema plots jiffurmaw parti mill-art Ta' Masrija, fi Triq Rattan, Mellieha, liema plots gew akkwistati bis-sahha ta' kuntratt ta' bejgh fl-atti tan-Nutar Dottor John Patrick Hayman

Tat-tnax (12) t' April tas-sena elf disa' mija disgha u disghin (1999) mill-poter tal-kumpanija Ta' Masrija Limited, u mil-liema att tirrizulta provenjenza ulterjuri.

2. Ghall-fini tal-hlas tal-boll, qed jigi dikjarat li l-boll pagabbli mill-kompratur, jammonta ghal mitt lira Maltin (LM 100), bir-rata ta' hamsa fil-mija (5%).

3. It-Taxxa Provvizorja fuq il-Qliegh Kapitali dovuta fuq dan l-att, tammonta ghal mija u erbghin lira Maltin (LM 140).

4. Il-partijiet komparenti fuq dan l-att, qed jiddikkjaraw li l-valur moghti minnhom lill-proprijeta' trasferita b'dan l-att, huwa wiehed gust u rejali, u dan wara li jiena Nutar wissejthom bl-importanza tal-veracita' ta' din id-dikjarazzjoni taghhom.

5. Il-kompratur jiddikkjara illi huwa jikkwalifika li jakkwista l-proprijeta li qiegghda tigi trasferita aktar il-fuq minghajr bzonn ta' permess ta' l-akkwist ta' proprjeta immobbli minn persuni mhux residenti u li huwa jiddikkjara illi huwa residenti cittadini ta' l-Unjoni Ewropeja u li ghex f'Malta ghal perjodu kontinwu matul hajtu ta' hams snin. Dina id-dikjarazzjoni qeda ssir wara li n-Nutar sottofirmat spjegatlu l-importanza taghha skond il-Ligi.

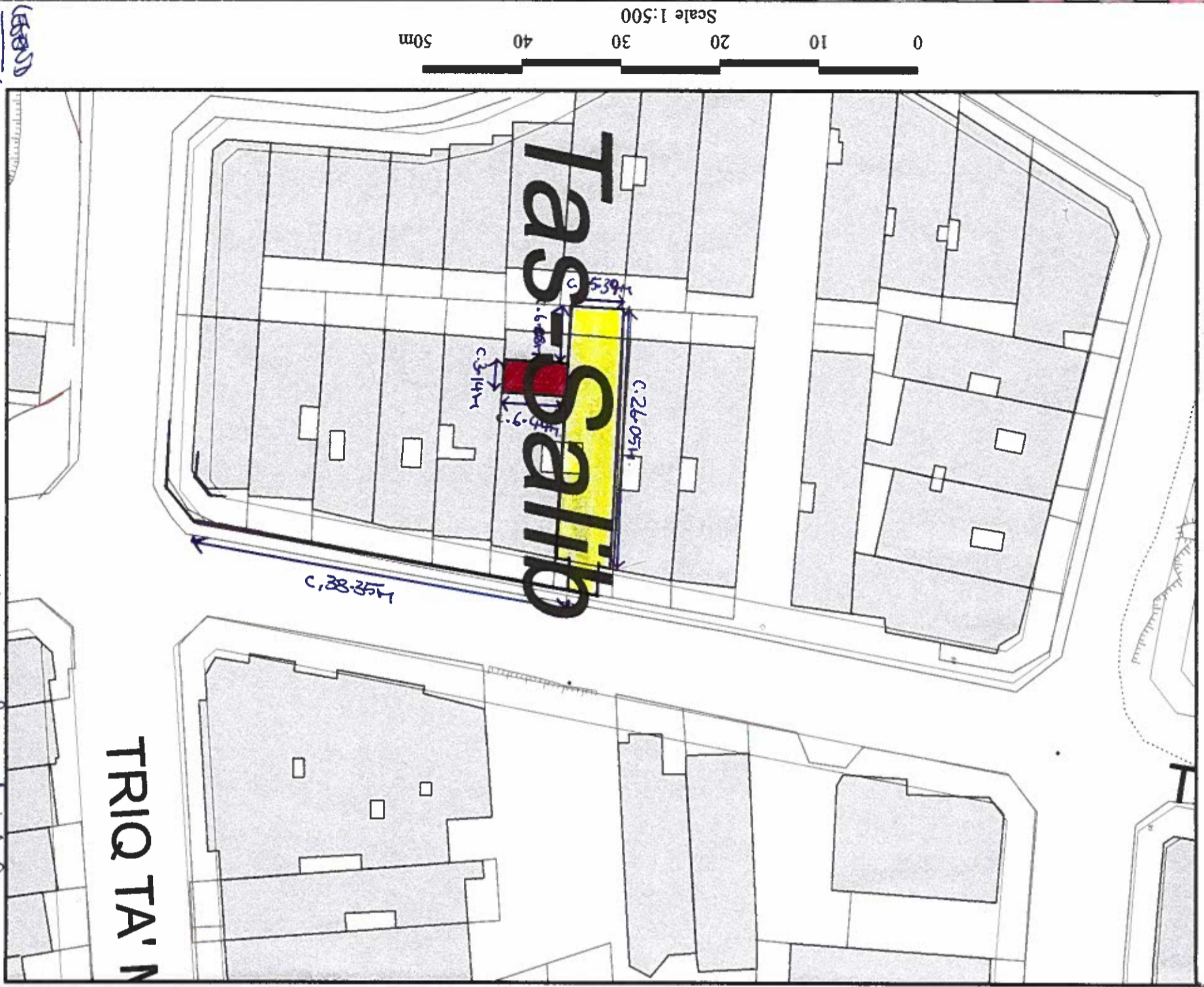
Dan l-att gie minni Nutar maghmul, moqri u ppubblikat wara d-debita cerzjorazzjoni lill-partijiet f'Malta Mellieha, numru sebgħa u erbghin (47), Triq in-Nahal.

Firmati: Joseph Chetcuti pro et noe – Pio Chetcuti pro et noe – Jean Paul Bajada – Dr Maronia Fenech, NUTAR PUBBLIKU MALTA


Dr. Maronia Fenech, LL.D.
31, ...
Mellieha

Dok. M.

Land Registry Plan

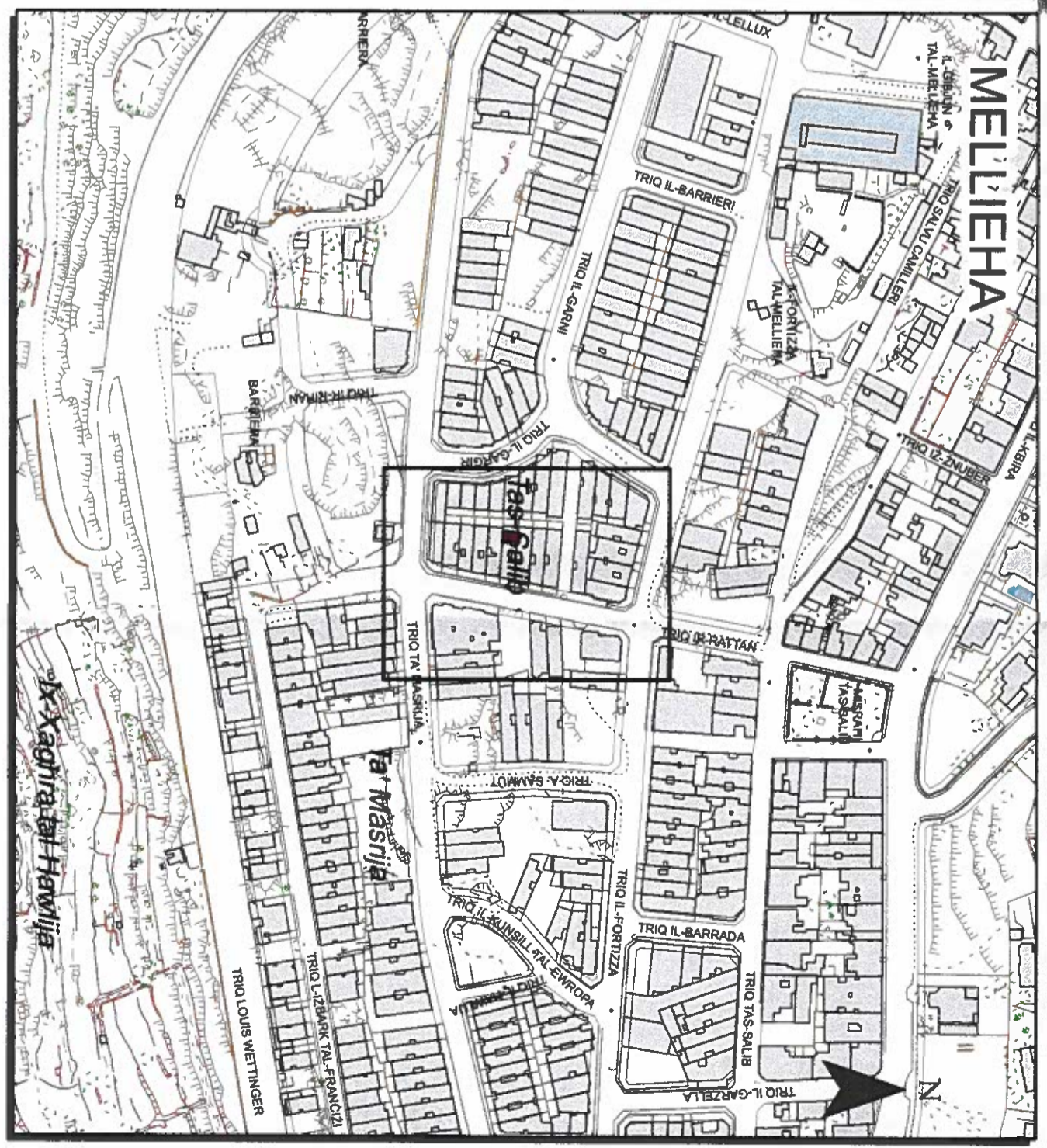


LEGENDA

Property - Garage & car-port at Scale 1:500
 Dimensions of property include covered area of both sold flats

Garage & car-port (at street level)
 & car-port driveway (at street level)

Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

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



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

Nru tal-Mappa: **346959 E** Pożizzjoni Centrali: **x = 42994**
 Map Number: Centre Coordinates: **y = 79240**

Parti min S.S.: **4279** Data: **23/04/2024**
 Extracted from S.S.: Date:

Qies (metri kwadri): **circa 20m² inkludat ta' area (square metres): covered area of both sold flats**

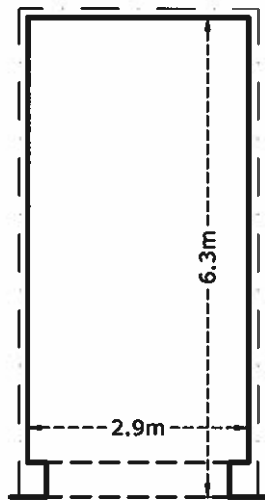
Perit: **[Signature]**
 Architect:
 Timbru tal-Perit: **Perit Amber Wismsyer, B.E.S.A.(Home), A.A.C.E.**
 Architect's Stamp: **Kappara, SGN 4072 MATA**
 Firma ta' l-Applikant:
 Applicant's Signature:
LR 355186
 Dritt imballas Fee Paid

t: 21387140 / m: 79982189
 e: ambwism@gmail.com

Dok. P.

Pjanta tal-Proprietà

Dok P



Garaxx Nru.6

NOTI:

- Il-hxuna tal-Nitan diviżorji għet prezunta.
- Il-partijiet komuni ma tkejlux.
- Ma sarx stħarriġ dettaljat u d-dimensjonijiet jistgħu jvarjaw sa +/- 0.05m

METRI
1:100

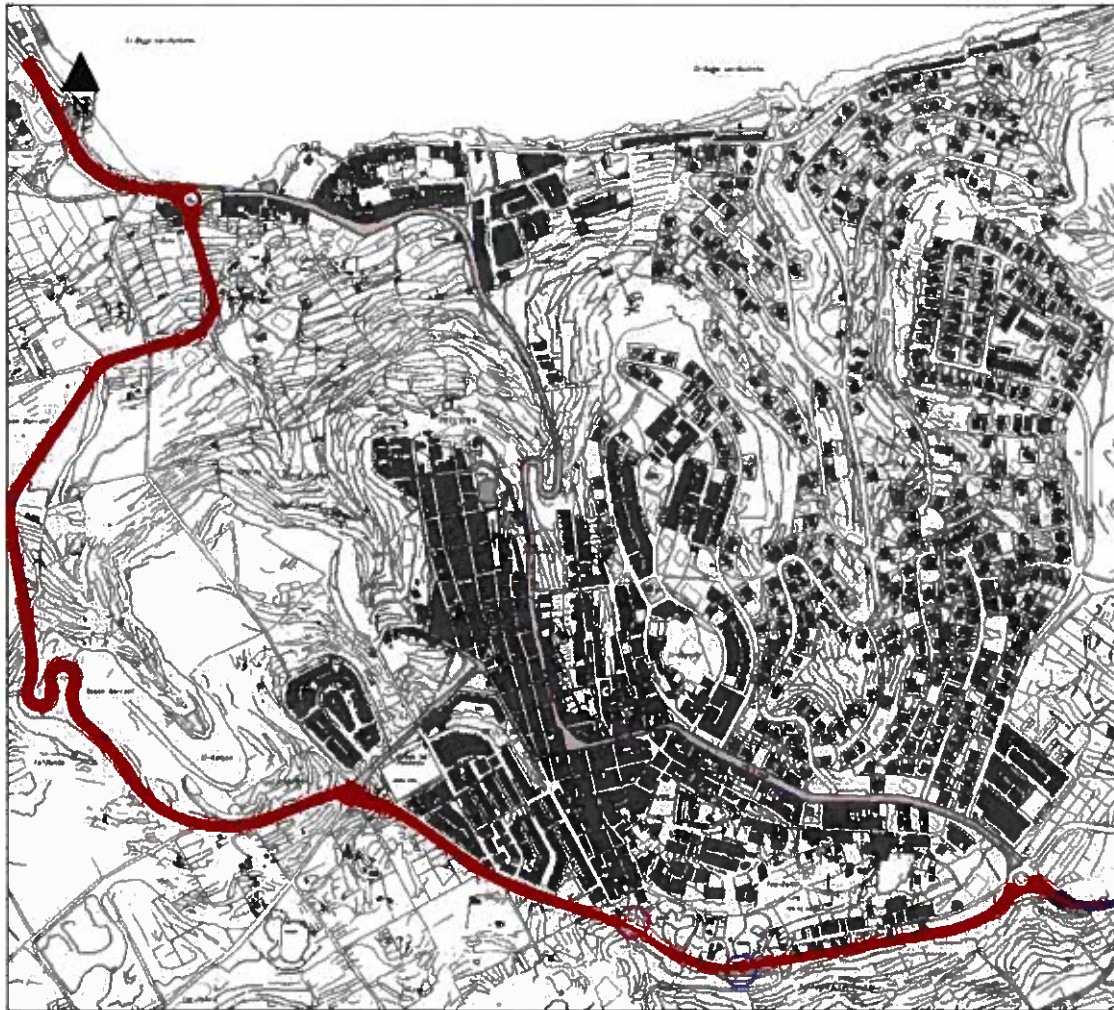


[Handwritten signature]

		DOTT. AMBER WISMAYER <small>B.E.A. (Planj. & M.A. (Lond.), Ph.D. (Bath)) PERIT</small>	
		M: +356 79582169 E: a@amberwismayer.com	
Kaz: Sub 43/22 - Jean Paul Bajada (Ingredients Ltd)			
Sit: Garaxx Nru.6, jifforma parti minn blokk ta' residenzi u garaxxijiet, Triq ir-Rettan, Mellieha			
Pjanta: Dok. P Pjanta tal-Garaxx			
Skala: 1:100 A4		Data: 23 Ottobru 2023	
Infasse minn: A.W.		Referenza: CW_2022M	

Dok. Q.
Policy Maps

Dok Q1



NORTH WEST LOCAL PLAN



L-Avantaż ta' Meliha Dinjar ta' Ambjent u l-Ippjanar
Meliha Environment & Planning Authority

Key

- Arterial Road
- Local Access Road
- NWTR 3 - Traffic Calming Measures
- Reducing Through Traffic
- Traffic Management
- NWTR 6
- Strategic Road Network Improvement
- NWTR 8
- Junction Improvement on the Strategic Network
- NWML 5
- Parking Provision

**North West Local Plan
Meliha Transport Strategy**

Scale: 1:7000	Date: June 2006	Map: 24
DISCLAIMER ONLY This to be used for consultation or direct interpretation. Maps to be used in conjunction with Policy Document.		
Base Maps: 1994 Survey Maps Copyright Mapping Unit, Meliha Environment & Planning Authority		

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NORTH WEST LOCAL PLAN

MELICHA WEST POLICY MAP

L-Awceva' of Mellicha West L-Awceva' of L-Awceva'
Mellicha Environment & Planning Authority

Key

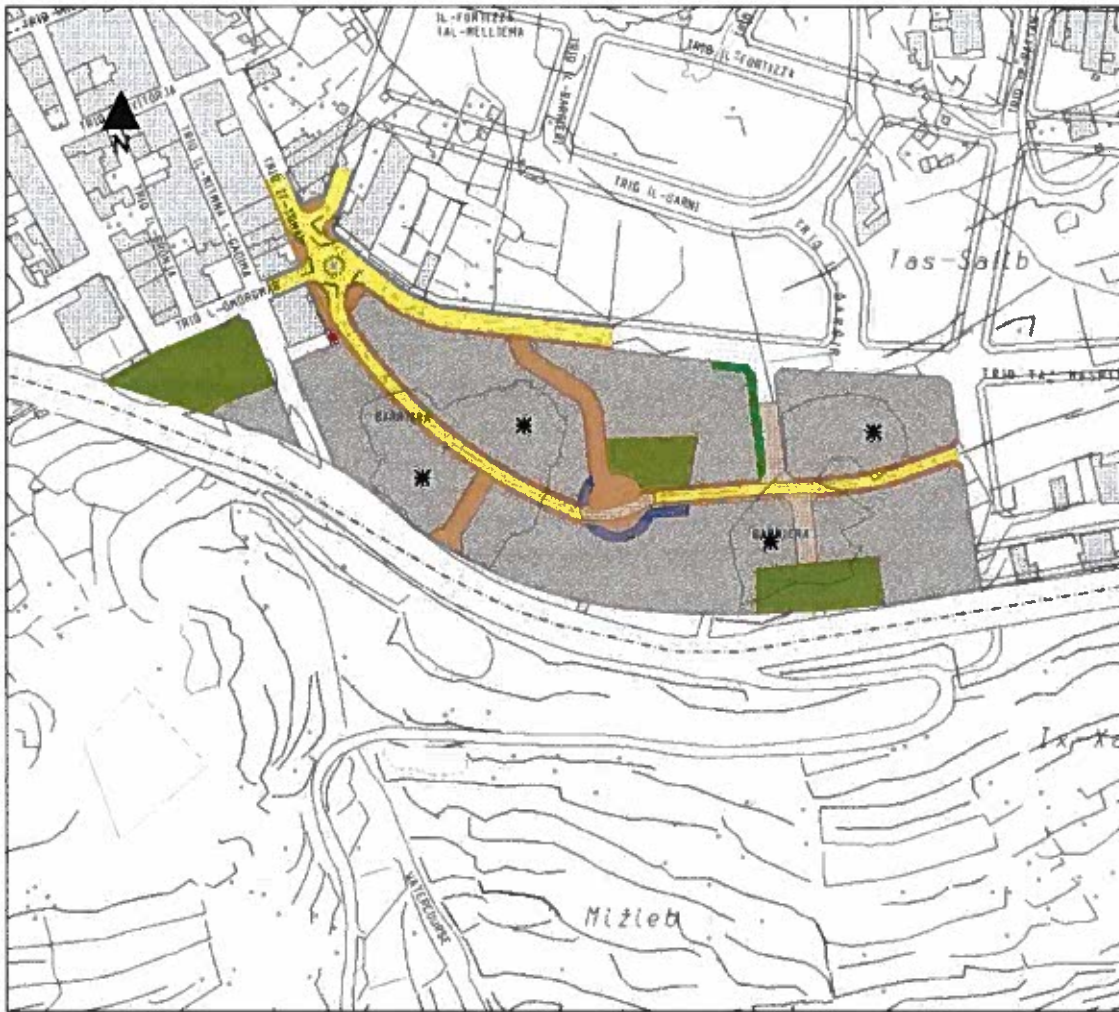
- MWUS 1 Limit to Development Boundary
- Proposed Extension of Land (Ref to Map EX 1)
- MWCO 1 Urban Conservation Area
- MWCS 1 Secondary Town Centre
- MWCS 4 Mellicha Micro-Enterprise Park
- MWUS 3 Residential Area
- MWUS 6 Urban Open Space
- MWRS 2 Category 1 OD2 Settlements
- MWBL 1 Reorganisation of derelict land in T4 & Darga
- MWBL 2 Land Allocation for Residential Development
- MWBL 3 Villa and Bungalow Zoning
- Top-Hatchia Villas
- High Ridge Bungalows
- High Ridge Villas
- MWBL 5 Parking Provision
- MWBL 6 Mellicha Community Residential Home
- MWBL 7 Community Facilities
- MWBL 8 School Extension
- MWBL 10 Sports Complex
- MWBL 11 Protected Areas

**North West Local Plan
Mellicha West Policy Map**

Scale: 1:5000	Date: July 2006	Map 25
<small>INDICATIVE ONLY Not to be used for measurement or other interpretations Maps to be used in conjunction with Policy Document</small>		
<small>Base Maps: ©2004 Harvey Index Copyright Mapping Unit, Mellicha Environment & Planning Authority</small>		

MELICHA02 W08

03



NORTH WEST LOCAL PLAN

MEPA
 L-Awtorit  ta' Meliħa Dwar l-Anblyans u l-Ippjanar
 Meliħa Environment & Planning Authority

Key

- Limit to Development Boundary
- Current Scheme Alignments
- Indicative Scheme Alignments
- Residential Development (Location Indicative)
- Neighbourhood Centre (Location Indicative)
- Staircase (Location Obligatory)
- Pedestrian Routes (Indicative)
- Vehicular Route (Location Indicative)
- Shared Surface (Indicative)
- Front Garden (Location Obligatory)
- Public Play Spaces (Location Indicative)
- Quarry Perimeter
- Car Furks (Location Indicative)

Planning Policy for Ta' Musrija Meliħa

Scale:	Date:	Map:
1:1,500	June 2006	26
INDICATIVE ONLY		
<small>Has to be used for information only and not for direct implementation. Maps to be used in conjunction with Policy Document.</small>		
<small>Base Maps - 1998 Survey Plans Copyright Mapping Plus, Meliħa Environment & Planning Authority</small>		

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NORTH WEST LOCAL PLAN



L-Aswara'at al-Mellicha District Council
Mellicha Environment & Planning Authority

Key

-  NWUS 1
Limit to Development Boundary
-  Proposed Exclusion of Land
(Refer to Map EX 1)
-  NWCO 1
Urban Conservation Area
-  NWRS 2
Category 1 ODZ Settlements
-  1 Floor
-  2 Floors
-  3 Floors
plus 3 coursed basement

Applicable Policy

NWUS 5
Building Height Limitations

**North West Local Plan
Mellicha West Building Heights**

Scale: 1:5000	Date: July 2006	Map: 28
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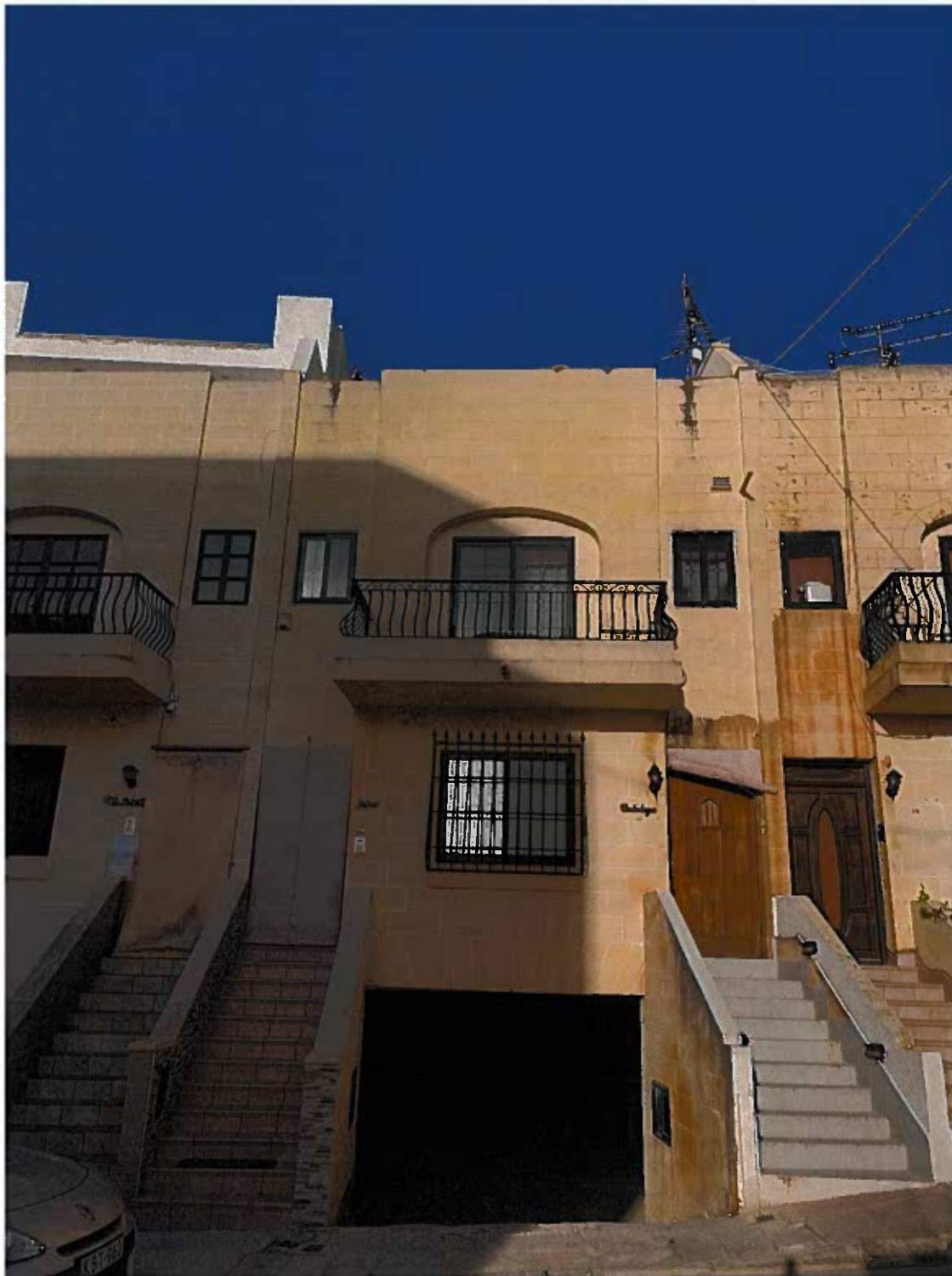
INDICATIVE ONLY
Not to be used for construction or other interpretations.
Subject to be read in conjunction with Policy Document.

Base Map: 1:500 Survey Plans
Copyright Mapping Unit, Mellicha Environment & Planning Authority

25

Dok. R.
Ritratti tal-Proprietà

Dok



Ritratt R1: Ritratt ta' l-aċċess għall-Proprietà mit-Triq



Ritratt R2: Ritratt tal-*driveway* komuni



Ritratt R3: Garaxxijiet 1-8



Ritratt R4: Ritratt tal-proprjetà subbastanti, Garaxx 6



Ritratt R5: Ritratt tal-garaxx minn ġewwa



Ritratt R6: Ritratt tal-garaxx minn gewwa

Dok. S.

PA/7293/93

Dok S1



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

To: Messrs Joseph & Pio Chetcuti
c/o Classic N/S
St Paul's Street
Mgarr
Malta

Date: 14th May 1999
Our Ref: PA7293/98/DC01

Application Number: 7293/98
Application Type: Full development permission
Date Received: 22/12/98
Approved Plan Numbers: PA 7293/98/1A/1B/1C/1D/1E/1F/1G as amended.

Location: Site at Tas-Salib, Mellieha
PROPOSAL: Proposed semi-basement garages and 6 maisonettes.

**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. Introductory notes and general conditions (A) on form DC 1/88 apply. Conditions for underlying basements and garages (B) also apply.
2. The ramp leading down to the underlying basement/garage shall at no point be steeper than 1:6. The ramp shall be so formed that it does not encroach onto the pavement.
3. The garage shall only be used for the parking of private cars.
4. The facade of the building should be constructed in local stone except where other materials, finishes and colour are indicated on the approved drawings.
5. Apertures and balconies should not be in gold, silver or bronze aluminium.
6. Height of the building should not exceed two (2) floors, plus the underlying basement.

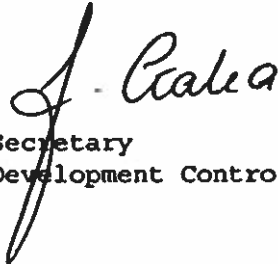
7. This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. 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.
8. The development hereby permitted shall not be brought into use until a Final Compliance 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.
9. The following group of conditions apply to all development:
 - a) All works shall be carried out strictly in accordance with the approved plans. However, where ambiguities or discrepancies arise between the approved plans and the conditions on this decision notice, the conditions shall take precedence over the approved plans.
 - b) Before work begins, the enclosed green copy of the Building Permit must be displayed on site. This must be mounted on a notice board, suitably protected from the weather, and easily legible from the street. The permit must be maintained in good condition until works on site are complete.
 - c) No building material, waste, machinery or plant shall be allowed to obstruct the pavement or the smooth flow of traffic in the vicinity of the site. Deposit of materials or 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 Planning Directorate staff at all reasonable times.
 - e) Where applicable, all building works must be in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Planning Directorate's Land Surveyor. The Land Survey Unit of the Planning Directorate must be informed when the setting out of the alignment and levels is required.
 - f) Before building operations start, where applicable, the street is to be opened up and brought up to its proper and approved formation levels by the applicant.
 - g) This development permission is valid for a period of three years from the date of the permission. If, upon the lapse of this three year period, the site has NOT BEEN COMMITTED in accordance with the permit a new application must be submitted to the Planning Authority. If, however, the site has been committed and works HAVE COMMENCED the validity of the permit shall be extended for a period of a further twelve months. In the case of the latter, you should inform the Planning Authority of your intention to utilise your right to extend the permission for a further twelve months and the Authority shall

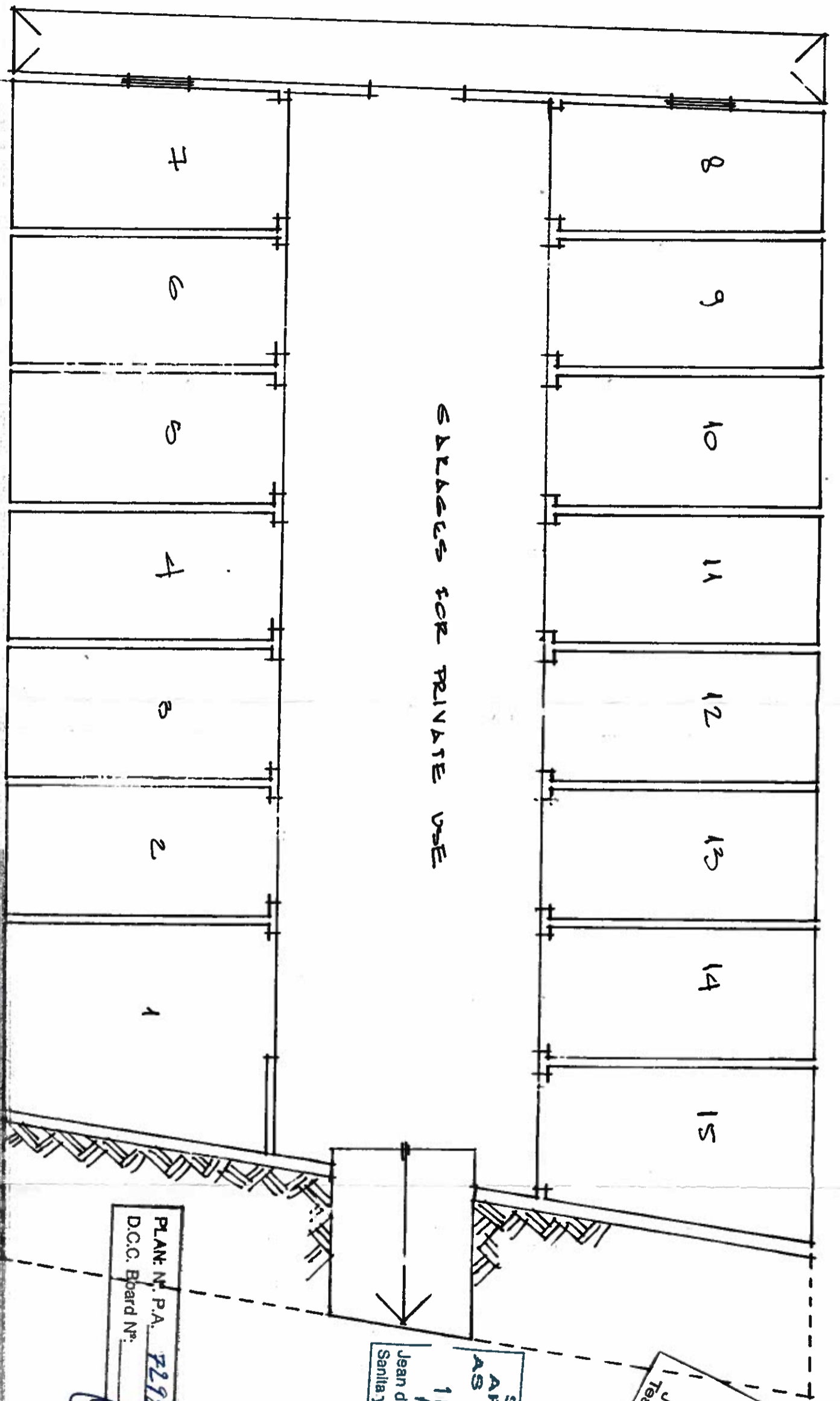
issue a formal notification of this extension.

h) 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.

i) This permit is being issued saving the right of any third party to appeal from such permit. If the applicant wants to avail himself of this permit immediately or pending any third party appeal, the development will be at the risk of applicant in case the permit is revoked by the Appeals Board or the Court of Appeal respectively.

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 TV.


Secretary
Development Control Commission



SEMI-BASEMENT PLAN

DELEGATED APPROVED
 27 APR 1999
 Joe Scattalino
 Team Manager

SANITA APPROVED AS AMENDED
 19 APR 1999
 Jean del Corti Manduca
 Sanita y Engineer

PLAN: N. P.A. 7293/98/03
 D.C.C. Board No. _____

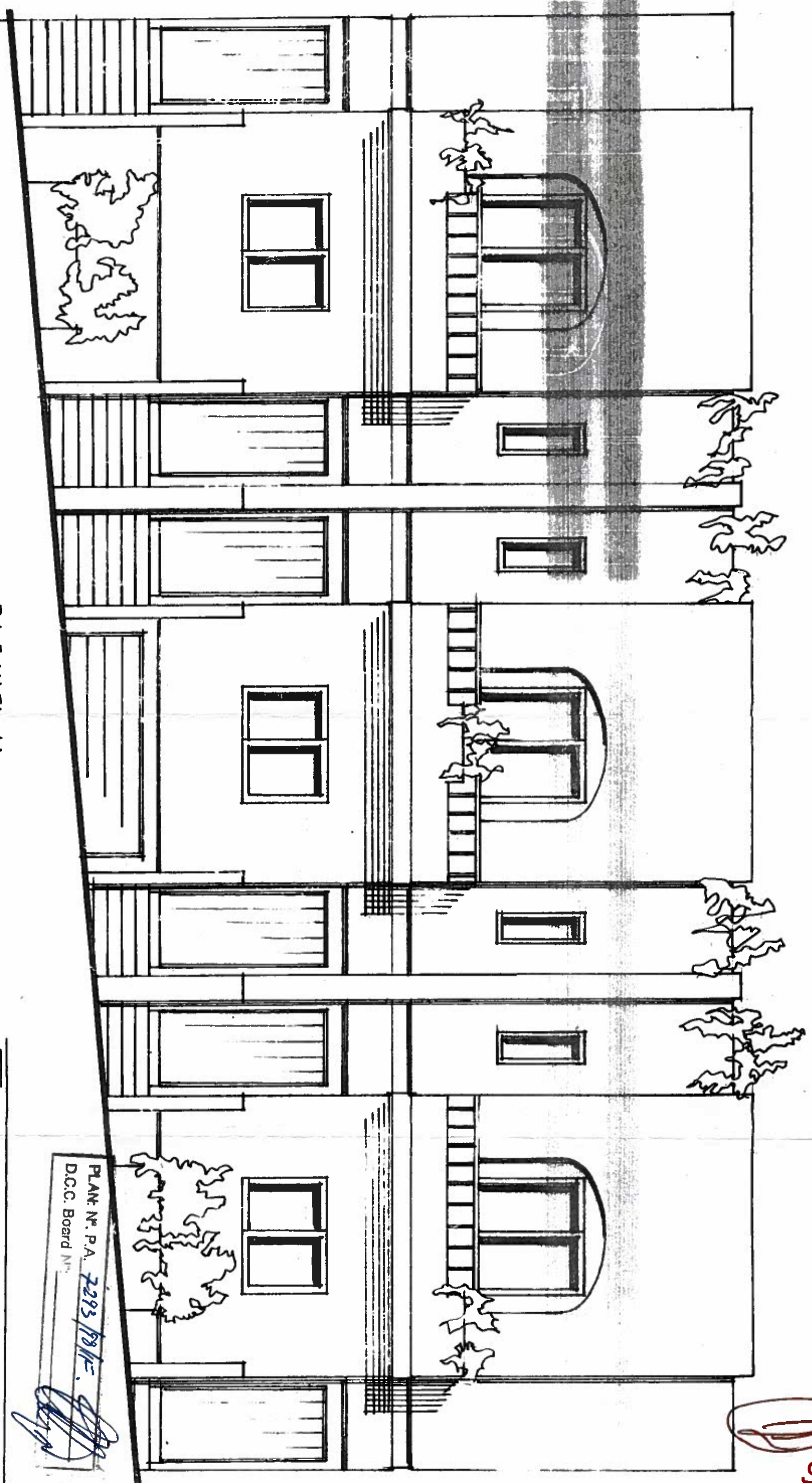
9, NICOLIO ISOUARD STREET
 MOSTA MST 04, MALTA
 TEL: 433384 FAX: 437228

CLIENT Messrs. Joseph & Pio CHECCUTI
 40 'Classic' 4/5 in ST. PAUL'S
 STR., MARRA, MALTA.

TITLE SEMI-BASEMENT SPACES
 & VHSQUETTES AT
 MELLEHA

SCALE 1:100
 DATE DEC 98
 REFNO. 213/98

56



01

ELEVATION
SCALE 1:50

MATERIALS
FACADE & ESCALIS - LIMESTONE
GARAGE DR. - GALVANIZED STEEL
FRONT DOORS - IRKO
OTHER APERTURES - ELEKTRA ALUM.

DELEGATED
APPROVED
127 APR 1999
Joe Scuderi
Team Manager

PLAN N° P.A. 7293/PA/11
D.C.C. Board N°

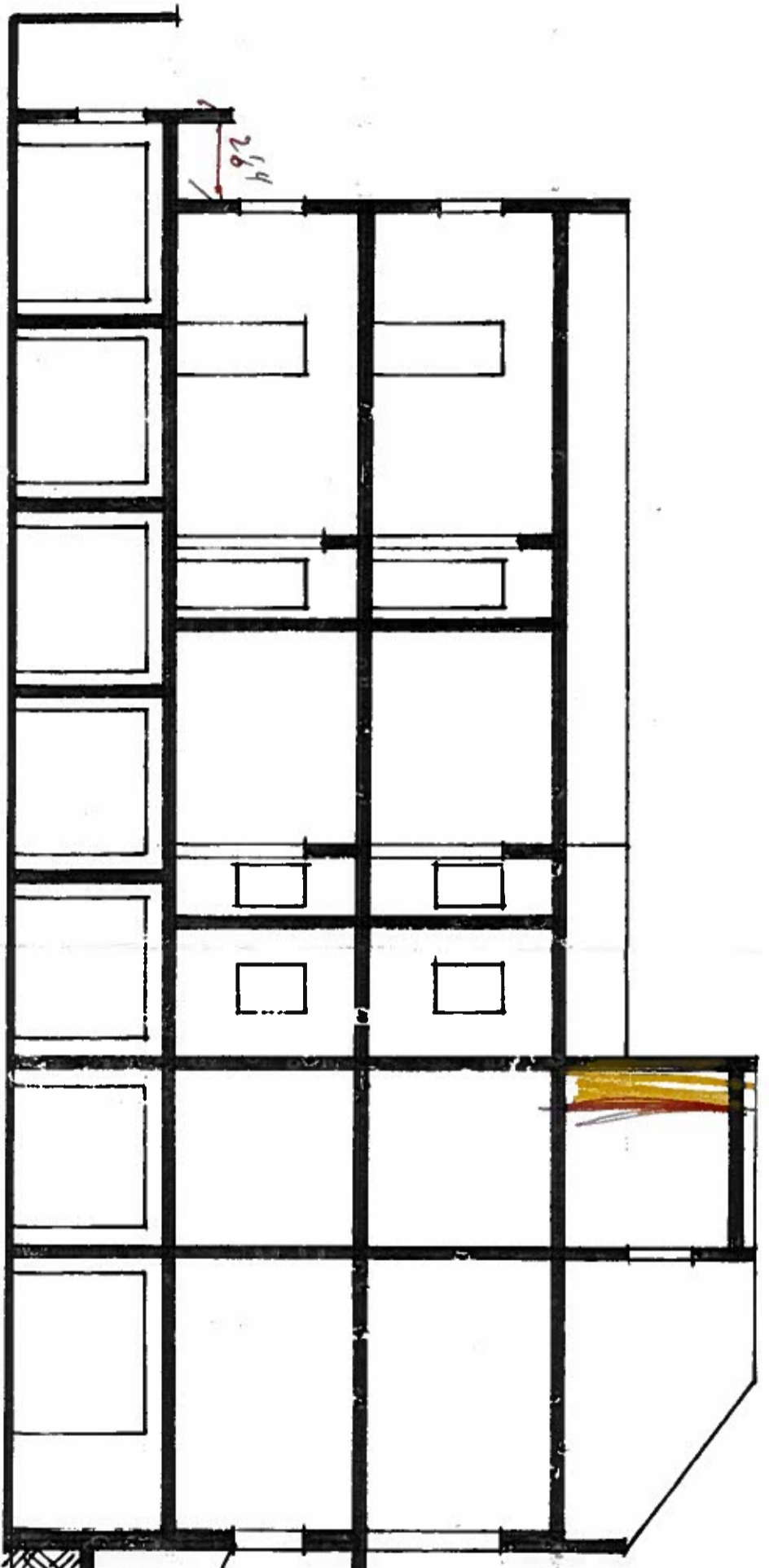
L.A. GATT, BARCH, A. & C. E., M. P.
9, NICOLO' ISUARD Street,
MOSTA MST 04, MALTA
TEL: 433384 FAX: 437228

CLIENT: MESSRS. JOSEPH & PROCHETTI
c/o CLASSIC, NISIM ST. PARC
STR., MAARQ./MALTA.

TITLE: SEMI-DETACHED GARAGES & 6 MAISONNETTES AT MELLIEHA	REFNO: 213/98
SCALE: 1:50	DATE: DEC 98

ST

OK
19



LONGITUDINAL SECTION A-A

SANITA
APPROVED
AS AMENDED
16 APR 1999
Jean de' Oriti Manduca
Sanitary Engineer

PLAN: N° P.A. 7293/98/99
D.C.C. Board N°:
[Signature]

DELEGATED
APPROVED
27 APR 1999
Joe Scalpello
Team Manager

MOSTA MST 04, MALTA
TEL: 433384 FAX: 437228

CLIENT: Messrs. Joseph & Pio CUSTRETTI
c/o 'Classic', N° 14 St. Pauli's
Stn, MARRĠE/MALTA.

TITLE: SEMI-BASEMENT GARAGES
& 6 MAISONNETTES AT
MELLIEHA

SCALE: 1:100
DATE: DEC 98
REF: NO. 213/98