

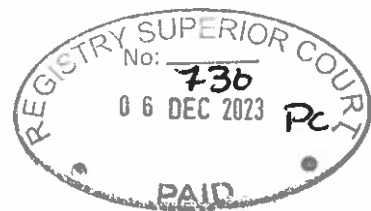
Subbasta Numru 44/23

Belair Sliema Ltd C 88195

vs

Peter James Frendo KI 369782M

Rapport tal-Perit Edward Micallef, mahtur Perit Tekniku fl-Attas-Subasta Nru. 44/23 sabiex jaghmel deskrizjoni tal-fondi indikati fir-rikors promotur, ifisser il-pizijiet, kirjiet jew jeddijiet ohra, sew reali kemm personali li ghalijhom dawn il-fondi jkunu suggetti, kif ukoll l-ahhar trasferimenti taghom u stima tal-propjeta' indikata fir-Rikors datat 9 t' Ottubru 2023.



FONDI INDIKATI

- a) **L-arja sovrapposta ghall-penthouse internament numerata hamsa (5) formanti minn blokk mibni fuq sit precedentement okkupat mill-fondi markati 259 u 261 gewwa Rue D'Argens, Gzira.**

Fuq l-inkarigu li jidher hawn fuq, jien accedejt fuq il-fond Nu.259 Rue D'Argens, Gzira, fl'4 ta' Dicembru 2023 kif jidher hawn taht:

Din l-arja fuq il-penthouse Nu. hamsa ghandha qies ta' 126mk u hi propjeta' tal-venditur (Peter James Frendo) u mhux ta' sid il-penthouse. Dan il-bejh sar fl' 10 ta' Marzu 2023 skond l-Atti tan-Nutar Annalisa Caruana.

(DOK. "A" anness)

Il-blokk ta' l-appartamenti fejn hemm din l-arja hu diga mibni fuq sitt sulari.

- b) **Il-fond immarkat bin-numru 257 Rue D'Argens, Gzira.**

Fuq l-inkarigu li jidher hawn fuq, jien accedejt fuq dan il-fond fit-27 ta' Novembru 2023 u sibt li din il-propjeta' giet imwaqqa. Skond ricerka, l'Awtorita' ta' l-lppjanar kienet harget permess tal-bini PA/0878/18 izda sa issa sar biss it-twaqqieh imsemmi.

Dan ifisser li, fil-present, l-fond huwa sit ta' kostruzzjoni bil-permess skadut. Dan il-fond ghandu qies ta' 90.7mk.

(DOK. "B" anness)

Konsiderazzjonijiet:

- a) **L-arja sovrapposta ghall-penthouse internament numerata hamsa (5).**

Skond in-North Harbour Local Plan Map GT2, (*building heights*), l-gholi tal-blokk diga ntlahaq, jigifieri fil-present mhux possibli jinhareg permess ta' aktar sulari. Dan ikun possibli jekk ikun hemm bdil tal-policy fil-futur.

Ghaldaqstant, din l-arja tista timbena biss jekk u meta tinbidel il-policy odjerna ta' l-gholi.

(DOK. "D" anness)

Konkluzjoni:

Dan ifisser li l-valur ta' l-arja fil-present ghandu jkun wiehed nominali li qed jigi stmat;

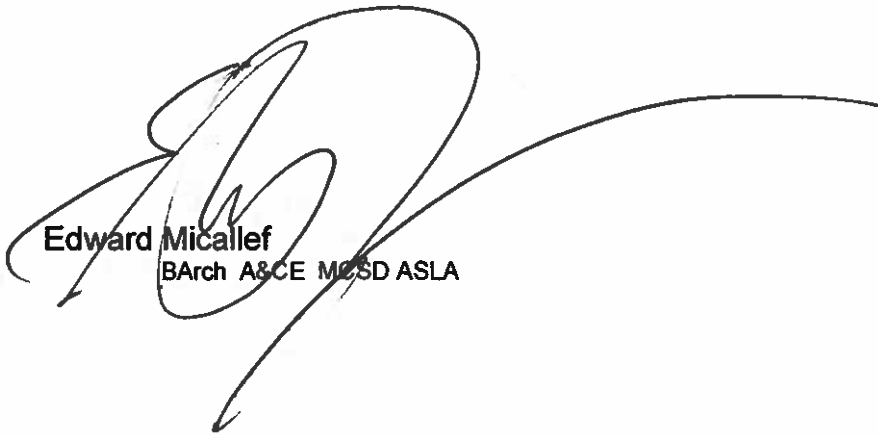
Ghoxrin elf euro (€20,000)

b) Il-fond immarkat bin-numru 257 Rue D'Argens, Gzira.

Wara li hadt in konsiderazzjoni l-lokalita', l-istat tal-fond fuq deskrit u l-fatturi l-ohra kollha, jiena nistma l-valur tal-propjeta' kif jidher hawn taht:

Hames Mitt elf euro (€500,000)

Daqstant ghandu x'jissottometti l-esponent lil din l-Onorabbli Qorti



Edward Micallef
BArch A&CE M&SD ASLA

1. ELENKU TA' DOKUMENTI annessi:

- DOK. 1 a) u 1b) Siteplans tal-propjeta',
- DOK. 2 a u b Ritratti esterni 1, 2
- DOK. 3 a) Pjanta ta' l'Arja
- DOK. 4 a) u 4 b) It-Tmien Skeda
- DOK. 5 a) u 5 b) LR Plans
- DOK. " A "
- DOK. " B "
- DOK. " C "
- DOK. " D "

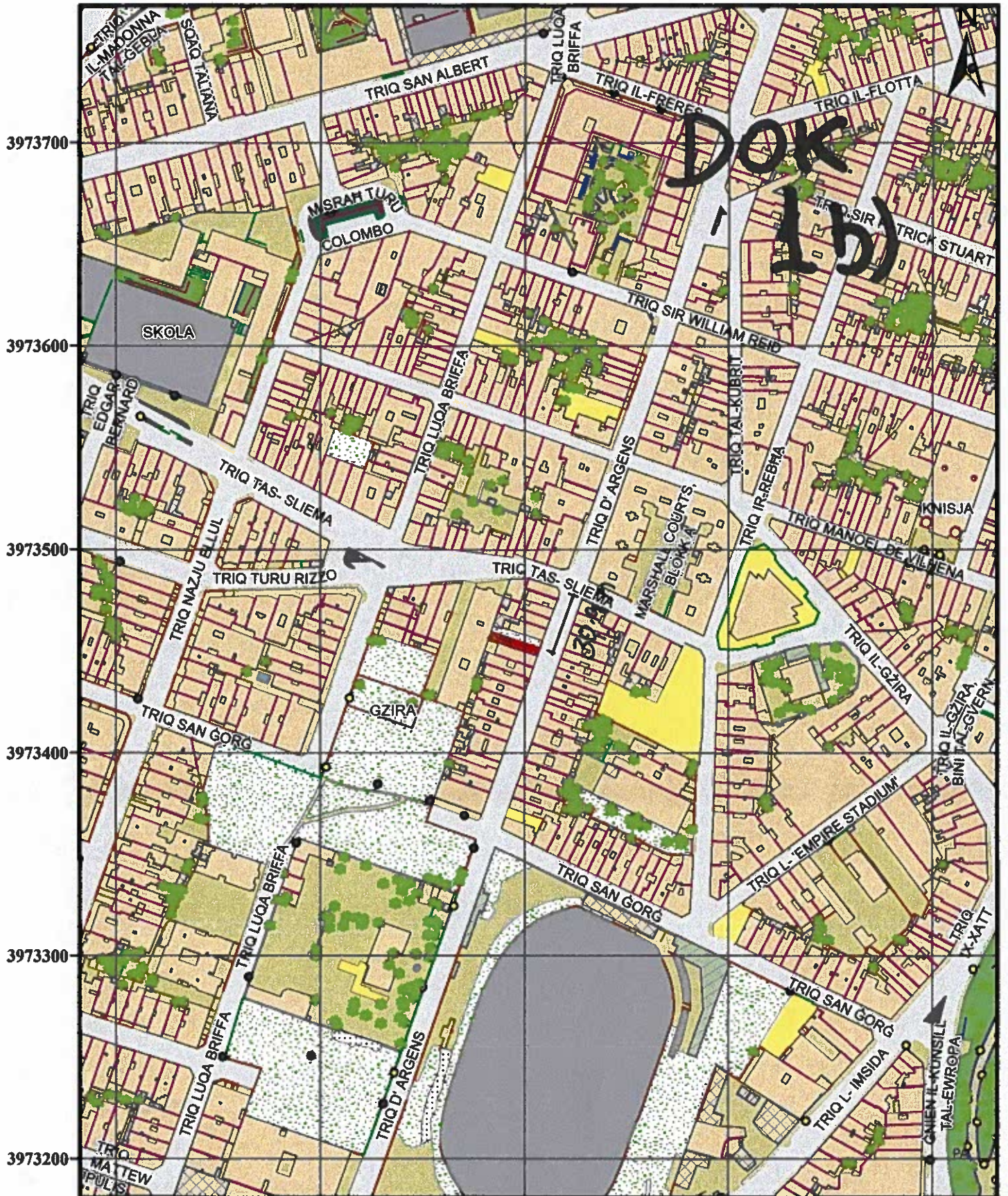
06 DEC 2023



Carina Abdilla
Deputat Registratur

Illum _____
Ippreżentat minn Perit Edward Micallef
b'la dok/b diogħa (9) dokumenti

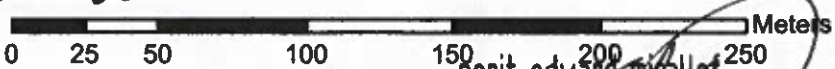
Il-lum <u>18 ta' Dicembru 2023</u>
Deher: Il-Perit Legali / Tekniku: <u>Edward Micallef</u>
Li wara li ddikjara li thallas l-ammont illu dovut, halef/halfet li qeda/qdlet fedelment u onestament l-inkarigu mogħti lilu/ha.
 Deputat Registratur



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454000 454100 454200 454300 454400

No 257, RUE D'ARGENS
GZIRA



1:2,500

Herit Edward Micallef

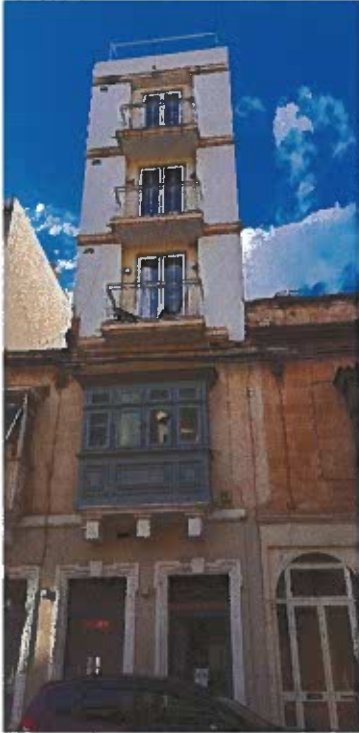
Date Printed: 01/12/2023

Compiled and published by the Mapping Unit, Planning Authority.
ERDF.02.030 - Strategram data, (2018). Developing Spatial Data Integration for the Maltese Islands, Planning Authority.
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Data captured from: 2018 aerial photography; 2020 unmanned aerial vehicles (UAVs).
WGS 1984 UTM Zone 33N EPSG: 32633 M.S.L. (Mean sea level). Scale factor at the central meridian 0.9998.
Central meridian has a false origin of 500,000m at 150 East of Greenwich.
Northern coordinates have an origin of 0m at the Equator.
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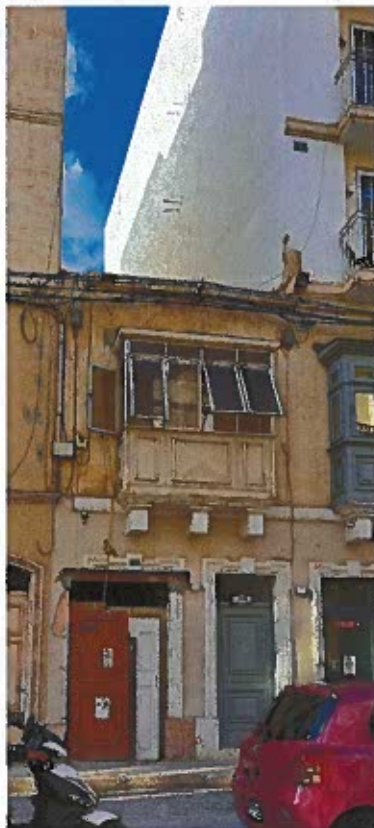
191 THE WEDGE, VC 4, SACRED HEART, MALTA (M2013) 1336
PLANNING AUTHORITY
architects + civil engineers
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Tel: +356 2290 0000, Fax: +356 2290 2295
www.pa.org.mt, mappingshop@pa.org.mt

Siti f'Rue d'Argens, Gzira

**(a) Sit precedentement okkupat mill-fondi Nu. 259 u 261.
Konsiderazzjoni ta' Arja sovrapposta ghall-penthouse.**



1.



(b) Fond Nu. 257 Minn dan is-sit baqghet biss i-faccata u gewwa gie mwaqqa'.



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	GZIRA
Address	NO 259, PENT HOUSE S, RUE D'ARGENS. DOK 4a)
Total Footprint of Area Transferred*	ΔIRSPACE ABOVE PENTHOUSE: 126 SM

TICK WHERE APPLICABLE (Tick one box in each case except where indicated otherwise)	
Type of Property	<input type="checkbox"/> Villa <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/Apartment <input checked="" 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 * AIRSPACE ABOVE PENTHOUSE
Age of Premises	<input checked="" type="checkbox"/> 0-20 years <input type="checkbox"/> Over 20 years <input type="checkbox"/> Pre WWII
Surroundings	<input type="checkbox"/> Sea View <input type="checkbox"/> Country View <input checked="" type="checkbox"/> Urban
Environment	<input type="checkbox"/> Quiet <input checked="" type="checkbox"/> Traffic <input type="checkbox"/> Entertainment <input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell <input type="checkbox"/> Semi-Finished** <input checked="" type="checkbox"/> Finished***
Level of Finishes	<input type="checkbox"/> Good <input type="checkbox"/> Adequate <input type="checkbox"/> Poor NOT APPLICABLE
Amenities <small>Tick as many as appropriate</small>	<input type="checkbox"/> With Garden <input type="checkbox"/> With Pool <input type="checkbox"/> With Lift <input type="checkbox"/> With Basement <input checked="" type="checkbox"/> No Garage <input type="checkbox"/> One car Garage <input type="checkbox"/> Two Car Garage <input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof <input checked="" type="checkbox"/> No Ownership of Roof <input type="checkbox"/> Shared Ownership

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

Date: <u>4/12/2023</u>	Perit's Signature:
Warrant Number: <u>0067</u>	Rubber Stamp: B. ARCH, MCSD(LK), ASLA(USA)

191 THE WEDGE, NO 4, SACRED HEART AVENUE, ST. JULIAN'S STJ. 1436
 architects + civil engineers
 TEL: 356 738 39 00 FAX: 356 7396 7 3651

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EIGHTH SCHEDULE

DOK 4 b)

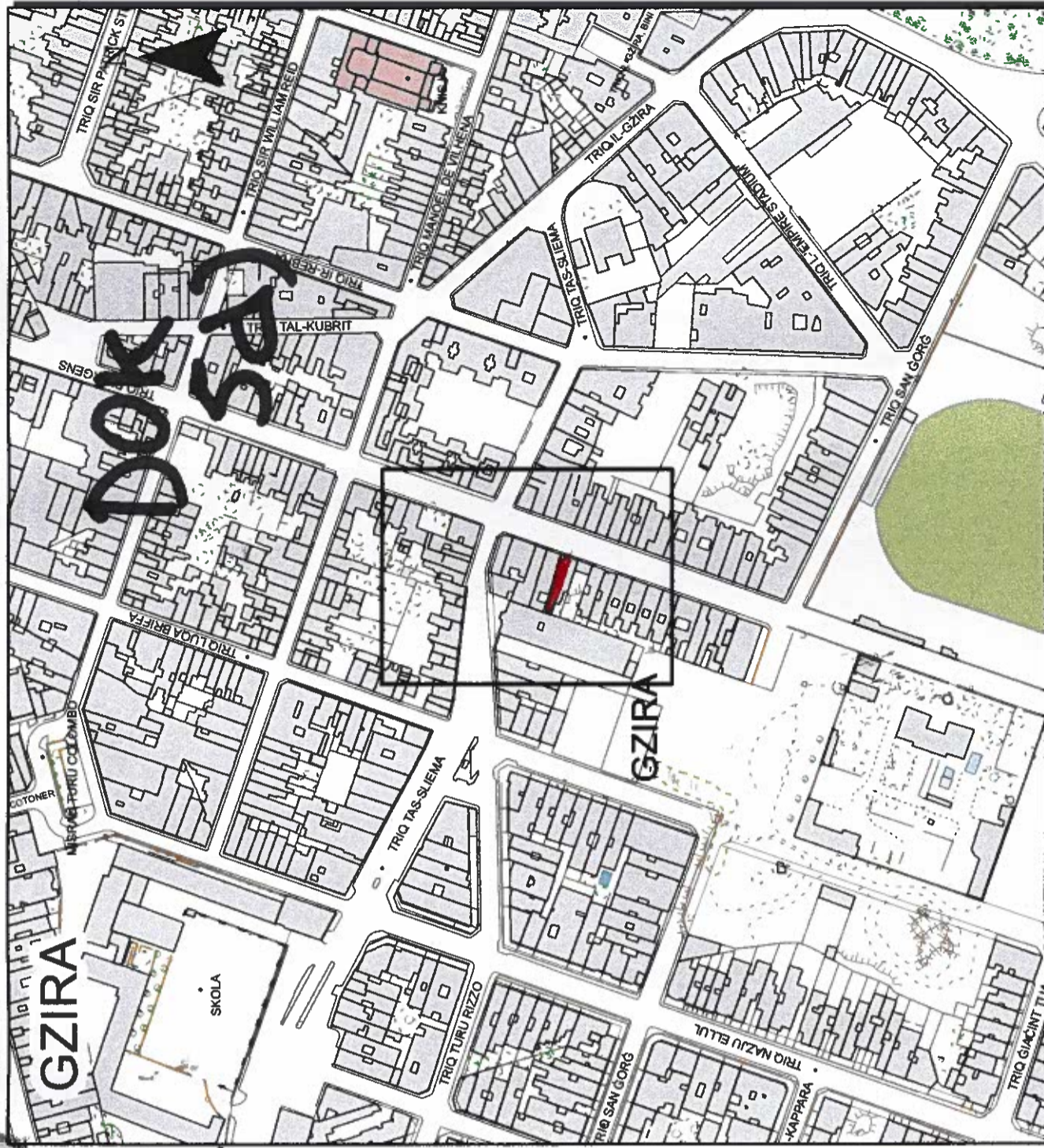
PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	GZIRA
Address	No 257, RUE D'ARREWS * DEMOLISHED BLDG. (CONSTRUCTION SITE)
Total Footprint of Area Transferred*	90.7 SM

TICK WHERE APPLICABLE (Tick one box in each case except where indicated otherwise)				
Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input 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	* CONSTRUCTION SITE	
Age of Premises	<input checked="" type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input type="checkbox"/> Quiet	<input checked="" type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input type="checkbox"/> Finished*** * CONSTRUCTION SITE	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor NOT APPLICABLE	
Amenities <small>Tick as many as appropriate</small>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
NOT APPLICABLE	<input type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	
NOT APPLICABLE				

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

Date: <u>4/12/2023</u>	Perit's Signature:
Warrant Number: <u>0067</u>	Rubber Stamp: <u>perit edward micallef</u> B.Arch, MCSD(UK), ASLA(USA)

191 THE WEDGE, MC 4, SACRED HEART AVENUE, ST. JULIAN'S ST. 1426
 architects & civil engineers



NO 259, RUE D'ARQUEUS 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: **329534 E**

Map Number:

Pozizzjoni Ċentrali: **x = 54256**

Centre Coordinates: **y = 73667**

Parti min S.S.: **5473**

Extracted from S.S.:

Data: **28/11/2023**

Date:

Perit:

Architect:

[Handwritten Signature]

INVIJATU 'INDUSTRJA' NABEJ
 TINTIJIENI Għall-Registrazzjoni tal-Artijiet
 S-SANCTI SPIRITU
 Arc. Ind. 116/2023

Qies (metri kwadri):

Area (square metres):

126 SM

Firma ta' l-Applikant:

Applicant's Signature:

Scale 1:500



Scale 1:500

perit edward jallew

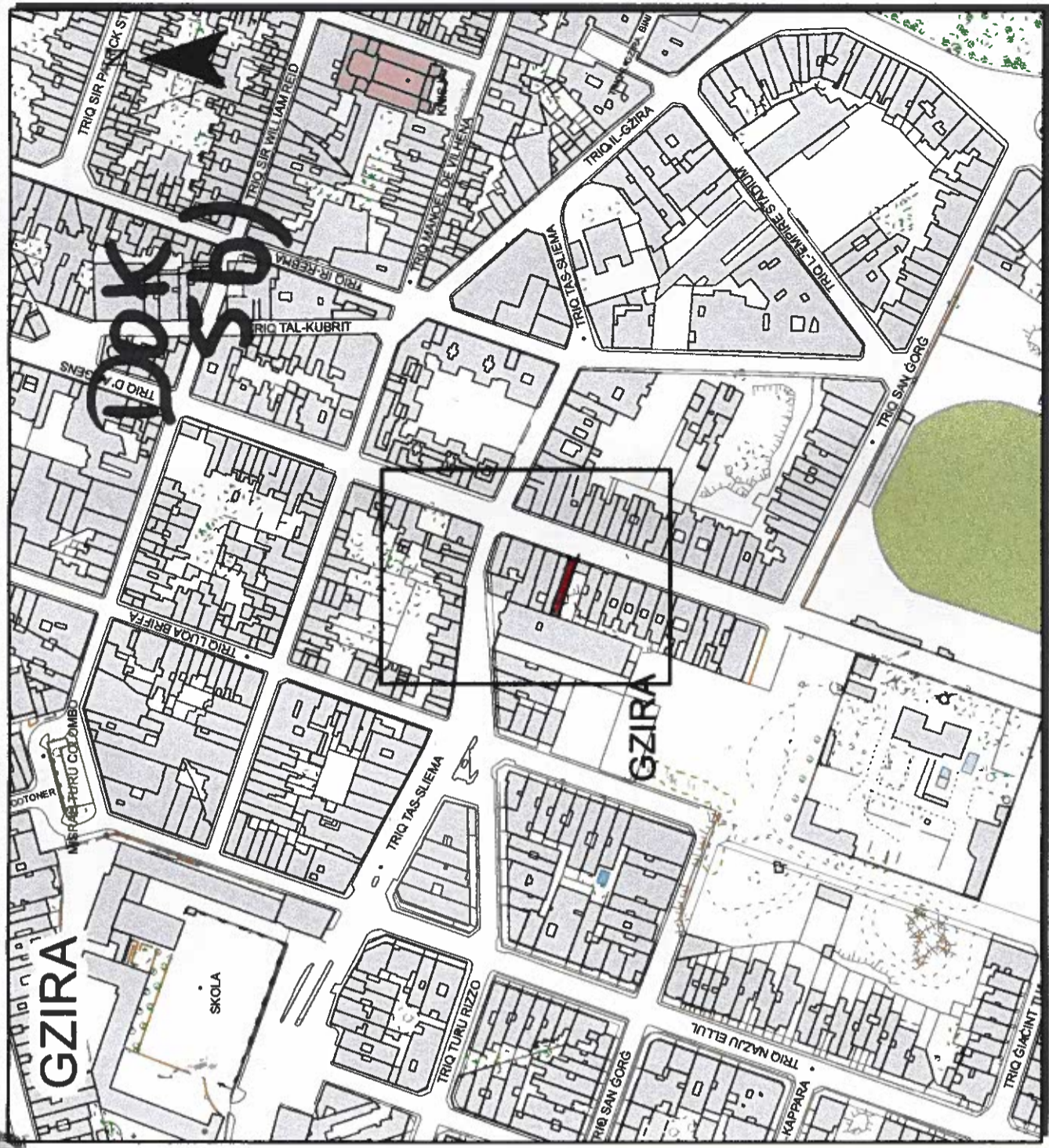
INVIJATU 'INDUSTRJA' NABEJ

LR 332411

Dritt imballas
Fee Paid

This is an official document for Land Registration Agency use only

Dan hu dokument uffiċjali għall-użu biss fl-Agenzija għar-Registrazzjoni tal-Artijiet



N^o 257, RVEDARQUS GZIRA
Pjanta tas-Sit 1:2500 Site Plan



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

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

Nru tal-Mappa: 329534 E	Pozizzjoni Ċentrali: x = 54256	Parti min S.S.: 5473	Data: 28/11/2023
Map Number:	Centre Coordinates: y = 73667	Extracted from S.S.:	Date:
Perit:		Qies (metri kwadri): 90.7 MS	
Architect:		Area (square metres):	
Timbru tal-Perit:	<i>Perit Edward Mitallel</i>	Firma ta' l-Applikant:	
Architect's Stamp:	BARCK, WGSOUKI, ASLAUSA ARCHITECTS & CIVIL ENGINEERS 11-353 21 35 35 44-353 7911 3531	Applicant's Signature:	



0 10 20 30 40 50m
Scale 1:500

Scale 1:500



LR 332410

Dritt imħallas
Fee Paid

DOK A

7502

The tenth of March, two thousand and twenty-three (10-03-2023).

Sale for the price of one hundred and fifty-five thousand Euro (€ 155,000.00c) made by PETER JAMES FREUDO, in business, a son of Daniel Frendo and of Jennifer Frendo nee` Borg, born in Pieta`, Malta on the 5th July, 1982 and residing at Hal-Gharghur, Malta (identity card number 369782M) [for the purposes of clarity it is being declared that the said Peter Frendo is married to Vanessa Frendo nee` Grech and that their marriage is regulated by the matrimonial regime of the separation of estates and this in virtue of the deed held in the records of Notary John Gambin dated the seventh February, two thousand and eleven (07-02-2011)] in favour of ANDREA PIZZICHEMI, an accounts manager, an unmarried son of Roberto Pizzichemi and Rosangela Oioli, born in Borgomanero, Novara, Piemonte, Italy on the 21st October, 1987 and residing at Gzira, Malta (identity card number 0160550A) of the following immovable, hereinafter referred to as 'the Property':-

The apartment and more precisely a penthouse (without its relative roof and airspace) with internal and thus unofficial numbered five (5), underlying the roof and airspace of the Vendor and overlying the apartment internally and thus unofficially numbered four (4) belonging to the Matthew Grech, in a block bearing official number two hundred and fifty-nine (259), with an independent door and access from Rue d'Argens, in Gzira, Malta. The Property is freehold, free and unencumbered, with all its rights and appurtenances. The said Property forms part of the block numbered two hundred and fifty-nine (259), in Rue d'Argens, in Gzira, Malta and borders on the East-South-East with the said Rue d'Argens, on the South with property of the Vendor and/or his successors in title and on all other compass-points with property of unknown third parties.

The Property is better shown on the plan annexed to the deed and marked document 'B' and on the site-plan annexed to the deed and marked document 'C'.

Included with the said Property is the uninterrupted right of use and passage of the common parts of the block officially numbered two hundred and fifty-nine (259), in Rue d'Argens, in Gzira, Malta (of which the Property forms part) which from street-level lead to the roof of the block. The roof and airspace of the block (that is the roof and airspace


Notary Annalisa Caruana
Notary Public - Malta

Order 1528998

I / 7502 / 2023

DOK B

Mr. Peter Frendo

Date: 15 June 2018
Our Ref: PA/00878/18

Application Number: PA/00878/18
Application Type: Full development permission
Date Received: 25 September 2017
Approved Documents: PA 878/18/1B/13D/13E/13F/13G/13H

and Supporting documents:
PA 878/18/41A - Water Services Corporation
PA 878/18/48A - Superintendence of Cultural Heritage

Location: 257, Triq D'Argens, Gzira, Malta
Proposal: To demolish internal walls of ground and first floor levels, excavate back part of site, close door on facade at ground floor level to form window, make use of common entrance of adjoining property on the right hand side, to construct second, third and fourth floor level apartments and a recessed apartment.

Development Planning Act, 2016 Full Development Permission

The Planning Authority hereby grants development permission 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 Planning Authority officers at all reasonable times.
- d) The development shall be carried out in complete 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 Design Policy, Guidance and Standards 2015 shall apply.
- e) Before any part of the development hereby permitted commences, the enclosed green

PA/00878/18

Print Date: 20/11/2018

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 completed.

f) A Commencement Notice is to be submitted to the Planning Authority, by the perit on behalf of the applicant, at least FIVE DAYS prior to the date of commencement of works or utilisation of the permission. Failure to submit the Commencement Notice (with all fields correctly completed) or failure to submit it within the required timeframe shall invalidate the Notice and shall result in the imposition of fines according to Schedule D of Legal Notice 277 of 2012, or its amendments, or its replacements. In addition, **if the applicant fails to submit the Commencement Notice or the Commencement Notice submitted is invalid, the relative permission shall be considered as never having been utilised - Article 72(4) of the Development Planning Act (2016).**

g) It is the responsibility of the permit holder to ensure that development is carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, Legal Notice 295 of 2007 (or subsequent amendments). Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.

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

i) Any doors and windows, the lower edge of which is less than 2m above road level, and any gates shall not open outwards onto a public pavement or road.

j) Where present, window grilles (including 'pregnant' windows), sills, planters and other similar elements which are part of or fixed to the facade of buildings, the lower edge of which is less than 2 metres above road level, shall not project more than 0.15 metres from the facade over a public pavement or street.

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

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.

m) Any approved stores shall be used for domestic storage only and shall not be segregated from the rest of the building.

2 a) The façade of the building shall be constructed in local un-rendered and unpainted stone, except where other materials/finishes are indicated on the approved drawings.

b) All the apertures and balconies located on the façade of the building shall not be in gold, silver or bronze aluminium.

c) The height of the services on the roof of the building shall not extend beyond the approved height of the uppermost parapet wall.

3 The conditions imposed and enforced by the Superintendence of Cultural Heritage are at

supporting document PA 878/18/48A. The architect/applicant is required to contact the Superintendence of Cultural Heritage, throughout the implementation of the development hereby approved, to ensure conformity with the imposed conditions. A copy of the relative correspondence issued by the Superintendence of Cultural Heritage shall be submitted to the Planning Authority accordingly.

- 4 To make up for the shortfall in parking provision of 5 parking spaces, this development permission is subject to a contribution amounting to the sum of € 5823.45 in favour of the Planning Authority's Urban Improvements Fund for the locality. The funds raised shall be used to fund traffic management, green transport, urban improvements or similar projects. The contribution shall not be refundable and the funds shall be utilised as required and directed by the Planning Authority.
- 5 This permission is subject to a Bank Guarantee to the value of €935.40 to ensure that the street is properly restored in accordance with the Environmental Management Construction Site Regulations, 2007 (Legal Notice 295 of 2007). The bank guarantee shall only be released after the perit submits a post-construction condition report together with photographs evidencing compliance with this condition, accompanied by clearance from the Local Council. The clearance from the Local Council is to be endorsed by the Mayor and the Executive Secretary of the Local Council. This guarantee shall be forfeited if, after 3 months from the date of notification by the Authority of a notice to effect the remedial works, these are not carried out. Its forfeiture shall not, however, preclude the applicant from adhering to all the conditions contained in this development permission.
- 6 **Conditions imposed and enforced by other entities**
 - A. Where construction activity is involved:
 - (a) the applicant shall:
 - (i) **Appoint a Project Supervisor for the Design Stage and a Project Supervisor for the Construction Stage** and any such appointment shall be terminated, changed or renewed as necessary. The same person may be appointed to act as project supervisor for both the design and construction stage, if that person is competent to undertake the duties involved and
 - (ii) **Keep a health and safety file** prepared by the Project Supervisor for the Design Stage.
 - (b) When the construction works related to this application are scheduled to last longer than thirty working days and on which more than twenty workers are occupied simultaneously, or on which the volume of work is scheduled to exceed five hundred person-days, the project supervisor **shall communicate a prior notice to the Occupational Health and Safety Authority (OHSA) at least four calendar weeks before commencement of works.**
 - (c) The Project Supervisor for the Design Stage shall **draw up a health and safety plan** which sets out the occupational health and safety rules applicable to the construction activities concerned, outlining the measures to ensure cooperation between different contractors and shall also include specific measures concerning occupational risks that

may be present at this site.

B. Where the development concerns a change of use to a place of work, the applicant shall obtain a Perit's declaration that the building conforms to the requirements of LN 44 of 2002.

C. Where the development concerns a place of work:

The applicant shall:

(i) obtain a Perit's declaration that the necessary requirements arising out of LN 44 of 2002 have been included in the plans and drawings; and

(ii) obtain a Perit's declaration that the building conforms to the requirements of LN 44 of 2002.

D. The development is to strictly adhere to the 'Design Guidelines on fire safety for buildings in Malta' to ensure that all Fire Safety measures and provisions are addressed as indicated in the Design Guidelines on Fire Safety for Buildings in Malta, published by the DCID in 2004, (or other relevant standard, provided it is approved by the Civil Protection Department), Policies, and the Laws and Regulations of Malta.

E. Prior to laying of water and wastewater services in the road, the development shall comply with the requirements of Legal Notice 29/10 Part III (Roads in inhabited Areas) Clause 12.

F. In the event of an accidental discovery in the course of approved works, any cultural heritage feature discovered should not be damaged or disturbed and the Superintendence is to be immediately informed of such discovery. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2002 (CAP 445). The discovery of cultural heritage features may require the amendment of approved plans.

In terms of Article 72(3) of the Development Planning Act, 2016, the execution and validity of this permission is automatically temporarily **suspended** and no works as approved by the said development permission may commence before the lapse of the time period established in Article 13 of the Environment and Planning Review Tribunal Act and subsequently will remain so suspended if the Tribunal so decides in accordance with the Environment and Planning Review Tribunal Act.

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, 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 and Resources Authority 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.

This decision is being published on 27 June 2018.

Marthese Debono
Secretary Planning Commission (Development Permissions)

DOK. C

Stima tal-Valur tal-Propjeta' gewwa Triq Rue d'Argens, Gzira

SUBBASTA 44/23: a) Arja sovrapposta ghal-penthouse

b) Fond Nu. 257

No.	Tip ta' propjeta'	Agent	Area mk	Talba €	Tnaqqis ta' 10%	Talba kkoreguta €	Rata/mk €
a) Arja sovrapposta ghal-penthouse							
CS1	ARJA GZIRA/ 618128	Fank Salt	113	258,000	25,800	232,200	2,054.87

* 10% Tnaqqis sablex jaghmel tajjeb ghal kummissjoni tsj-Agent u ghan-negozjar fil-prezz

Komputazzjoni ghal stima ta' Valur Libru u Frank ghall-propjeta'

SUBBASTA 44/23	Valur Stmat
Area : 63mk	€
2,054.87	€ 129,456.64

NOTA:

Dan il-valur stmat hu bbazat fuq il-fatt li jista johrog permess mill-Awtorita ta' l-Ippjanar.

Fil-present l-gholi tal-blokk diga mibni skond il-massimu permess.

Ghaldaqstant din l-arja tista biss timbena jekk u meta timbidel il-policy ta' l-gholi.

Dan ifisser li l-valur ta' l-arja fil-present ghandu jkun wiehed nominali ta' cirka 15% tal-valur stmat.

Mehud bhala € 20,000.00

b) Fond Nu. 257

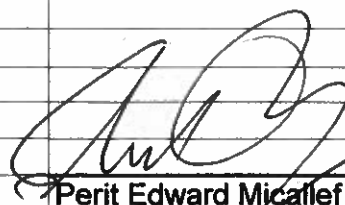
No.	Tip ta' propjeta'	Agent	Area mk	Talba €	Tnaqqis ta' 10%	Talba kkoreguta €	Rata/mk €
CS1	PLOT MSIDA/ 321986	Fank Salt	192.6	990,000	99,000	891,000	4,626.17
CS2	PLOTGZIRA/618543	Fank Salt	242	1,705,000	170,500	1,534,500	6,340.91
CS3	PLOT MSIDA/043675	Fank Salt	85	800,000	80,000	720,000	8,470.59
						Rata Medja	5,483.54

* 10% Tnaqqis sablex jaghmel tajjeb ghal kummissjoni tsj-Agent u ghan-negozjar fil-prezz

Komputazzjoni ghal stima ta' Valur ghall-propjeta'

SUBBASTA 44/23	Valur Stmat
Area : 90.7mk	€
5,483.54	€ 497,356.96

Mehud bhala € 500,000.00



Perit Edward Micallef

NORTH HARBOURS LOCAL PLAN



AVTORITA' TA' MALTA DWAR L-AMBENT U-L-APPJANAR
MALTA ENVIRONMENT & PLANNING AUTHORITY

Key Building Height Limitations NHSE 04, NHGT 07

Outside UCA
(All floors indicated here are with semi-basement)

- 2 Floors
- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors
- 7 Floors

Within UCA

(All floors indicated here are without semi-basement)

- 2 Floors

- Institutional Buildings or Other Sites with no Specified Building Height NHSEC4
- Upgrading of Public Open Space NHSE 06
- Landmark Buildings NHSE 08
- Environmental Improvements NHGT 04, 05
- Opportunity Sites NHGT 06, 14, 15
- Mancoz Island Development Brief Area NHGT 16
- Design Priority Area NHGT 08
- Urban Conservation Area NHSE 09
- No semi-basement within area enclosed by black line
- Proposed Limit to Development NHSE 01
- Existing Limit to Development (TPS)
- Scheme Alignment
- Qualifying for Scheduling
- Scheduled Sites/Areas.

Properties of cultural importance may be added in the course of completing the National Protective Inventory of the Maltese Islands, or removed if officially descheduled.
For Scheduled buildings, where no specific building height is shown, Structure Plan UCO policies apply.

Gzira & Ta' Xbiex Building Heights & Urban Design

Scale:

Date: July 2006

Map:

1:5500

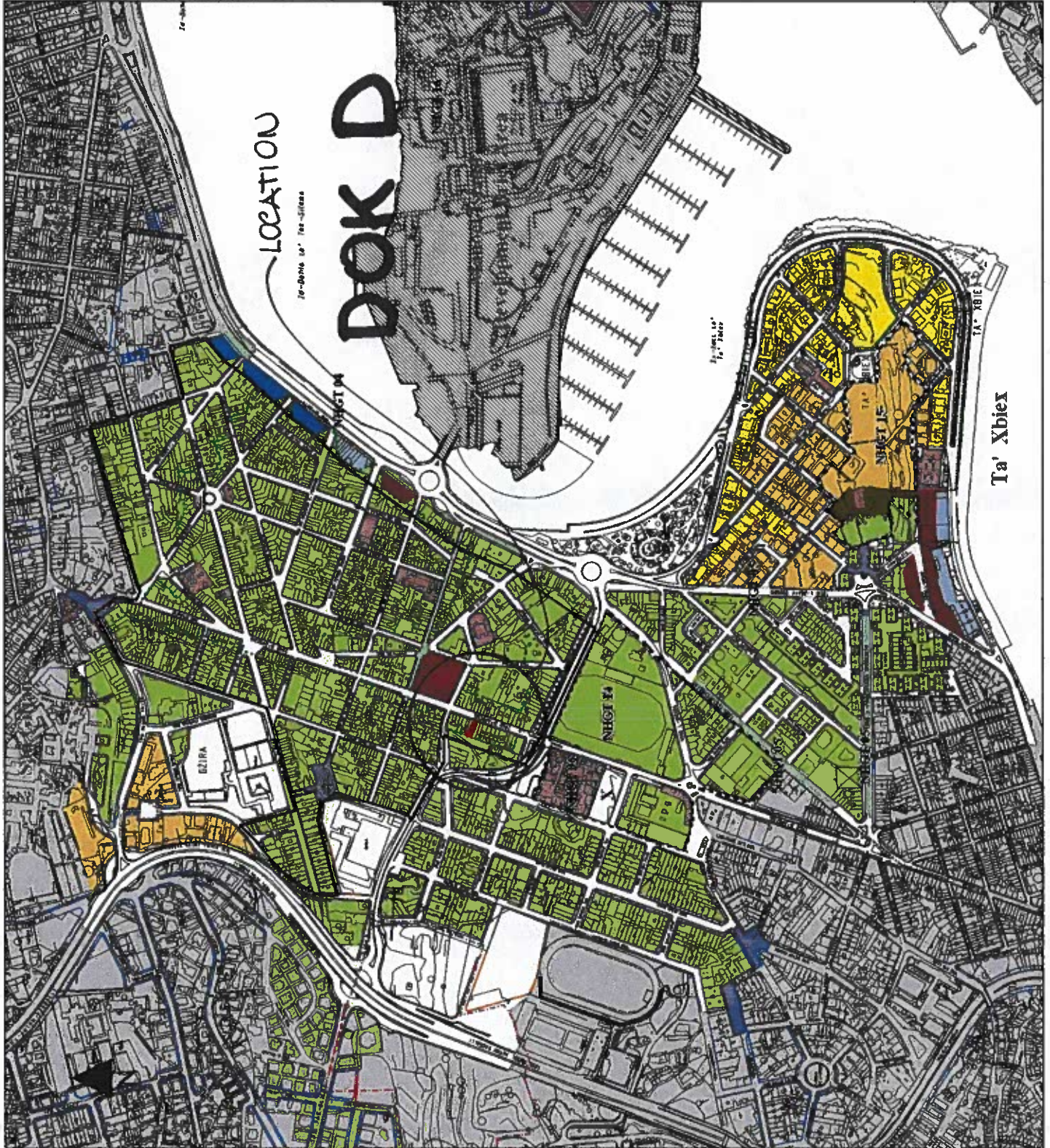
INDICATIVE ONLY

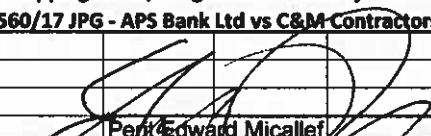
Not to be used for direct interpretation or for the interpretation of street alignments.

GT2

Base Map: 1:900 Survey Sheets
Copyright Mapping Dept. Malta Environment & Planning Authority

TEL: 21230000



EDWARD MICALLEF BARCH A&CE			
55 THE FOLLEY, TRIQ GHAJN ZEJTUNA, SANTA MARIA EST., MELLIEHA MLH2704			
PERIT TEKNIKU - DRITT U SPEJJEZ			
RIKORS NRU.	44/23	DIFFERIMENT	
FL-ISMJIJET	Belair Silema Ltd (C88195) vs Peter James Frendo (ID 369782M)		
FL-ISMJIJET			
DRITT	RATA (€)	NUMRU	TOTAL (€)
Valutazzjoni*	0.003	500,000.00	1,500.00
Valutazzjoni*	0.003	20,000.00	60.00
Opinjoni/jlet - Valuri Lokatizji	50.000		0.00
Opinjoni/jlet - Punti Trattati	116.47		0.00
Opinjoni/jlet - Danni/Kumpens	232.94		0.00
Stima ta'xogholijiet	2%		0.00
TOTAL DRITTIJJET			1,560.00
SPEJJEZ	RATA (€)	NUMRU	TOTAL (€)
Access	32.00	2	64.00
Seduti	24.00		0.00
Pjanta A4	58.23		0.00
Pjanta A3	87.35	1	87.35
Pjanta A2	160.14		0.00
Pjanta A1	233.00		0.00
Trasport	6.99	2	13.98
Typing Relazzjoni	0.70	3	2.10
Kopji Relazzjoni	0.23	54	12.42
Traskrizzjoni Verball	0.70		0.00
Notifki	1.16		0.00
Ritratti	1.16	2	2.32
Land Registration Plan	13.50	2	27.00
TOTAL SPEJJEZ			209.17
TOTAL DRITT U SPEJJEZ			1,769.17
VAT	18%	1,769.17	318.45
TOTAL DOVUT			2,087.62
* Capping ta' €2,000 ghal kull valutazzjoni skond sentenza moghtija fit-12 ta' April 2018 fil-kawza Rik. Nru. 560/17 JPG - APS Bank Ltd vs C&M Contractors Ltd. u d-Direttur Qrati Civili u Tribunali			
			
Per Edward Micallef			



Subbasta Numru 44/23

Belair Sliema Ltd C 88195

Vs

Peter James Frendo KI 369782M

Nota Addizzjonali ghar-Rapport tal-Perit Edward Micallef, mahtur Perit Tekniku fl-Atti tas-Subbasta Nru. 44/23 sabiex jaghmel deskrizzjoni tal-fondi indikati fir-rikors promotur, ifisser il-pizizzjiet, kirjiet jew jeddijiet ohra, sew reali kemm personali li ghalijhom dawn il-fondi jkunu suggetti, kif ukoll l-ahhar trasferimenti taghom u stima tal-propjeta' indikata fir-Rikors datat 9 t' Ottubru 2023.

NOTA ADDIZZJONALI:

Mir-rapport originali, irrid namplifika l-informazzjoni dwar is-segwenti propjeta' a) u b):

- a) L-arja sovrapposta għall-*penthouse* internament numerata hamsa (5) formanti minn blokk mibni fuq sit precedentement okkupat mill-fondi markati 259 u 261, bla isem, gewwa Rue D'Argens, Gzira konfinanti l-intier tal-fond mil-Lvant ma' l-imsemmija Rue d'Argens, u mill-bqija ma' proprjeta' tal-familja Moroni Viani jew successuri taghhom fit-titlu, bid-drittijiet u pertinenzi kollha taghha, libera u franka, inkluz li jinbnew sulari addizzjonali. Din l-arja fuq il-*penthouse* nu. hamsa għanda qies ta' 126mk u hi propjeta' tal-venditur (Peter James Frendo) u mhux ta' sid il-*penthouse*. Dan il-bejh sar fi' 10 ta' Marzu 2023 skond l-Atti tan-Nutar Annalisa Caruana. (DOK. "A" anness).

Madanakollu, l-arja hi wkoll soggetta għall-uzu ta' l-inkwilini tal-blokk sabiex jinstallaw, jimantjenu u jsewwu is-sevizzi permessi fuq il-bejt, permezz ta' notifika almenu 24 siegħa qabel l-uzu u matul il-gurnata.


- b) Il-fond immarkat bin-numru 257 Rue D'Argens, Gzira. Skond il-primo rikors dan il-fond jinkludi l-arja tiegħu, kif suggett għal sehem tiegħu mic-cens annwu u perpetwu ta' ewro 7.98, parti minn cens akbar ta' tlett proprjetajiet nu. 257, 259 u 261 kollha fi Triq Rue d'Argens, għal bqija liberu u frank, bid-drittijiet u pertinenzi kollha tiegħu.

Skond ricerka, l'Awtorita' ta' l-Ippjanar kienet harget permess tal-bini PA/0878/18 (DOK. "B" anness), izda sa issa sar biss it-twaqqieh tal-proprjeta', fejn thalliet biss il-faccata.

Dan ifisser li, fil-present, l-fond huwa sit ta' kostruzzjoni bil-permess skadut. Dan il-fond għandu qies ta' 90.7mk.

Daqstant għandu x'jissottometti l-esponent lil din l-Onorabbli Qorti


Edward Micallef
BArch A&OE MCSD ASLA

Ilum <u>18 ta' Dicembru, 2023</u>
Deher il-Perit Legali / Tekniku: <u>Edward Micallef</u>
Li wara li ddikjara li thallas l-ammont illu dovut, halef/halfet li qeda/qdjet fedelment u onestament l-inkarigu mogħti illu/ha.
 Deputat Registratur