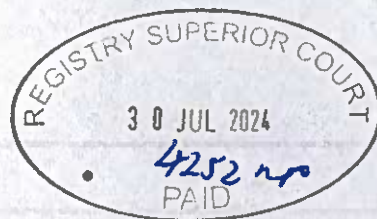


Fil-Prim' Awla tal-Qorti Civili

Onor. Imħallef Doreen Clarke LL.D.



F. House Investment Limited [C34623]

VS

D. A. Holdings [C18064]

(Rapport Rivedut wara deċiżżjoni fuq Rikors)

Atti tas-Subbasta nru. 56.2023

HECTOR ZAMMIT

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Email: hectorzammit@gmail.com Warrant No. 296

Our Ref.: Subbasta nru. 56/2023
Your Ref.:

8 ta' April 2024

Onorabbli Qorti
Prim' Awla tal-Qorti Ċivili
Law Courts, Valletta.

RIVEDUT 29 ta' Lulju 2024

Atti tas-Subbasta:	Nru. 56/2023 (Qorti Civili, Prim' Awla)
Partijiet:	F. House Investment Ltd. (C34623) vs D.A. Holdings Ltd. (C18064)
Lokalita:	Daniels Shopping Complex / Daniels Mall – 114, Triq il-Kbira San Guzepp, Hamrun (Malta).
Rigward:	Deskrizzjoni u Valutazzjoni ta' propjeta' immobbli għal fini tas-Subbasta

1. INTRODUZZJONI

Fuq hatra u struzzjonijiet mogħtija lili mill-Qorti jien hawn taħt sottofirmat ikkonkludejt ix-xogħol neċessarju sabiex nagħmel deskrizzjoni w valutazzjoni tal-fond indikat lili fir-rikors promutur kif ukoll nispjega kwalunkwe piżijiet, kirjiet u jeddijiet oħra jekk ikun hemm bħala parti mill-proċess ta' Subbasta numru 56/2023. Din l-istima qegħda issir akkont tal-Artikoli 308-311 tal-Kap. 12 tal-Liġijiet ta' Malta.

Nirraporta li:

- Sar appuntament għat-2 ta' April 2024, permezz ta' ittri rreġistrati mibgħuta lill-partijiet fil-kawża, kif ukoll b'emails lill-avukati Dr. Pio Valletta u Dr Hose Herrera, sabiex tiġi spezzjonata il-propjeta' msemmija fl-istess atti. Ġew infurmati ukoll b'email is-Sur Stuart Place (stuart@amyntor.gg) u s-Sur Ron Marx (ronmarx@fonmarx.com) għall-kumpanija intimata fejn it-tnejn ikkonfermaw li rċevew l-email u taw il-kunsens tagħhom għall-ispezzjoni kif ukoll li rreferew għas-Sur Massimo Debono (ID: 35472M) sabiex ikun preżenti fisimhom u anki fisem il-bank kummerċjali MeDirect li skond l-istess bank huwa s-sid tal-propjeta' sottoterranja. Filwaqt ta' l-appuntament kien hemm preżenti ir-rappreżentant tal-kumpanija rikorrenti s-Sur Billy Morton (bigginhillbill@gmail.com) kif ukoll is-Sur Massimo Debono.
- Illi wara li jien sottofirmat ipprezentajt lil din Onorabbli Qorti r-rapport u d-dokumenti oħra ġejt infurmat mill-bank kummerċjali MeDirect li kien ġie intavolat rikors sabiex il-livelli sottoterranji -1 sa -4 jiġu esklużi mir-rapport ta' valutazzjoni u dan peress li skond l-istess rikors il-livelli msemmija kienu diġa propjeta' tal-bank kummerċjali.

- Illi din l-Onorabbli Qorti, fil-25 ta' April laqgħet it-talba ipprezentata fir-rikors datat 7 ta' Frar 2024. Sussegwentament ir-rapport ta' valutazzjoni ipprezentat minni datat 8 ta' April 2024 qiegħed jigi rivedut b'dan id-dokument sabiex jirrifletti id-deċizzjoni tal-Qorti.

2. BAŻI TAL-VALUTAZZJONI

Il-valutazzjoni tal-propjeta' għet ibbażata fid-data tal-ispezzjoni u fuq definizzjoni mogħtija mir-Royal Institute of Chartered Surveyors (RICS) fl-Appraisal and Valuation Manual (Practice Statement 4.2) kif ukoll minn The European Group of Valuers of Fixed Assets (TEGOVOFA), kif ukoll mill-Valuation Standards for Accredited Valuers maħruġ mill-Kamra tal-Periti.

1. *A willing seller;*
2. *that prior to the date of valuation there has been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms and for the completion of the sale;*
3. *that the state of the market, level of values and other circumstances were on an earlier assumed date of exchange of contracts the same as on the date of valuation;*
4. *that no account is taken of any additional bid by a purchaser with a special interest;*
5. *that both parties to the transaction had acted knowledgeably, prudently and without compulsion.*

Filwaqt li d-definizzjoni tal-prezz tas-suq hu bbażat fuq l-Appraisal and Valuation Manual (PS4.1)

"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

Din il-valutazzjoni tikkunsidra wkoll id-dokument maħruġ mill-Kamra tal-Periti (Valuation Standards for Accredited Valuers – 2012).

3. PROPJETA' KKUNSIDRATA

3.1 Indirizz: 'Daniel's Shopping Complex' jew 'Daniels Mall', 114 Triq il-Kbira San Ġuzepp, Ħamrun.

Din il-propjeta' qabel kienet magħrufa bħala 'Hollywood Theatre' bin-numri uffiċċjali 108, 109, 110, 112, 113, 114, 115, 116, 116B, 117, Triq il-Kbira San Ġuzepp; u 34, 36, 36A, 38 u 40, Triq Patri Magri, il-koll fil-Ħamrun. Dawn il-propjetajiet twaqqgħu u minnflokhom inbena il-kumpless imsemmi aktar il-fuq bl-indirizz uffiċċjali 114, Triq il-Kbira San Ġuzepp, Ħamrun.

Pjanta tar-Registru tal-Artijiet LR 348623 bin-numru tal-mappa 344202 E, ġia pprezentata mal-valutazzjoni originali u kopja tagħha qed tiġi annessa ma dan id-dokument rivedut. Għażla ta' sittax (16) il-ritratt minn barra u minn gewwa tal-post meħuda mis-sottoskrit flimkien ma' tlett pjanti tal-propjeta' mill-livell 0 sa livell 5, biex jiformaw parti mill-pjanta tar-Registru tal-Artijiet, jinsabu annessi ma' dan id-dokument. (Appendici - 1).

Il-propjeta' hija mibnija fuq art ta' ċirka 3,500 metru kwadru pero din tvarja minn livell għal ieħor. Ibbazata fuq il-pjanti approvati bħala parti mill-permess tal-bini PA02796/21 l-inqas arja hija ta' ċirka 3030 m.k. fl-erbġha livelli sottoterranji, li

ma jiffurmawx parti minn din il-valutazzjoni, u l-akbar arja hija ta' cirka 3770 m.k. fl-għola livell ta' Daniels Mall. (Ara Land Registry u l-pjanti assoċjati magħha. (Appendici - 1).

3.2 Deskrizzjoni Ġenerali:-

Il-propjeta', li nbriet madwar is-sena 2008, qegħda sitwata f'pożizzjoni ċentrali fil-qalba tal-Ħamrun bil-faċċata prinċipali t'hares fuq Triq il-Kbira San Guzepp u żewg faċċati iżgħar waħda fuq Trejjet San Pietru u l-oħra fuq Triq Patri Magri minn fejn hemm l-aċċess għal tlett livelli ta' parkeġġ taħt l-art. Il-propjeta' tinsab viċin tal-pjazza popolari San Pawl u ta' diversi propjetatijiet kummerċjali oħra, Għassa tal-Pulizija, ufficcini u kunvent.

3.3 Użu tal-Propjeta'

3.31 Il-binja tikkonsisti f'kumpless b'użi differenti u mqassma fuq għaxar (10) livelli, erbgha minnhom taħt l-art li mhumiex parti minn din il-valutazzjoni. L-użi mqassmin hekk kif ġej:
Livelli -4 sa -1: Propjeta' ta' Terzi - livelli taħt l-art ma jiffurmawx parti minn dan ir-rapport.

3.32 Fil-livell 0, u allura, il-livell terran, jibda il-Mall li jikkonsisti f'diversi ħwienet, klinika u ristoranti. Iż-żewġ livelli l-oħra tal-Mall identifikati bħala livelli 1A u 1B wieħed isib aktar ħwienet, ufficcini u gym. Naturalment, f'dan il-kumpless wieħed isib ukoll faċilitajiet sanitarji. L-użi ufficcjali skond il-policies tal-Awtorita tal-Ippjanar huma hekk:

- Klassi 2A – Klinika;
- Klassi 3C – Gymnasium;
- Klassi 4A – Ufficcini;
- Klassi 4B – Ħwienet;
- Klassi 4C/4D – Stabilimenti tal-ikel.

3.33 Il-livelli 2, 3 u 4, igifieri l-livelli ta' fuq ix-*Shopping Mall*, huma kollha appartamenti residenzjali. Dawn it-tlett livelli iħarsu lkoll fuq biċċa ċentrali u diversi minnhom għandhom ukoll faċċata għal fuq waħda mit-toroq pubbliċi. Is-servizzi tagħhom jinsabu fuq il-bjut ta' fuq nett. Filwaqt li l-livelli kummerċjali, ġia msemmija, ġew spezzjonati, aċċes għall-livelli residenzjali ma ingħatax u għalhekk il-valutazzjoni tagħhom qegħda issir abbażi tal-pjanti tal-permess u oħrajn li ġew ipprezentati lili kif ukoll informazzjoni dwar finituri u okkupazzjoni.

3.4 Permessi tal-bini

3.41 Fuq din il-propjeta' hemm diversi applikazzjonijiet tal-bini uħud minnhom għadhom pendenti decizjoni tat-Tribunal ta' Revizjoni tal-Ambjent u l-Ippjanar:

Numru tal-applikazzjoni	Deskrizzjoni qasira tal-Aplikazzjoni	Decizjoni u Data
PA 6266/95 DS 76/04	Outline sabiex jitwaqqa l-bini nkluz it-teatru Struttura perikoluża	Approvata 28.09.2001 Approvata 01.10.2004
PA 1654/05 DS 11/07	Kumpless li jinkludi sala tat-tombli Struttura perikoluża	Approvata 07.05.2007 Approvata 27.02.2007
PA 1553/09	Żieda ta' sular kummerċjali	Approvata 27.07.2010
PA 2231/12	Sanzjonar u alterazzjonijiet minn dak approvat bil-permess PA 1654/05 inkluz bdil minn sala tat-tombli għal supermarket	Approvata 10.07.2018

PA 6686/19	Bdil ta' użu minn klassi 4C għal 4D	Approvata 11.02.2020
PA 2796/21	Sanzjonar tal-bini kummerċjali u bini residenzjali	Approvata 23.03.2022
PA 338/22	Tqeghid ta' mwejjed fuq barra ta' Daniel's Shopping Mall	Approvata 03.06.2022 Appell Pab 13/23 pendenti fuq kundizzjonijiet
PA 821/22	Bdil ta' użu ta' parti mill-kumpless kummerċjali minn klassi 4B għal uffiċini klassi 4A	Pendenti
PA 906/22	Bdil ta' użu minn spazju vojt għal klinika klassi 2A inkluż alterazzjonijiet	Approvata 11.04.2023 Appell PAB 146/23 pendenti

Nota: Filwaqt li kull permess huwa mportanti l-aktar żewġ permessi relevanti huma PA 1654/05 li minnu beda l-bini tal-kumpless għal ħabta tas-sena 2008 kif ukoll PA 2796/21 li jirrigwardja s-sanzjonar tagħhom. Uħud mill-pjanti approvati ta' dawn il-permessi qegħdin jiġu annessi ma' dan id-dokument. (Appendiċi 4 u 5) Filwaqt li għad hemm xi applikazzjonijiet pendenti (l-aħħar tnejn fil-lista) jidher li b'mod ġenerali l-bini huwa mibni skond il-permessi tal-Awtorita' tal-Ippjanar kemm bħala struttura kif ukoll bħala użu. Ma jidherx mir-riċerka li qatt kien hemm xi ordni ta' infurzar mill-Awtorita' tal-Ippjanar.

3.5 Tip u Kundizzjoni ta' Struttura u Finitura

3.51 Minn kif seta' jiġi kkonstatat waqt l-ispezzjoni l-propjeta' tikkonsisti fi struttura tat-tip *frame structure* li tinkludi għalhekk diversi kolonni, soqfa u travi tal-konkos jew planks bil-piżijiet jiġu trasferiti lejn l-art permezz tal-istess kolonni u pedamenti. Il-livelli residenzjali huma mibnija b'mod aktar tradizzjonali bil-ġebel u/jew briks u soqfa tal-konkos rinfurzat.

3.52 Il-finituri tal-ispazji kummerċjali li huma mikrija lil terzi hu li qed jiġu użati mill-pubbliku ġenerali huma meqjusa ta' kwalita' tajba u miżmuma b'mod tajjeb ħafna. L-ispazji l-oħra li m'humiex accessibbli għal pubbliku għandhom finituri ta' kwalita' inqas tajba u l-istess jista' jingħad għaż-żamma tagħhom.

3.53 Kif spjegat aktar qabel access għat-tlett livelli residenzjali ta' fuq il-*Mall* ma' ġiex provdut. Ġejt infurmat biss li filwaqt li diversi minnhom huma mikrija hemm uħud minnhom speċjalment fil-livell ta' fuq nett, cioè il-livell tal-penthouse, li għandhom bil-finituri fi stat mhux komplut (*shell form* jew *semi-finished*).

3.54 Għal fini ta' din il-valutazzjoni oġġetti mobbli bħal apparat, għamra u attrezzaturi oħrajn mhumiex jiġu ikkunsidrati.

3.55 Informazzjoni dwar miżuri u apparat konnes ma' enerġija ma' ġietx ipprovduta. Mhux magħruf jekk hemmx il-preżenza ta' PV panels jew Solar Water Heaters u l-anqas ta' bjar.

3.56 B'mod ġenerali mill-ispezzjoni viżwali stajt nikkonstata li l-istruttura tinsab fi stat ġenerali tajjeb u sigur. Ma' dehrux, fuq dak li stajt nara, xi ħsara gravi kemm fl-istruttura kif ukoll fil-finituri li l'hinn minn dak iġġenerat bl-użu tal-ispazji anki meta wieħed jikkunsidra li din il-binja issa ilha mibnija u użata mill-pubbliku għal madwar erbghatax il-sena. Naturalment, lis-spazji speċjalment dawk kummerċjali jirrikjedu attenzjoni u manutenzjoni regolari speċjalment ukoll dawk l-ispazji ġia msemmija aktar il-fuq fejn il-finituri mhumiex daqstant tajba.

3.6 Konsiderazzjonijiet tal-Ippjanar

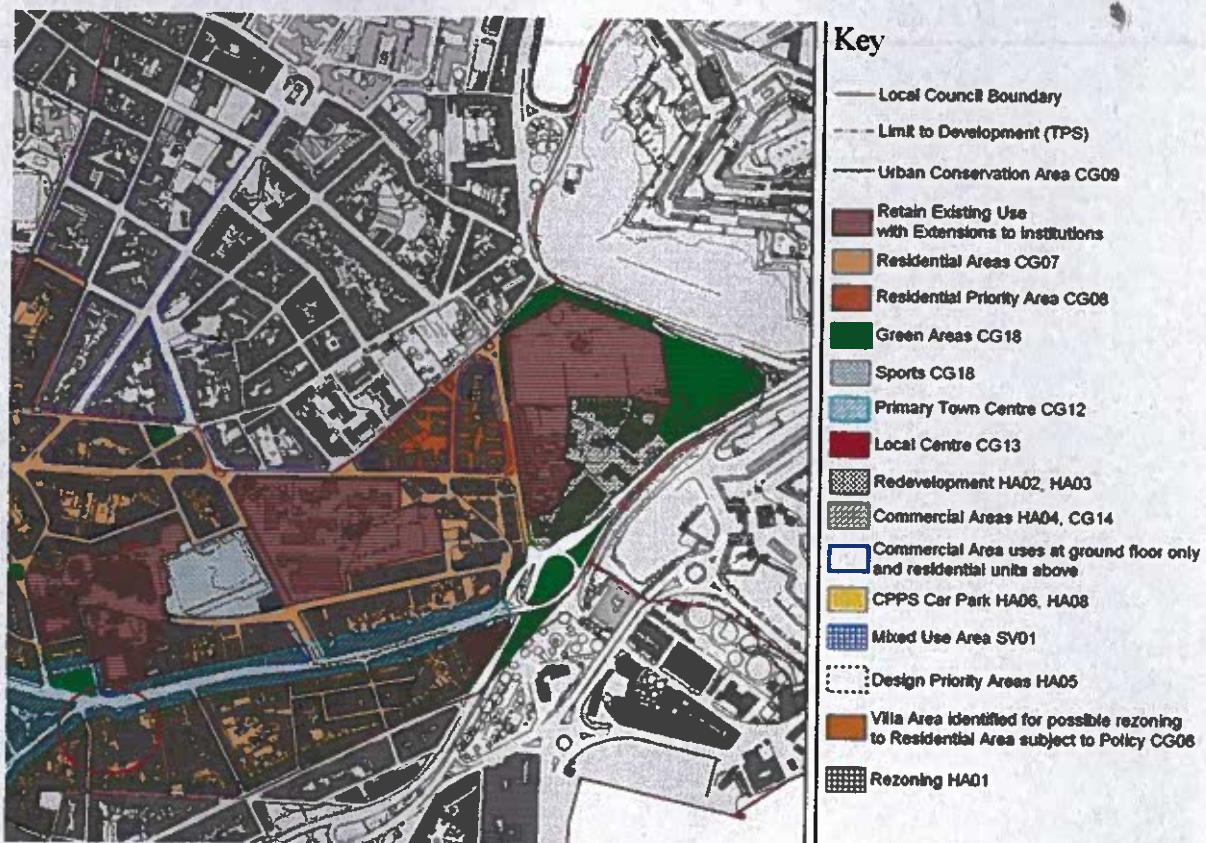
3.61 Il-kumpless huwa sitwat f'zona kummerċjali pjuttost attiva f'sens kummerċjali b'diversi hwienet, uffiċini kif ukoll ristoranti u kiosks. Filwaqt li z-zona aktar qrib tal-Blata l-Bajda tidher li għadha għaddeja minn transizzjoni, z-zona bejn dan il-kumpless u l-knisja parrokkjali tidher li hi pjuttost b'saħħita u attiva. Din il-lokalita' hija attiva u tinsab f'salib it-toroq bejn il-Ħamrun, il-Marsa u l-Belt Valletta.

3.62 Fatt ieħor importanti li jagħmel lil dan il-kumpless attrajenti huwa l-ammont ta' parkeġġ disponibbli għax-xerrejja kemm tal-istess kumpless kif ukoll tal-inħawi għalkemm mhux ċar x'tip ta' arrangamenti hemm dwar l-użu tal-parkeġġ. Barra minnhekk fl-istess inħawi saru diversi investimenti pubbliċi fosthom fit-toroq kif ukoll fit-tisbieh ta' Pjazza San Pawl.

3.63 L-inħawi huma servuti sew bis-servizzi u infrastrutturi pubbliċi.

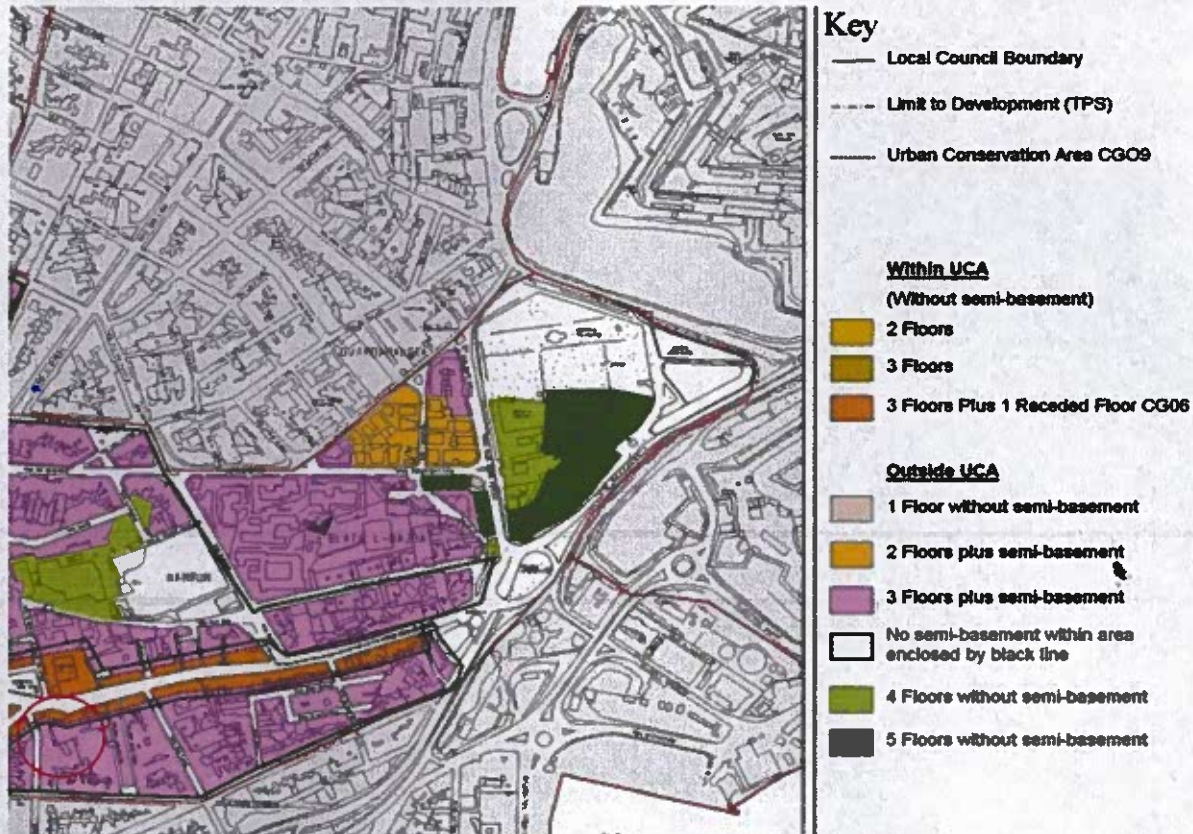
3.64 Peress li l-propjeta' tinsab fil-lokalita' tal-Ħamrun il-policies applikabbli jinsabu fil-Pjan Lokali Ċentral (Central Malta Local Plan) b'mod partikolari il-mapep HAM1 u HAM3.

- Il-mappa HAM1 tistabilixxi li l-parti ta' quddiem tal-kumpless jaqa' f'zona magħrufa bħala *Primary Town Centre* skond policy CG12 u parti minn konservazzjoni Urbana (UCA) skond policy CG09 kif ukoll bħala *Design Priority Area* skond policy HA05. Il-kumpliment tal-izvilupp huwa irregolat bħala zona residenzjali skond policy CG07.



Parti minn mappa HAM1 tal- Central Malta Local Plan

3.65 L-istess Pjan Lokali jistabilixxi l-għoli permessibli u dan skond mappa HAM3. Skond din il-mappa l-għoli permessibli huwa ta' tlett sulari u sular irtirat fuq Triq il-Kbira San Ġuzepp peress li din il-parti taqa' fiz-zona ta' konservazzjoni filwaqt li fil-kumplament tal-propijeta' l-għoli permessibli huwa ta' tlett sulari. Jidher li l-bini sugġet għal din il-valutazzjoni diga laħaq il-massimu permessibli hekk kif jidher mill-permessi maħruga mill-Awtorita' tal-Ippjanar.



Parti minn mappa HAM3 tal- Central Malta Local Plan

3.7 Valutazzjoni

3.71 Din il-valutazzjoni qed tiġi mqassma f'sezzjonijiet li tagħmilha possibli li tiddistingwi bejn il-partijiet kummerċjali u dawk residenzjali u dan sabiex jiffacilita' li wiehed ikun jista' jagħmel użu separat tal-valuri residenzjali minn dawk kummerċjali.

3.72 It-Tabella A hija sommarju tal-istima tal-valuri tal-propjetatijiet residenzjali. Il-qisien huma ibbażati minn fuq il-pjanti tal-permess tal-Awtorita' tal-Ippjanar PA 2796/21 u komparata ma qisien provduti lili. L-ewwel kolonna turi il-livelli u tiddistingwi bejn appartamenti u *penthouses*. It-tieni kolonna turi in-numru intern mogħti lill-appartament u l-kolonna ta' wara tindika in-numru ta' sodod f'dak il-unit. Iż-żewġ kolonni li jmiss juru il-qisien f'metri kwadri dawk interni u esterni. Fis-sitta u s-sebġha kolonna hemm ir-rati applikati kemm fuq l-ispazji interni kif ukoll fuq dawk esterni u fl-aħħar kolonna hemm il-valur assenjat lil dak il-unit partikolari. Isfel nett hemm it-total tal-valur li f'dan il-każ ammonta għal tminn miljuni elf mitejn u għaxar Ewro €8,001,210 li jista' jiġi arrondat għal tminn miljuni Ewro (€8,000,000).

3.73 Fl-istess Tabella A fl-aħħar nett hemm kalkolu li jindika il-potenzjal tal-kera tal-istess 37 appartament li ammonta' għal ħames mija u għaxar t'elef u sitt mitt Ewro (€510,600) fis-sena.

Table A: Market Value - Residential

Level	Apart. No.	Bedrooms	Approx. Area (m ²)		Rate € / (m ²)		Amount (€)		
			Internal	External	Internal	External			
Apartments	2	3.1	3	153	58	1400	700	255,570	
		3.2	3	154	32	1400	700	237,090	
		3.3	3	154	31	1400	700	236,880	
		3.4	3	153	22	1400	700	229,040	
		3.5	3	148	45	1400	700	238,350	
		3.8	3	142	37	1400	700	225,120	
		3.9	3	162	53	1400	700	263,480	
		3.10	1	72	18	1800	700	142,050	
		3.11	3	129	24	1400	700	196,560	
		3.12	3	123	22	1400	700	187,880	
		3.13	2	105	38	1600	700	195,380	
		3.14	3	131	66	1400	700	229,860	
		3.15	2	92	56	1600	700	186,720	
		3.16	1	71	30	1800	700	149,730	
	Apartments	3	4.1	2	136	46	1600	700	248,860
			4.2	3	144	36	1400	700	227,010
		4.3	3	145	14	1400	700	212,660	
		4.4	3	145	14	1400	700	213,360	
		4.5	3	144	15	1400	700	211,890	
		4.8	3	132	10	1400	700	191,100	
		4.9	3	149	15	1400	700	218,400	
		4.10	1	78	0	1800	700	139,500	
		4.11	2	110	11	1600	700	183,420	
		4.12	3	122	8	1400	700	176,610	
		4.13	2	99	16	1600	700	169,140	
		4.14	3	133	12	1400	700	194,880	
		4.15	2	98	10	1600	700	163,590	
		4.16	1	74	11	1800	700	140,390	
Penthouses		4	5.1	3	174	80	1500	800	324,570
			5.2	3	168	79	1500	800	315,270
		5.3	3	133	75	1500	800	260,270	
		5.4	2	109	65	1800	800	248,280	
		5.5	2	104	37	1800	800	216,900	
		5.6	3	160	63	1500	800	290,690	
		5.7	3	163	28	1500	800	267,520	
		5.8	2	108	48	1800	800	232,720	
		5.9	1	73	53	1900	800	180,450	
Total estimated value of 37 residential units								8,001,210	
Assuming an average rental potential of €1150 per month per apartment									
			1150	37	12			510,600	
			rate	unit	months				

3.74 It-Tabella B hija sommarju tal-istima tal-valuri tal-propjetatijiet kummerċjali jew dawk użati mill-pubbliku. L-ewwel u t-tieni kolonni jindikaw il-livell u l-użu prinċipali tal-istess livell. Fil-livell terran u ż-żewġ sulari intermedjari hemm il-*Mall* li minbarra il-*ħwienet* wieħed isib ukoll stabilimenti tal-ikel, klinika, ufficcini u ġinnasju. Fit-tielet kolonna hemm id-daqs approssimattiv f'metri kwadri għal dak il-livell partikolari. Ir-raba' kolonna turi ir-rati applikati. Għal livelli 1A u 1B jieħdu konsiderazzjoni tal-fatt li l-parti ċentrali ta' dawn il-livelli hija vojta (ara d-diversi ritratti tal-*Mall*). L-aħħar kolonna turi il-valur assenjat lil dak il-livell partikolari pero huwa importanti ħafna li jiġi stabbilit il-fatt li l-valur tal-livelli kummerċjali huma marbutin flimkien u għandhom jiġu kkonsidrati flimkien għalix il-valur ta' wieħed jiddependi minn iehor. Il-valur tal-ispazji kummerċjali huwa stmat għal-valur ta' (€19,901,500) li qed jiġi arrondat għal **dsatax il-miljun u disgha mitt elf Ewro (€19,900,000)**.

3.75 Isfel tat-Tabella B hemm stima' li tindika il-potenzjal tal-kera tal-istess spazji kummerċjali. Din hi stmata globalment għal **miljun mitejn u sbatax il-elf u mija u ħamsin Ewro (€1,217,150)** fis-sena.

Table B: Market Value - Commercial

Level	Description	Approx. Area (m ²) as per PA/02796/21 including circulation	Rate € / (m ²)	Amount (€)
0	Retail	3615	1900	6,868,500
1A	Retail and offices	3680	1800	6,624,000
1B	Retail and gym	3770	1700	6,409,000
Total estimated value of the shopping mall levels :- 0, 1a and 1b				19,901,500
Grand Total of Commercial Areas				19,901,500
Assuming an average annual rental value of €110 per square meter				
		11065	110	1,217,150
		area (m ²)	rate (€)	

3.8 Konkluzjoni – Valutazzjoni tal-valur preżenti tal-propjeta' fis-suq miftuħ

3.81 L-esponent ħa konjizzjoni ta' diversi fatturi ġia msemmija hawn fuq kif ukoll il-kuntest ta' l-inħawi kif ukoll:

L-użu ta' metodu komparattiv tenut kont ta' valuri ta' propjetajiet simili fil-vicinanzi magħruf bħala *Comparative Method*.

Il-kundizzjoni tal-propjetajiet kif ukoll fatturi oħra bħal aċċessibilità u l-attività tal-madwar li jistgħu jaffettwaw il-valur.

Il-valur liberu u frank fis-suq miftuħ fid-data tal-ispezzjoni.

Jiddikjara wkoll li ma' hemmx konflitt ta' nteress.


3.82 L-esponent huwa tal-fehma li l-valuri tal-propjeta' inkwistjoni hekk kif ra u ġie deskritt inkluż pizijiet, ċnus u servitujiet skond il-każ, fis-suq liberu u miftuħ illum jammonta' għal kif ġej:

VALUR TOTALI TAL-PROPJETA' = €27,900,000 [Sebgha u għoxrin miljun u disgha mitt elf Ewro]

Propjeta' Kummerċjali = €19,900,000 [Dsatax il-miljun u disgha mitt elf Ewro]
Propjeta' Residenzjali = €8,000,000 [Tminn miljun Ewro]

Potenzjal ta' kera fis-sena:

Propjeta' Kummerċjali = €1,217,150 [Miljun mitejn u sbatax il-elf u mija u ħamsin Ewro]
Propjeta' Residenzjali = €510,600 [Ħames mija u għaxar t'elef u sitt mitt Ewro]


Perit Hector Zammit

B.E.&A.(Hons.), Dip.C.Eng.(Glas), P.G.Dip.(Env.Mgt.), M.C.I.Arb., A.&C.E.

HECTOR ZAMMIT PERIT (warrant no. 296)

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T & F: 2144 6777 M: 9949 9990 E: hectorzammit@gmail.com

Illum..... 30 JUL 2024

Ippreżentata mill- Perit Hector Zammit

B/bla dok dsatax..dokumenti (19)


Adrian Mallia
Deputat Registratur

Illum 10 ta' Settembru 2024
B'isem il-Perit Legali / Tekniku:
Perit Hector Zammit KI 370966M
Li wara li ddikjara li thallas l-ammont lilu dovut, halef/halfet li qeda/qdlet fedelmement u onestament l-inkarigu magħti lilu/ha.
ADRIAN MALLIA
Deputat Registratur



1 Faccata principali



2 Faccata principali



3 Faccata principali



4 Faccata fuq Triq Patri Magri



5. Faccata fuq Trejjet San Pietru



6. Ritratt taz-zona



7. Daniels Shopping Mall



8. Daniels Shopping Mall



9. Daniels Shopping Mall



10. Daniels Shopping Mall



11. Daniels Shopping Mall



12. Daniels Shopping Mall



13. Daniels Shopping Mall



14. Daniels Shopping Mall



15. Daniels Shopping Mall



16. Daniels Shopping Mall - gym

Appendiċi

1. Pjanta tar-Registru tal-Artijiet (kopja, l-oriġinali ġia ppreżentata)
2. Tlett Pjanti (nru 1A sa 3A) dettaljata tas-sulari sabiex jiffurmaw parti mill-pjanta tar-Registru tal-Artijiet
3. Fdax il-pjanta skematiċi ta' Livelli Residenzjali ipprovduti mir-rikorrent
4. Sebgħa pjanti tal-permess PA/02796/21 (15b, 70f, 70g, 78f, 78g, 78k, u 149c)
5. Sebgħa pjanti tal-permess PA/01654/05 (46h, 46i, 46j, 46k, 46l, 46m u 46n)

Appendiçi - 1

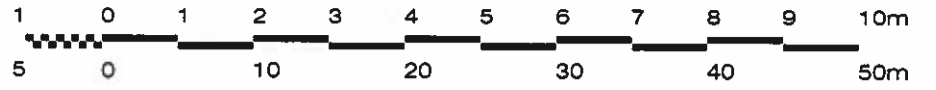
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Appendiċi - 2

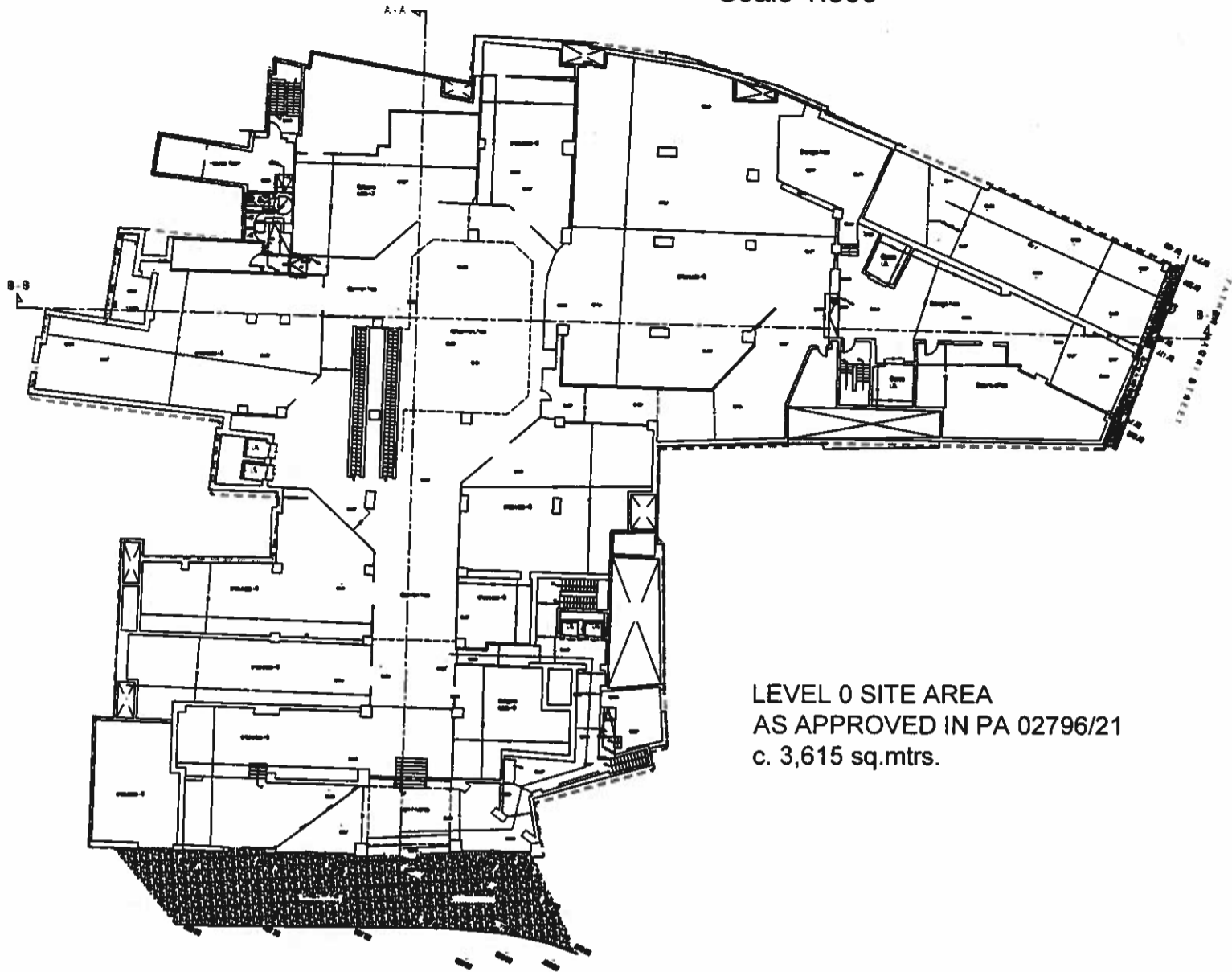
2. Tlett Pjanti (nru 1A sa 3A) dettaljata tas-sulari sabiex jiffurmaw parti mill-pjanta tar-Registru tal-Artijiet

REFER TO LAND REGISTRY LR 348623

Scale 1:100

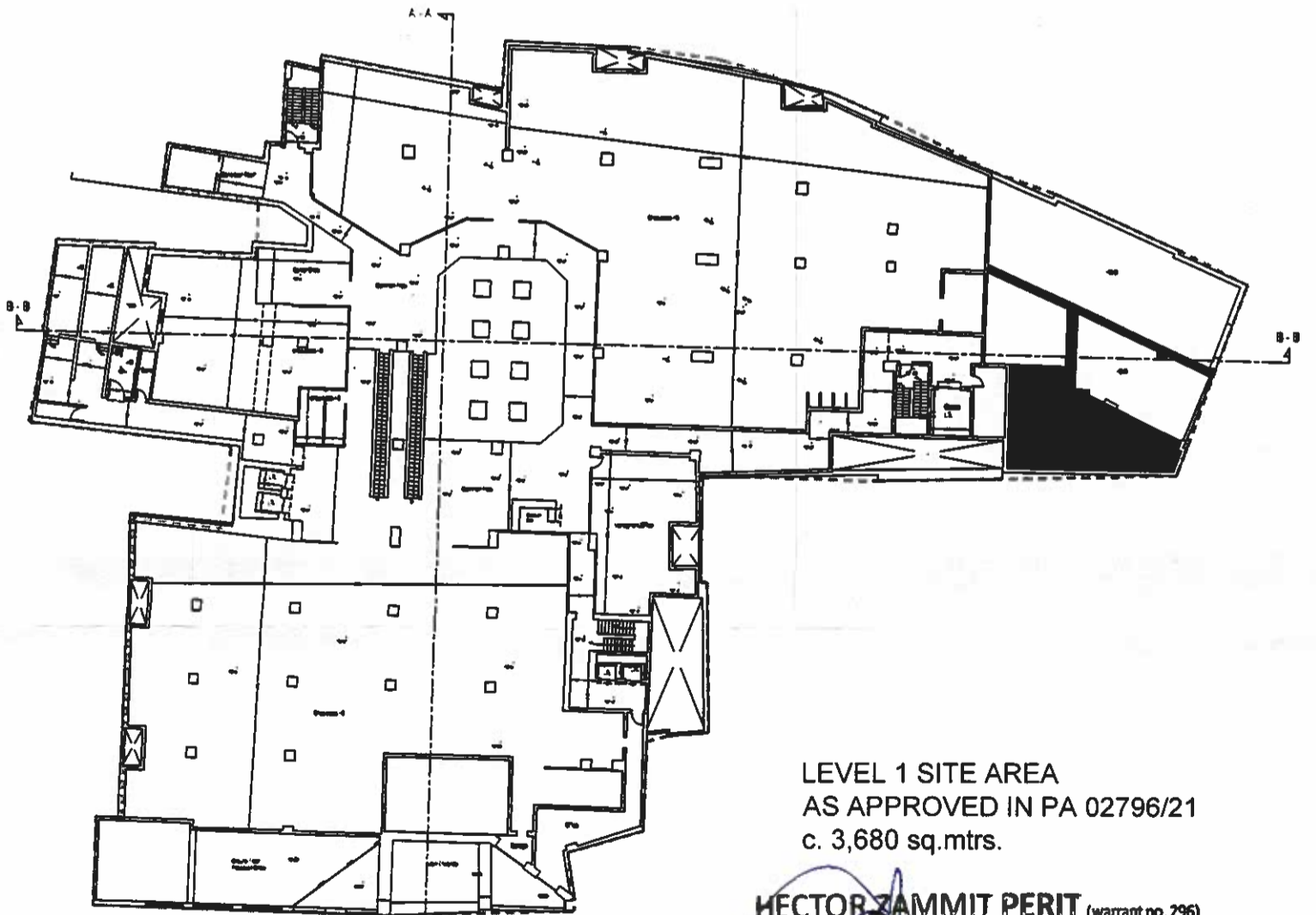


Scale 1:500



LEVEL 0 SITE AREA
AS APPROVED IN PA 02796/21
c. 3,615 sq.mtrs.

AS APPROVED LEVEL 0
scale 1:500

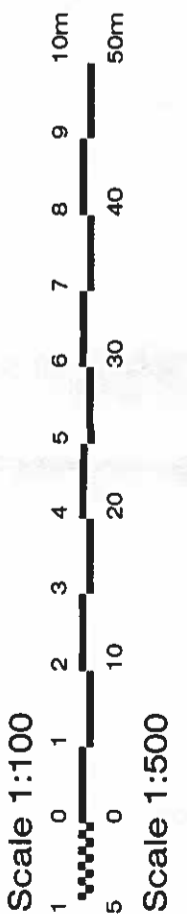


LEVEL 1 SITE AREA
AS APPROVED IN PA 02796/21
c. 3,680 sq.mtrs.

AS APPROVED LEVEL 1
scale 1:500

HECTOR ZAMMIT PERIT (warrant no. 296)
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HECTOR ZAMMIT

ARCHITECT CIVIL ENGINEER DESIGN CONSULTANT

THE CORNERSTONE
224,
TRIQ SAN GILJAN,
B'KARA
BKR 2807,
Tel: 21446777

Rev.: Date: By: Description:

Address:
DANIEL'S SHOPPING
COMPLEX, HAMRUN
Client:

Project Title:
FOR LAND REGISTRY PURPOSE

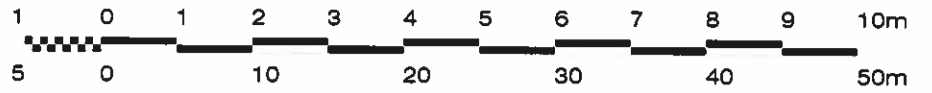
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Drawing No.: 1A of 3 Date: 29-07-2024

Drawing Title:
AS APPROVED FLOOR
PLAN

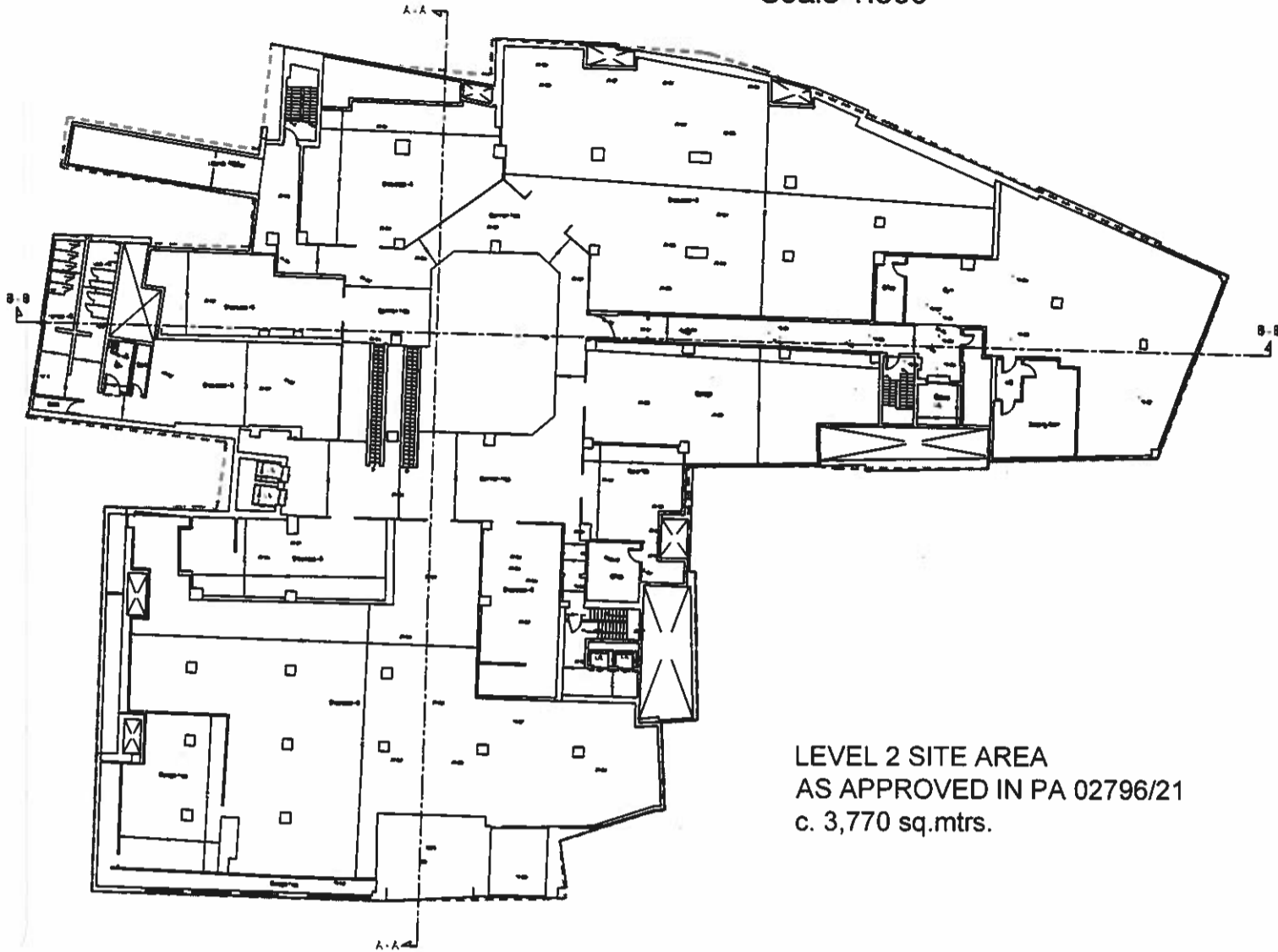
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REFER TO LAND REGISTRY LR 348623

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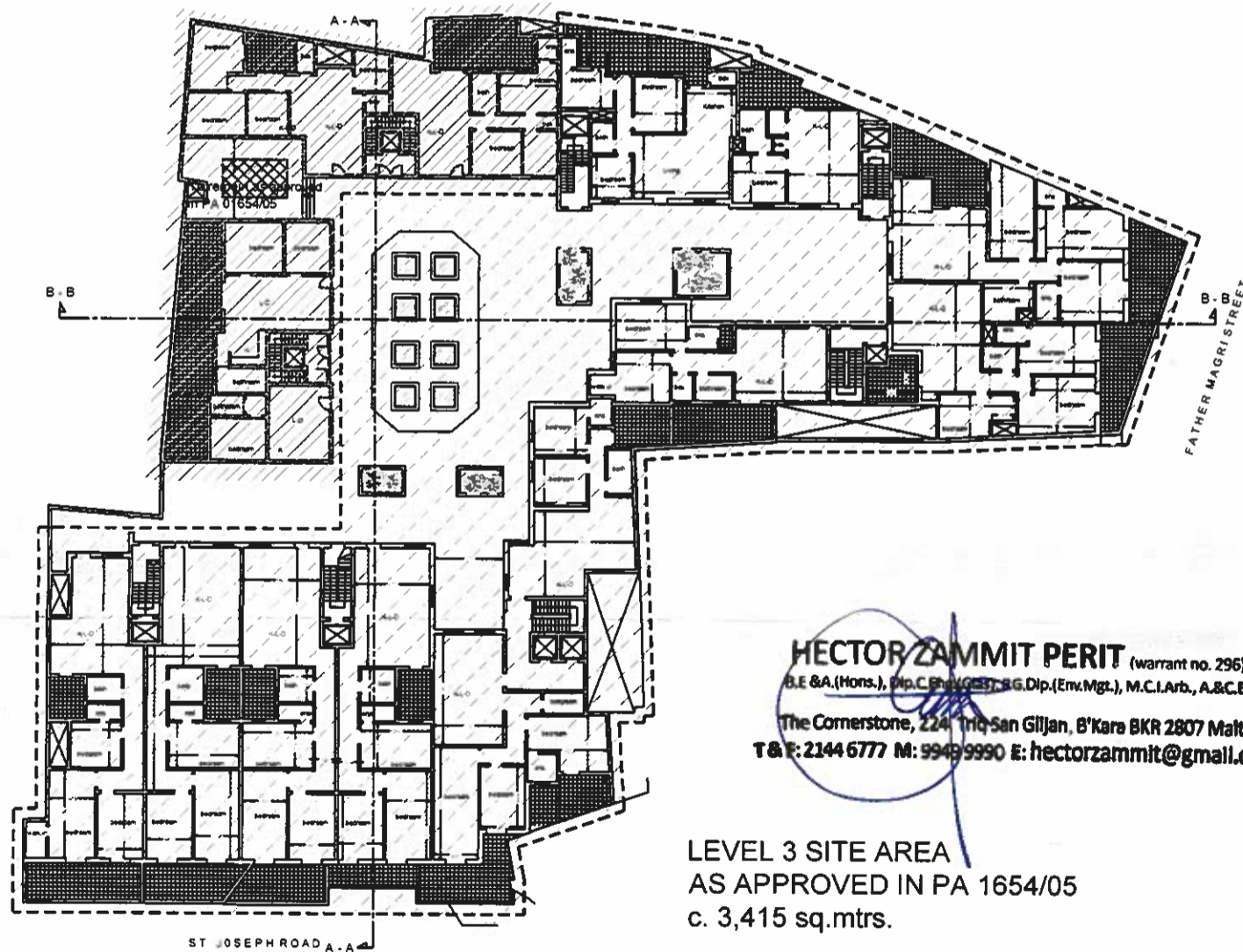


Scale 1:500



LEVEL 2 SITE AREA
AS APPROVED IN PA 02796/21
c. 3,770 sq.mtrs.

AS APPROVED LEVEL 2
scale 1:500

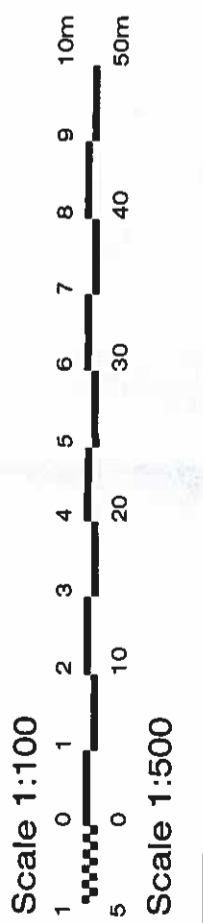


LEVEL 3 SITE AREA
AS APPROVED IN PA 1654/05
c. 3,415 sq.mtrs.

AS APPROVED LEVEL 3
scale 1:500

HECTOR ZAMMIT PERIT (warrant no. 296)
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224,
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B'KARA
BKR 2807,
Tel: 21446777

Rev.: Date: By: Description:

Address:
DANIEL'S SHOPPING
COMPLEX, HAMRUN
Client:

Project Title:
FOR LAND REGISTRY PURPOSE

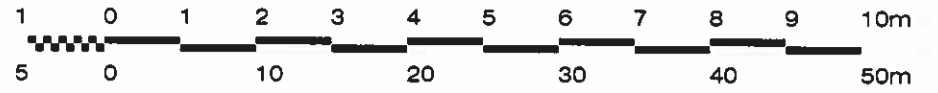
Drawing Title:
AS APPROVED FLOOR
PLAN

Scale: 1:500 Ckd.: HZ Drawn By: GB
Drawing No.: 2A of 3 Date: 29-07-2024

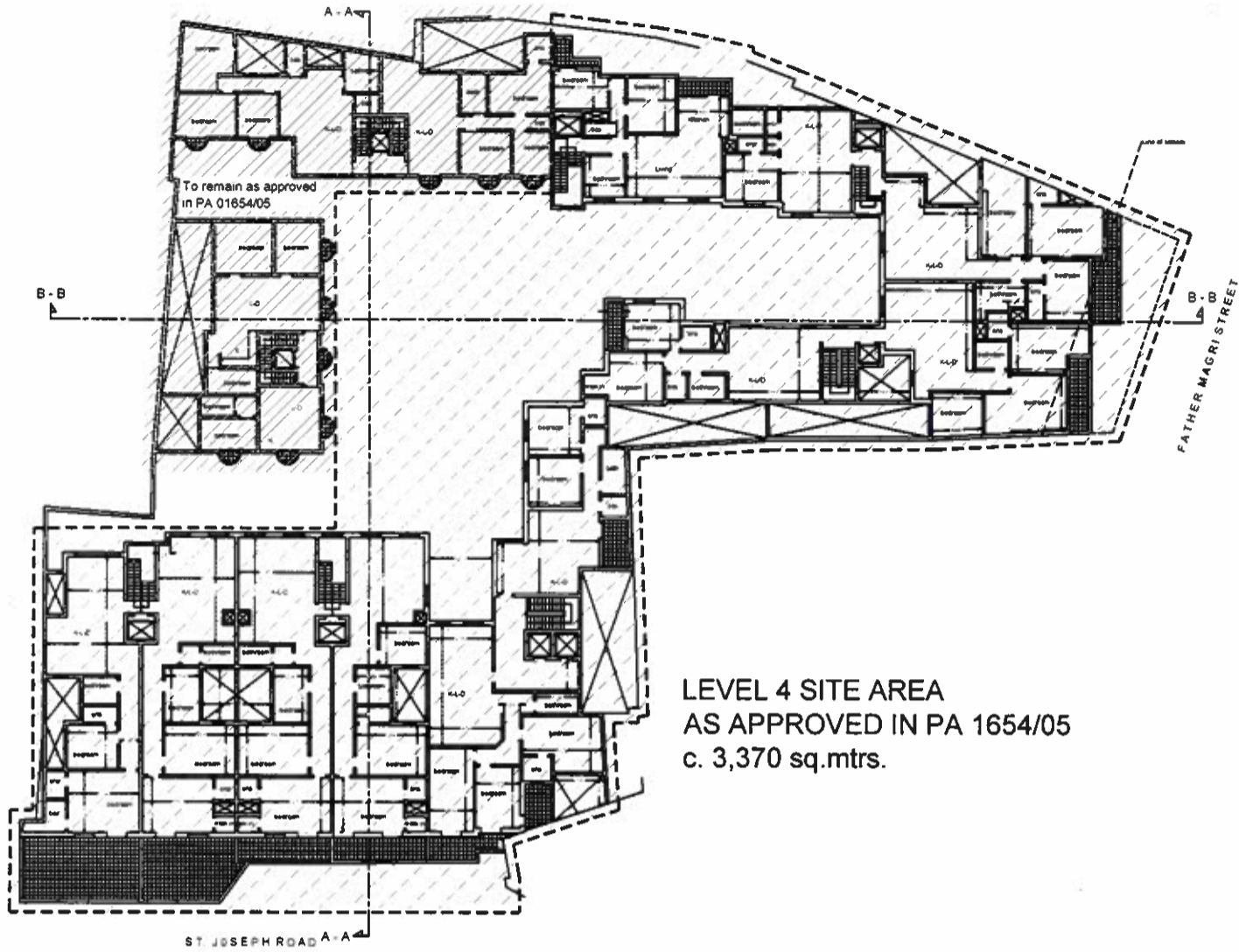
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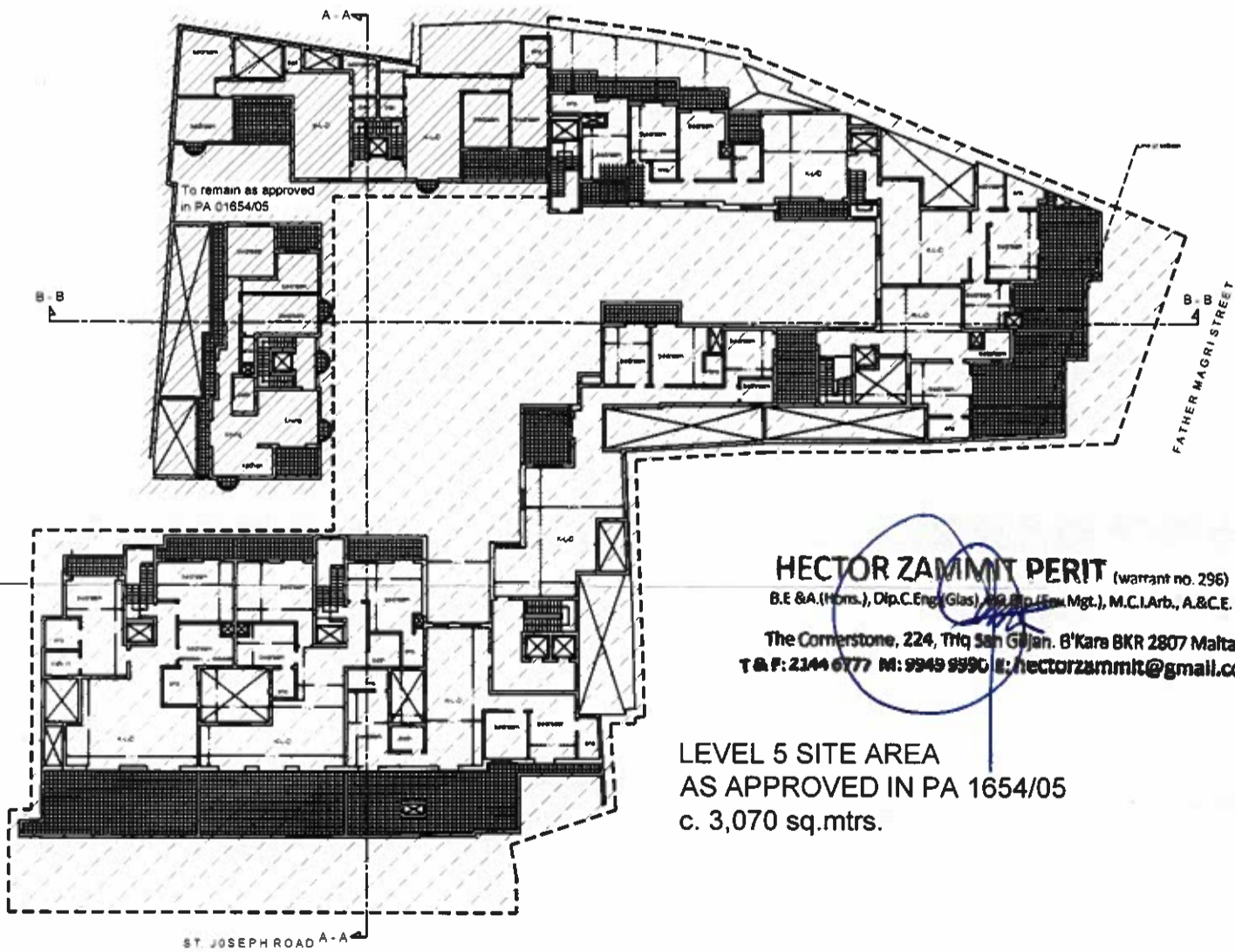


Scale 1:500



LEVEL 4 SITE AREA
AS APPROVED IN PA 1654/05
c. 3,370 sq.mtrs.

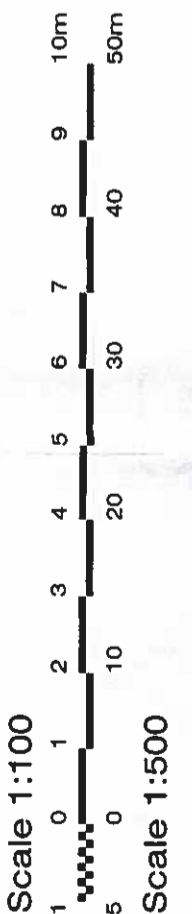
AS APPROVED LEVEL 4
scale 1:500



LEVEL 5 SITE AREA
AS APPROVED IN PA 1654/05
c. 3,070 sq.mtrs.

AS APPROVED LEVEL 5
scale 1:500

HECTOR ZAMMIT PERIT (warrant no. 296)
B.E & A. (Hons.), Dip.C.Eng. (Glas), Dip. (Fac. Mgt.), M.C.I.Arb., A.&C.E.
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THE CORNERSTONE
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TRIQ SAN GILJAN
B'KARA
BKR 2807,
Tel: 21446777

Rev	Date	By	Description

Address: DANIEL'S SHOPPING COMPLEX, HAMRUN
Client: _____

Project Title: FOR LAND REGISTRY PURPOSE

Scale: 1:500 Ckd.: HZ Drawn By: GB
Drawing No.: 3A of 3 Date: 29-07-2024

Drawing Title: AS APPROVED FLOOR PLAN
File No.: _____

SUBBASTA 56/23

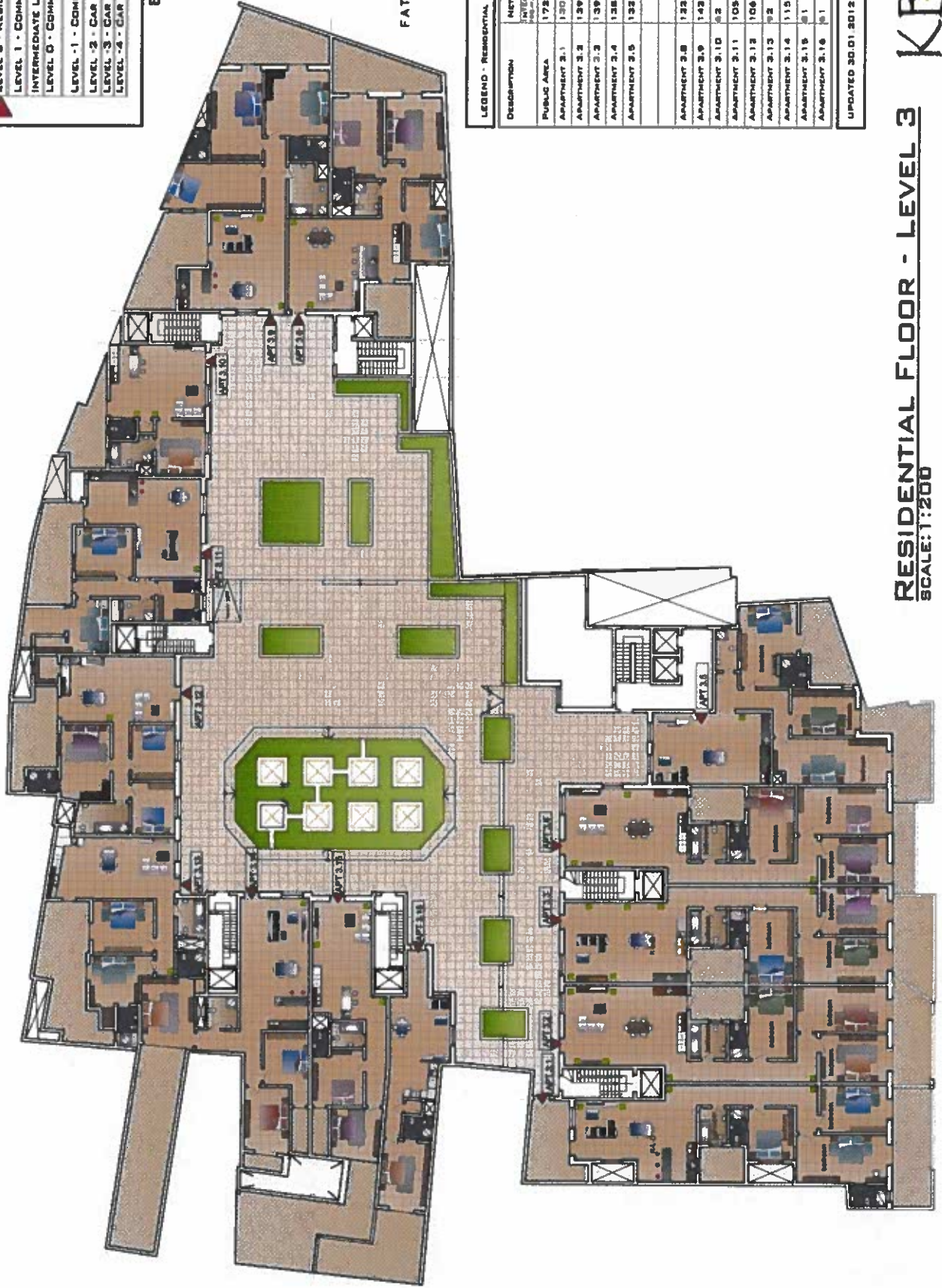
Appendiċi - 3

3. Fdax il-pjanta skematiċi ta' Livelli Residenzjali ipprovduti mir-rikorrent

high street apartments

▲	PENTHOUSE LEVEL - RESIDENTIAL
▬	LEVEL 4 - RESIDENTIAL
▬	LEVEL 3 - RESIDENTIAL
▬	LEVEL 1 - COMMERCIAL
▬	INTERMEDIATE LEVEL-COMMERCIAL
▬	LEVEL 0 - COMMERCIAL
▬	LEVEL -1 - COMMERCIAL
▬	LEVEL -2 - CAR PARK
▬	LEVEL -3 - CAR PARK
▬	LEVEL -4 - CAR PARK

BLOCK SECTION



FATHER MAGRI STREET

DESCRIPTION	NET FLOOR AREA	
	(sq. m)	(sq. ft)
PUBLIC AREA	172	1836
APARTMENT 3.1	120	1292
APARTMENT 3.2	139	1493
APARTMENT 3.3	139	1493
APARTMENT 3.4	138	1478
APARTMENT 3.5	132	1428
APARTMENT 3.8	122	1313
APARTMENT 3.9	142	1531
APARTMENT 3.10	82	879
APARTMENT 3.11	105	1127
APARTMENT 3.12	106	1138
APARTMENT 3.13	92	987
APARTMENT 3.14	115	1238
APARTMENT 3.15	81	867
APARTMENT 3.16	81	867

UPDATED 30.01.2012

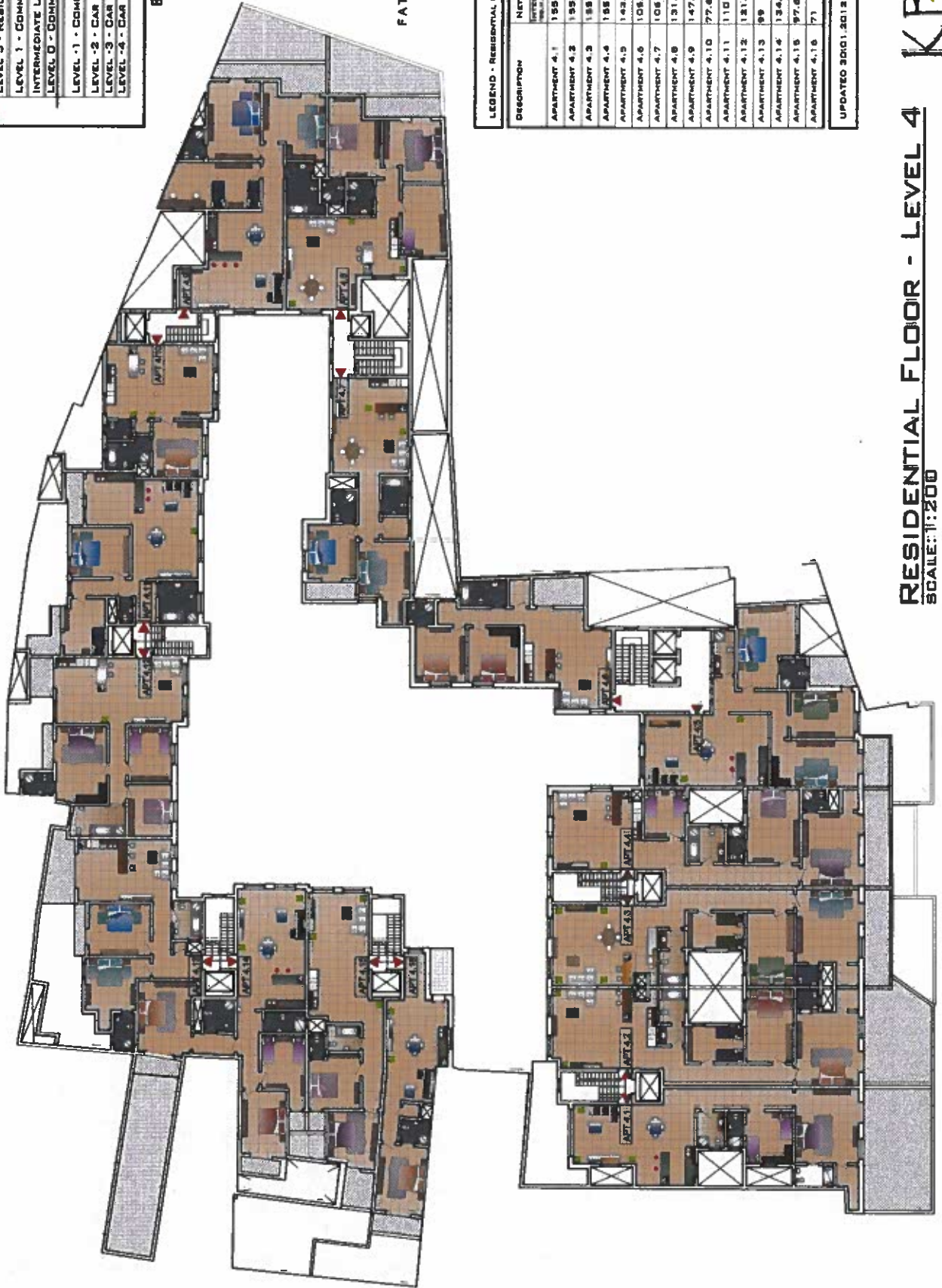
RESIDENTIAL FLOOR - LEVEL 3
SCALE: 1:200

high street apartments

▲	PENTHOUSE LEVEL - RESIDENTIAL
▲	LEVEL 4 - RESIDENTIAL
▲	LEVEL 3 - RESIDENTIAL
▲	LEVEL 1 - COMMERCIAL
▲	INTERMEDIATE LEVEL-COMMERCIAL
▲	LEVEL 0 - COMMERCIAL
▲	LEVEL -1 - COMMERCIAL
▲	LEVEL -2 - CAR PARK
▲	LEVEL -3 - CAR PARK
▲	LEVEL -4 - CAR PARK

BLOCK SECTION

FATHER MAGRI STREET

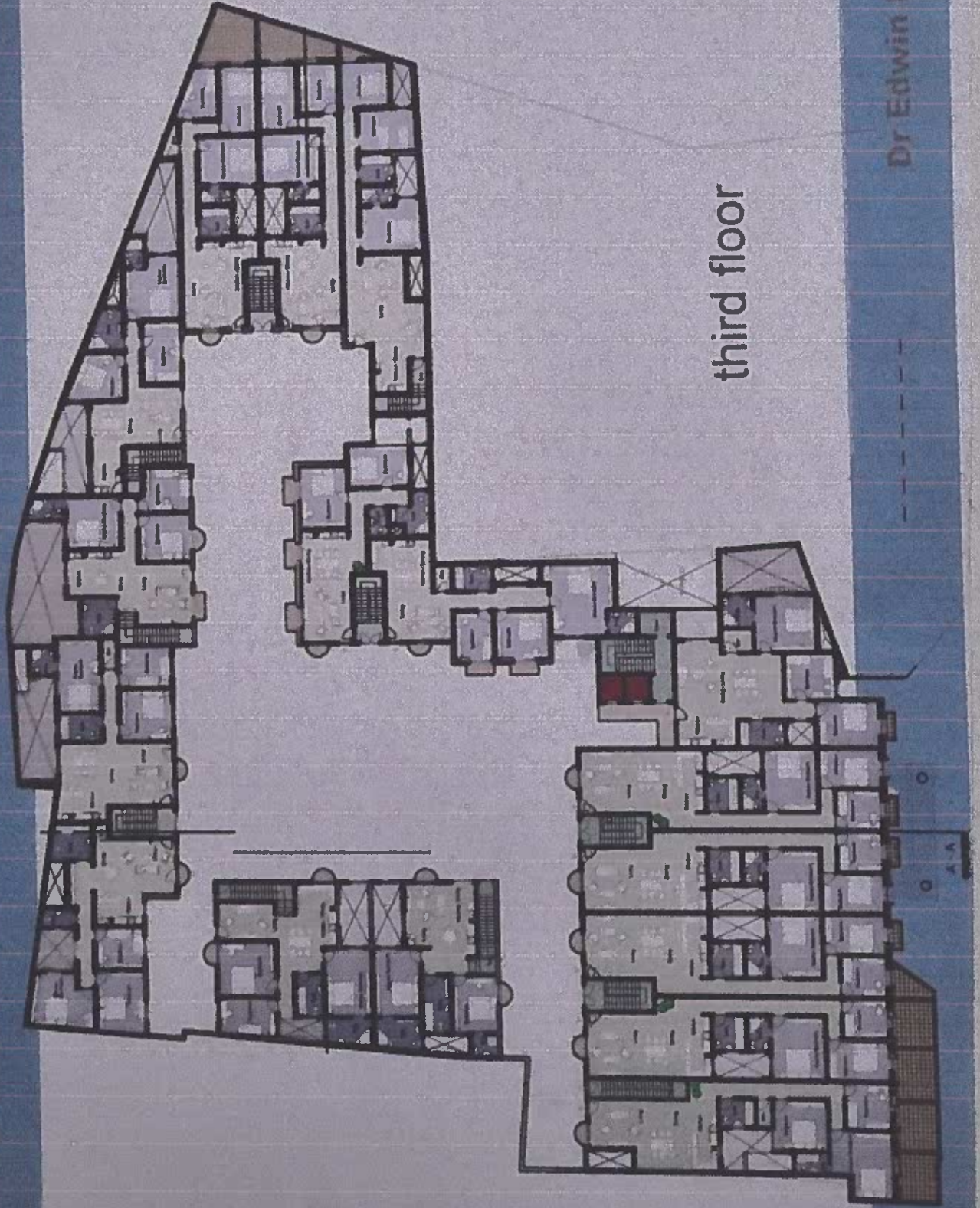


DESCRIPTION	NET FLOOR AREA	
	INTERNAL (sq.m)	EXTERNAL (sq.m)
APARTMENT 4.1	155	46
APARTMENT 4.2	155.3	35.7
APARTMENT 4.3	155	14.43
APARTMENT 4.4	155.24	14.4
APARTMENT 4.5	142.3	14.7
APARTMENT 4.6	105.4	8.1
APARTMENT 4.7	105	5.8
APARTMENT 4.8	131.2	9.6
APARTMENT 4.9	147.6	14.2
APARTMENT 4.10	77.6	0.00
APARTMENT 4.11	110	10.24
APARTMENT 4.12	121.4	7.2
APARTMENT 4.13	99	14.2
APARTMENT 4.14	134.2	10.81
APARTMENT 4.15	97.6	9.12
APARTMENT 4.16	73	11.14

UPDATED 30.01.2012

RESIDENTIAL FLOOR - LEVEL 4
SCALE: 1:200

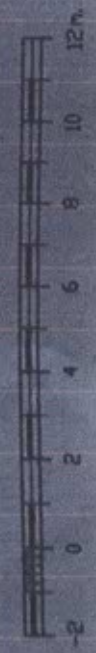
Daniel's Mixed Use Development



third floor

Dr Edwin Mintoff

Daniel's Mixed Use Development



Dr Edwin Mintoff

Daniel's Mixed Use Development



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Dr Edwin Mintoff

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Dr Edwin Mintoff

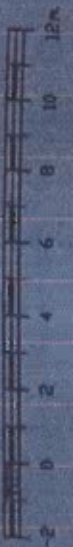
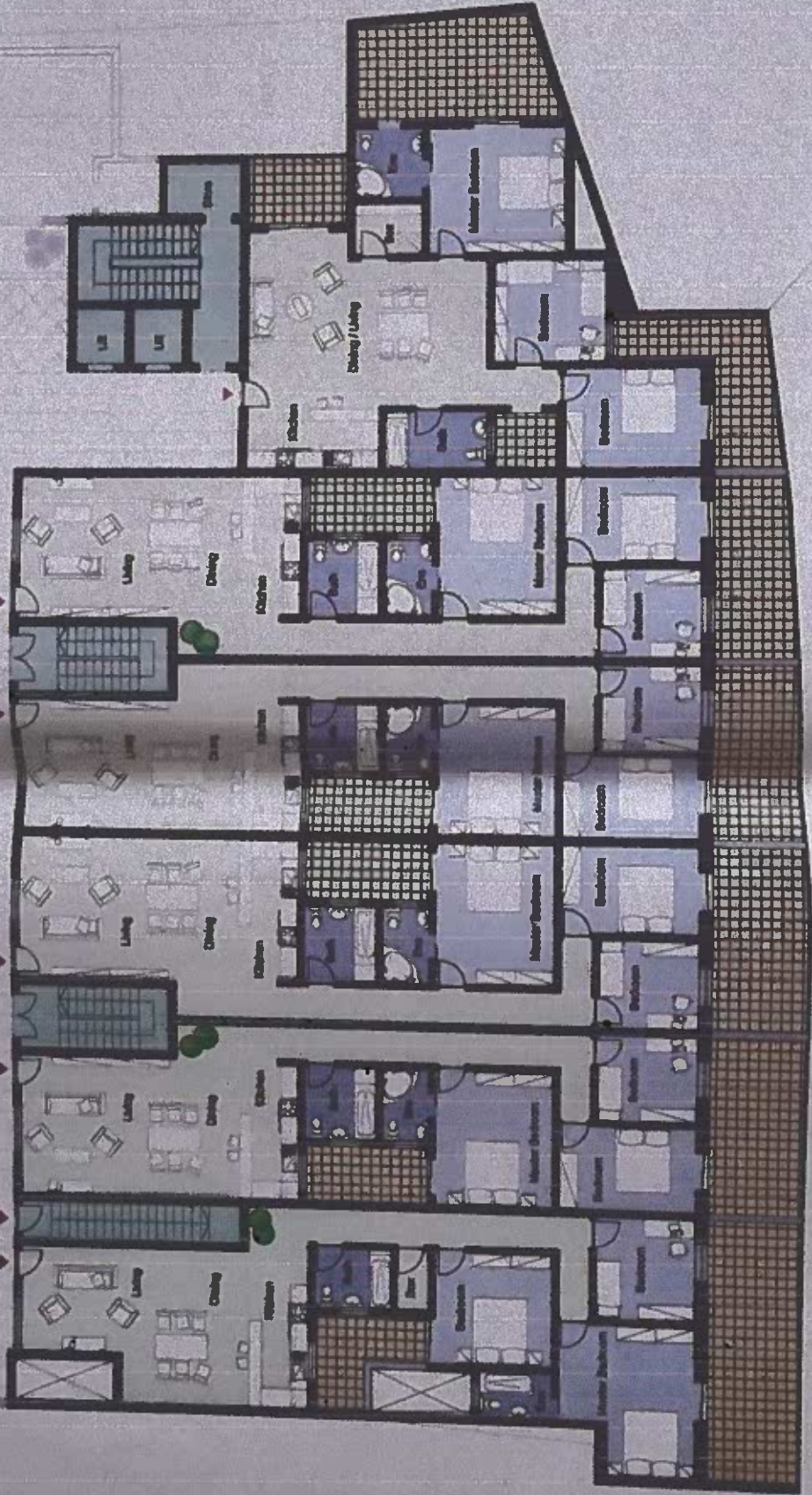
Daniel's Mixed Use Development



second floor

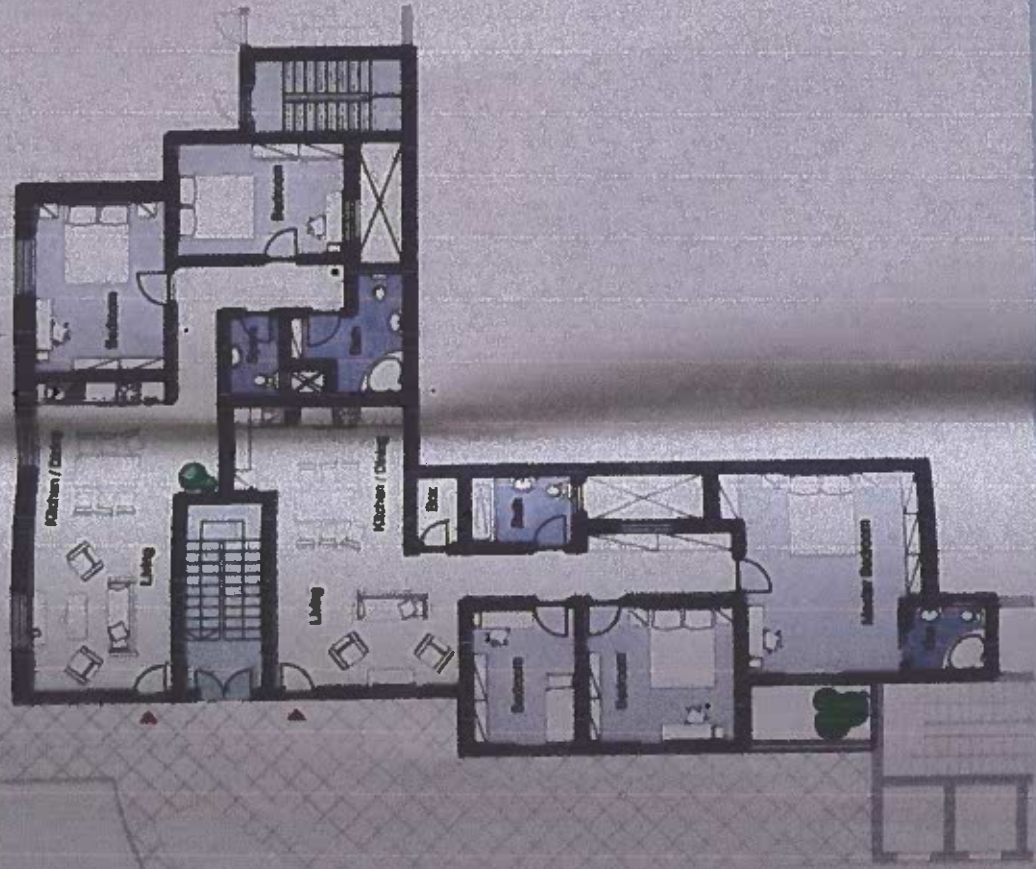
Dr Edwin Mintoff

Daniel's Mixed Use Development

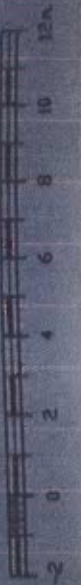


Dr Edwin Mintoff

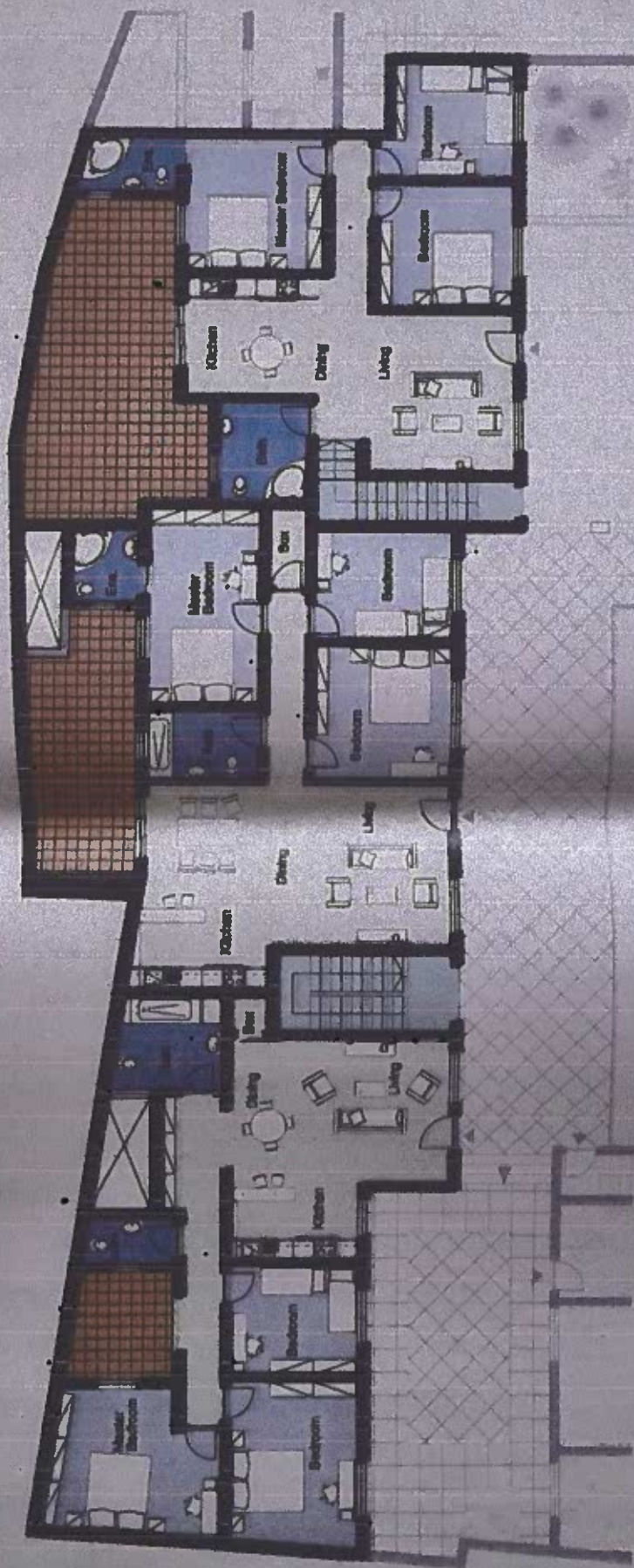
Daniel's Mixed Use Development



Dr Edwin Mintoff

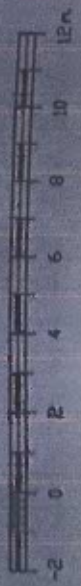
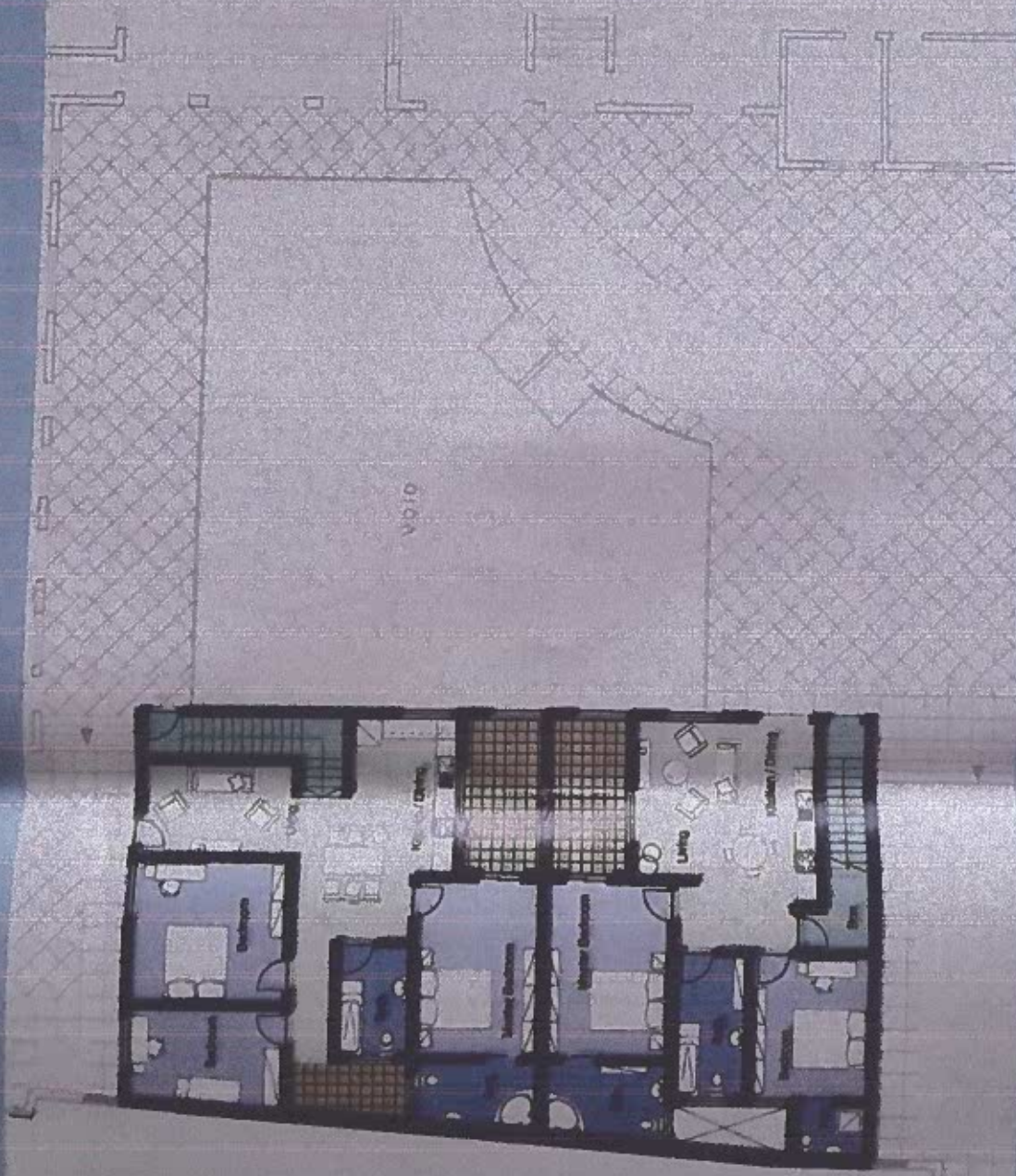


Daniel's Mixed Use Development



Dr Edwin Mintoff

Daniel's Mixed Use Development



Dr Edwin Mintoff

Appendiċi - 4

4. Sebġha pjanti tal-permess PA/02796/21 (15b, 70f, 70g, 78f, 78g, 78k, u 149c)

71800

71700

71600

71500

71400

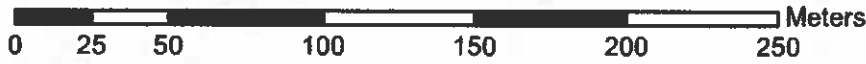
71300

54000

54100

54200

54300



1:2,500

Date Printed: 21/12/2020

Public Geoserver

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 Not to be used for interpretation or scaling of scheme alignments.

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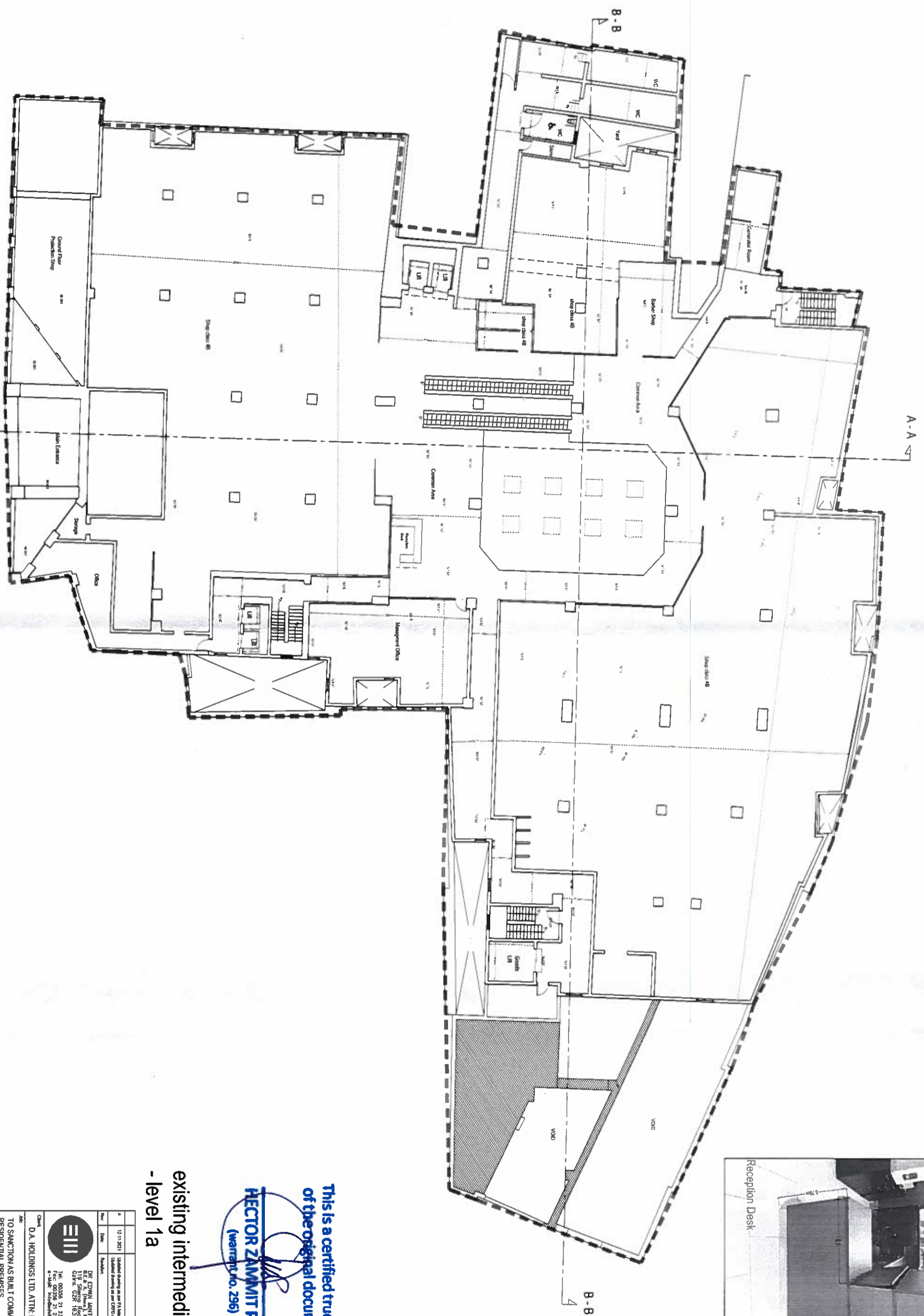
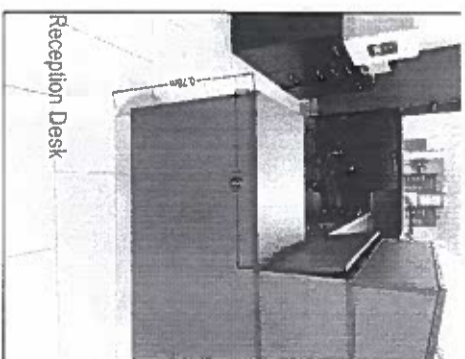
HECTOR ZAMMIT PERIT (warrant no. 296)

PA



PLANNING AUTHORITY

St.Francis Ravelin, Floriana,
 Tel: +356 2290 0000, Fax: +356 2290 2295
 www.pa.org.mt, mappingshop@pa.org.mt



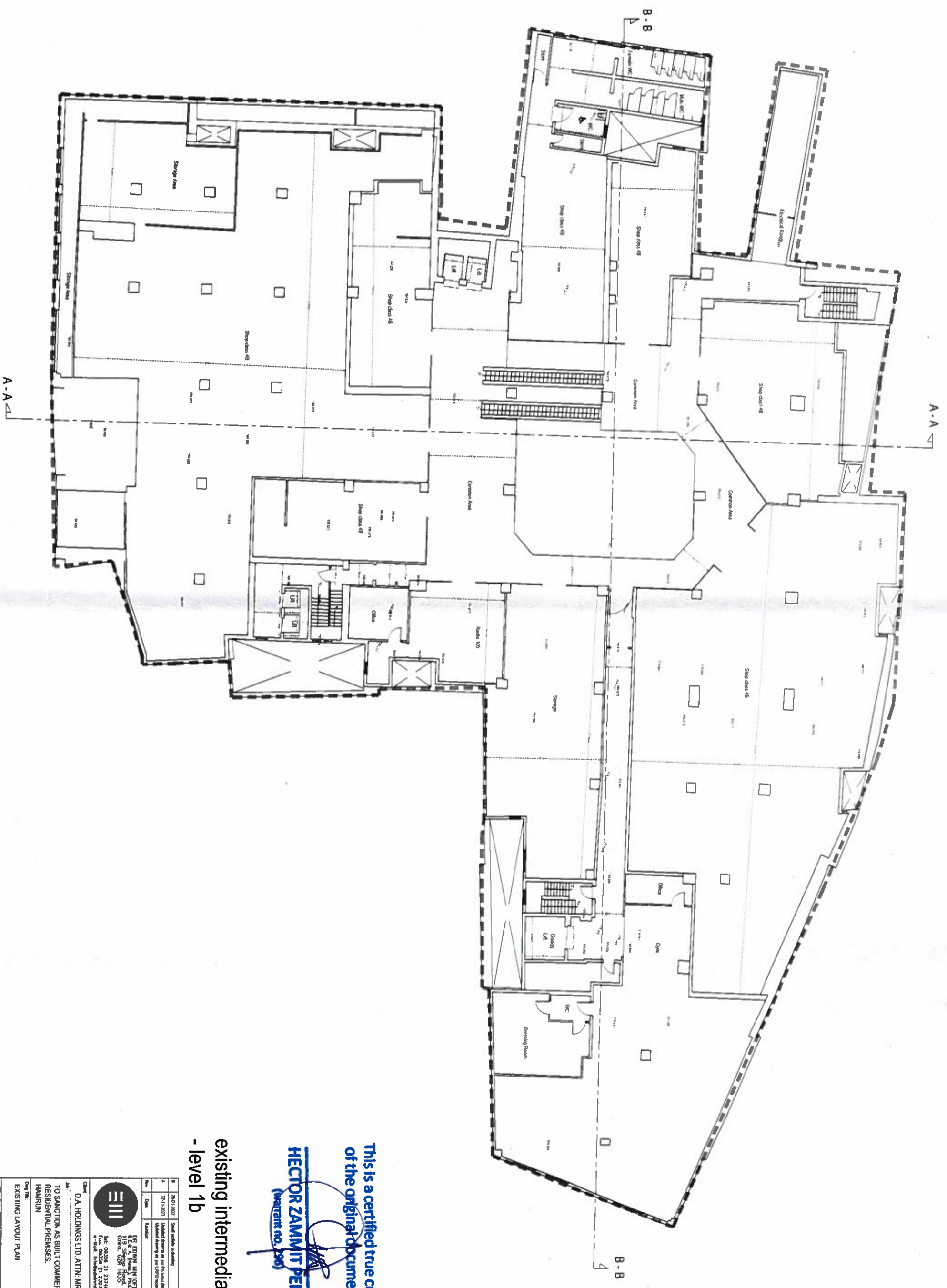
existing intermediate floor
- level 1a

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HECTOR ZAMMIT PERIT
(warrant no. 296)

No.	12.11.2021	Updated drawing as per P/L Number dated 12.02.21	M.A.I.F.'s
Rev.	01	Updated drawing as per CDR's report dated 12.02.21	
Author	DR EDWIN MANTOFT B.E. & A. (Mech), P.M.D. (Mechanical), A.A. C.E. C.D.R. 0218 1839 E-Mail: hector@hzmperit.com		
Client	D.A. HOLDINGS LTD. ATTN: MR ANDREW VASWARI		
Project	TO SANCTION AS BUILT COMMERCIAL AND RESIDENTIAL PREMISES, HAMRUN		
Scale	1:100 on A0 1:200 on A2	Date	MARCH 2021
Checked by	E.M.	Drawing No.	021 a
Drawn by	F.X.	23rd	20 189

0 5 10 15 20 25 30 35 40
Rev P Drawn by F.X. Date 23rd 20 189
Title: D.A. HOLDINGS LTD. ATTN: MR ANDREW VASWARI
Project: TO SANCTION AS BUILT COMMERCIAL AND RESIDENTIAL PREMISES, HAMRUN
Scale: 1:100 on A0, 1:200 on A2
Drawing No: 021 a
Drawing Date: MARCH 2021



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HECTOR ZAMMIT PERIT
(Licent no. 256)

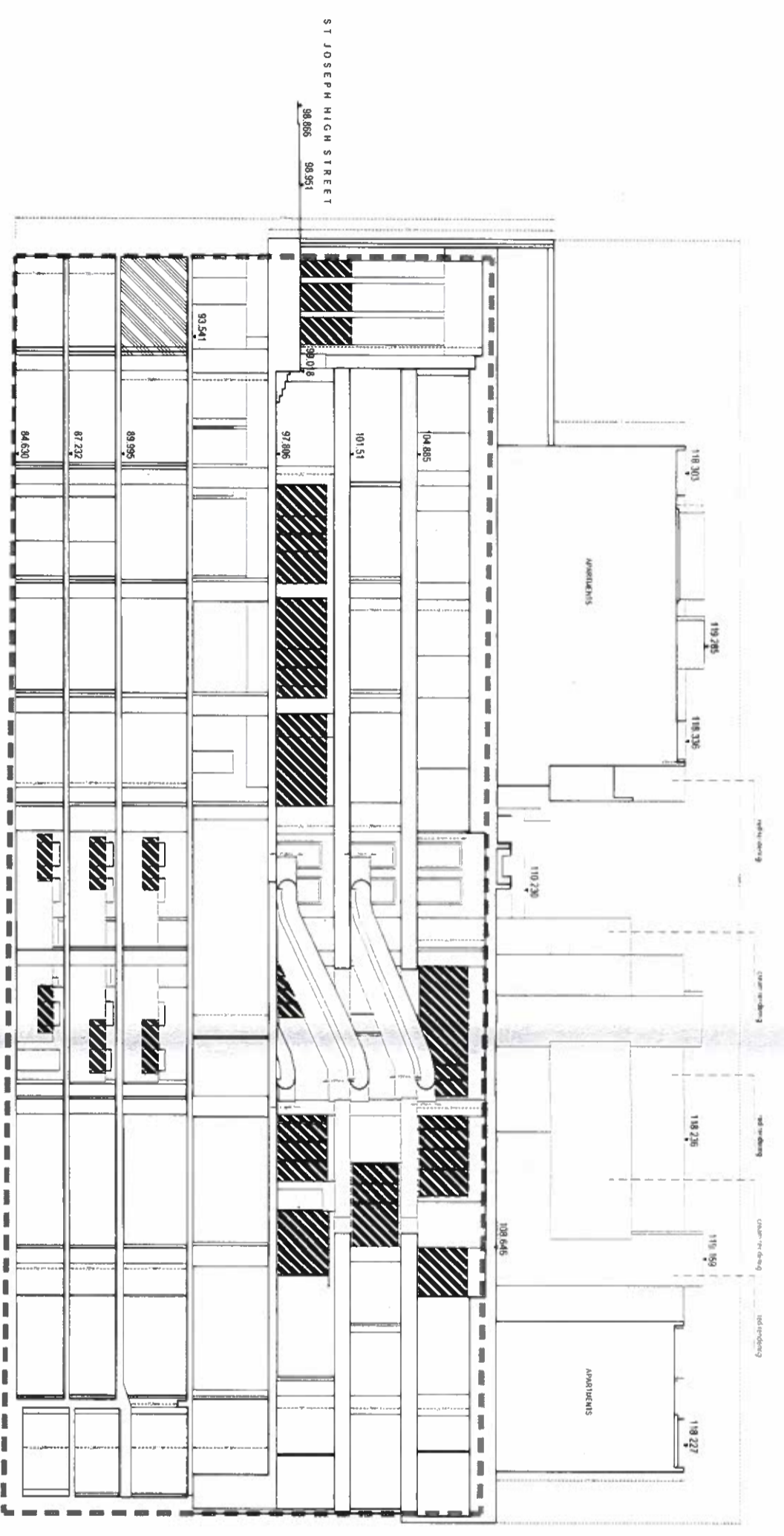
existing intermediate floor
- level 1b

Rev	Date	Description	By	App'd
1	20-1-2021	Small updates to drawing
2	22-1-2021	Updated drawing as per P/L (Public domain) 1/26-21
3	22-1-2021	Updated drawing as per CDD report dated 14-02-21

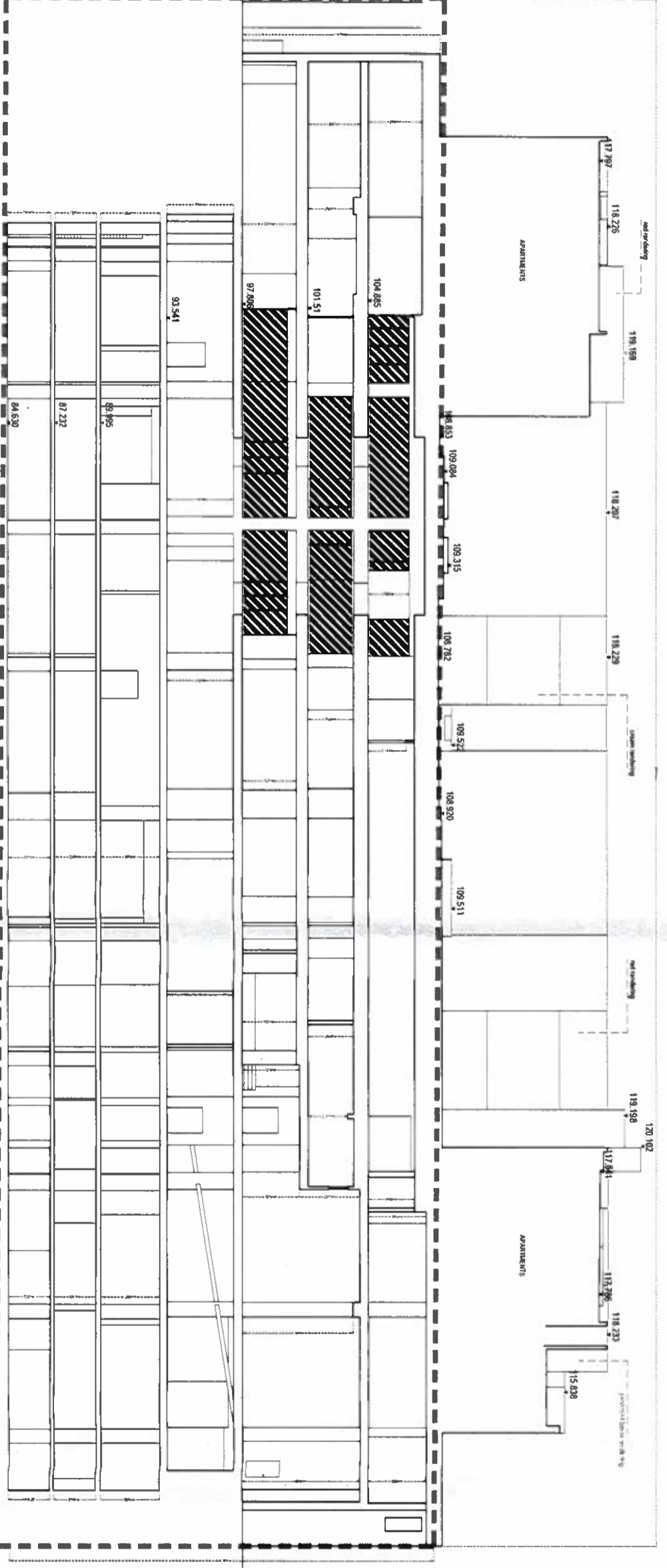
Client	D.A. HOLDINGS LTD. ATTN: MR ANDREW VASWARI
Job	TO SANCTION AS BUILT COMMERCIAL AND RESIDENTIAL PREMISES. HAIARUN
Drawn By	EXISTING LAYOUT PLAN
Scale	1:100 ON A0 1:200 ON A2
Checked By	E.M.
Drawn No.	022 b
Drawn By	F.X.
Drawn No.	20 189

	EIM ENGINEERING & INTERIOR MANAGEMENT 119, SENGUO FLOOR, 02B CL, QTR 1633 Tel: 00356 21 237401 Fax: 00356 21 230786 e-mail: info@eiminterior.com
--	---





existing section A-A



existing section B-B

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(warrant no. 296)

Client	O.A. HOLDINGS LTD. ATTN: MR. ANDREW VASNARI		
Project	TO SANCTION AS BUILT COMMERCIAL AND RESIDENTIAL PREMISES, HAMARUN		
Drawn by	E.M.	Checked by	F.X.
Date	MARCH 2021	Drawn by no.	023 a
Scale	1:100 on A0	Drawn by	20 189
	1:200 on A2		



- proposed new rendering
beige colour
- white aluminium apertures
- proposed new rendering
beige colour
- white aluminium apertures
- cream rendering
red rendering
- cream rendering
red rendering
- white aluminium apertures
- cream rendering
red rendering

proposed front elevation
FATHER MAGRI STREET

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of the original document.
HECTOR ZAMMIT PERIT
(Warranted 156)

Ref:	Client:	Project:
<p>EMM DR EDWIN MINTOFF R.E. & A. (Comm), Pn. B. (Residential), A & CE 119 Silem Road, Gzira, GZ1 1635 Tel: 00356 21 23740 Fax: 00356 21 23706 e-mail: info@emmintoff.com</p>		

Client: D.A. HOLDINGS LTD. ATTN: MR ANDREW VASWARI
Job: TO SANCTION AS BUILT COMMERCIAL AND RESIDENTIAL PREMISES, HANRUN
Design: PROPOSED ELEVATION

Scale:	1:100 on A2	Date:	JANUARY 2022
Checked by:	E.M.	Drawing No:	034
Drawn by:	F.X.	Job no:	20 189



proposed new rendering
beige colour

proposed new rendering
beige colour

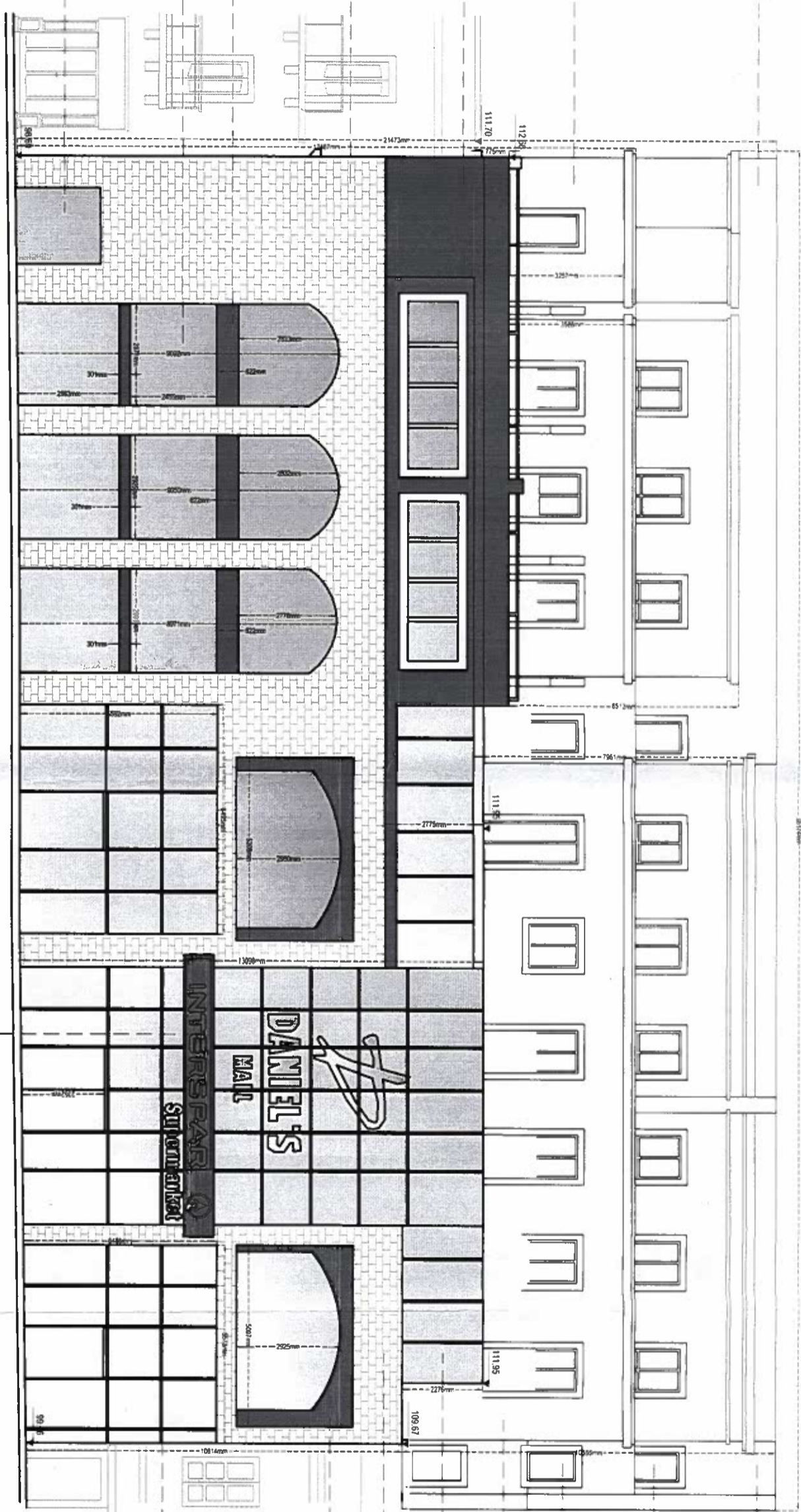
red rendering
to be sanctioned

marble cladding
to be sanctioned

red rendering
to be sanctioned

grey aluminium

glass door



ST JOSEPH HIGH STREET

proposed front elevation
ST. JOSEPH ROAD

proposed new rendering
beige colour

grey aluminium apertures

grey aluminium apertures

proposed new rendering
beige colour

grey aluminium apertures

marble cladding
to be sanctioned

red rendering
to be sanctioned

grey aluminium apertures

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HECTOR ZAMMIT PERIT
(warrant no. 246)

EM
DR EDWIN JANTOFF
B.E. & A. (Hons.), Ph.D. (Honorary), A.A. C.E.
119 Sirgatta Road,
Gzira, GZR 1635
Tel: 00356 21 237401
Fax: 00356 21 237402
Email: info@edwinjantoff.com

Client: D.A. HOLDINGS LTD. ATTN: MR ANDREW VASWARI
To: TO SANCTION AS BUILT COMMERCIAL AND
RESIDENTIAL PREMISES
HAMRUM

Scale: 1:100 on A2
Date: JANUARY 2022
Checked by: E.M.
Drawing No: 033 a

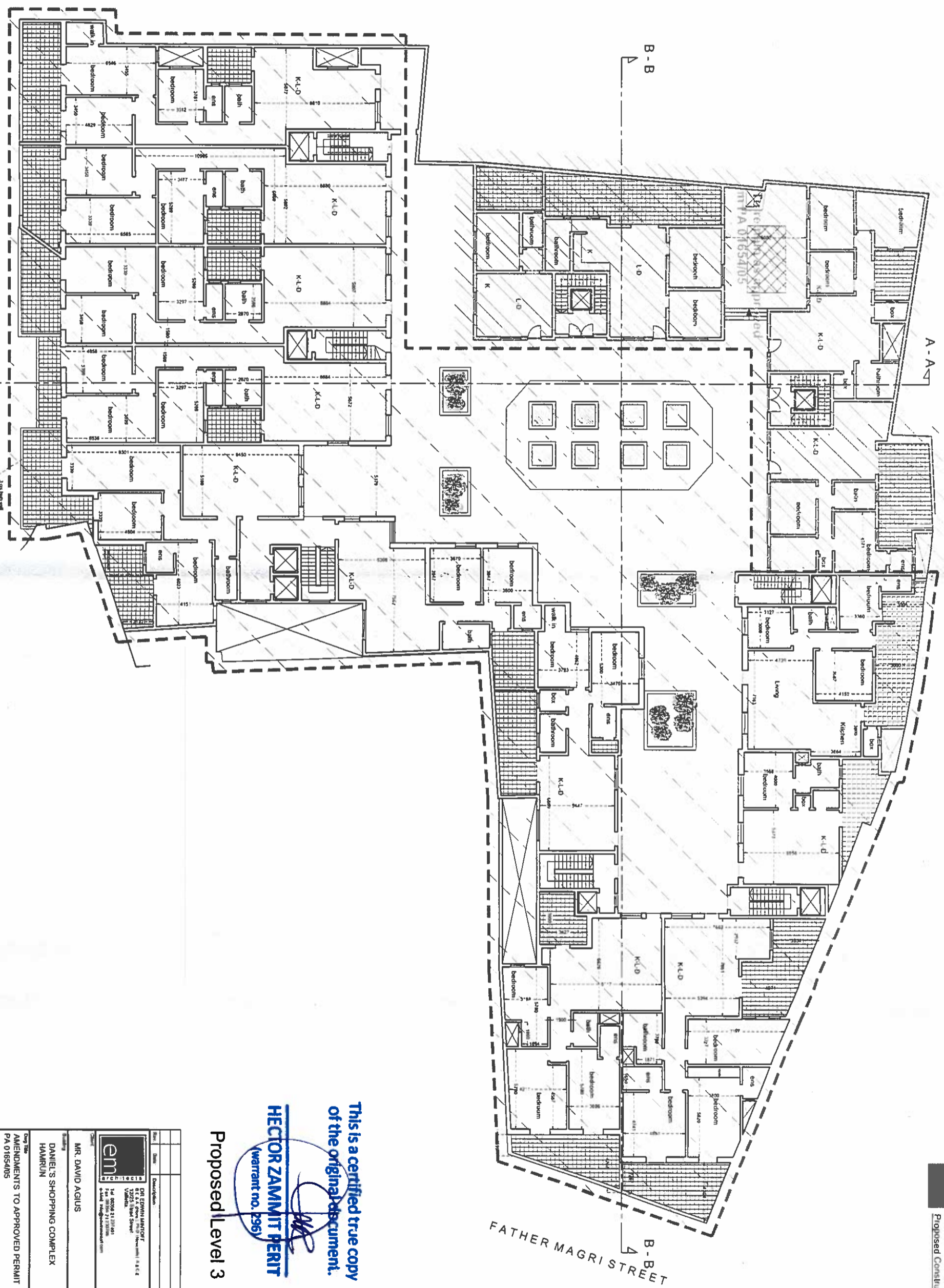
Drawn by: M.A.T.
Job No: 20 189



Appendiċi - 5

5. Sebġha pjanti tal-permess PA/01654/05 (46h, 46i, 46j, 46k, 46l, 46m u 46n)

Legend:  Proposed Construction



METRES
FEET




ST. JOSEPH ROAD A-A

FATHER MAGRI STREET

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HECTOR ZAMMIT PERIT
(warrant no. 296)

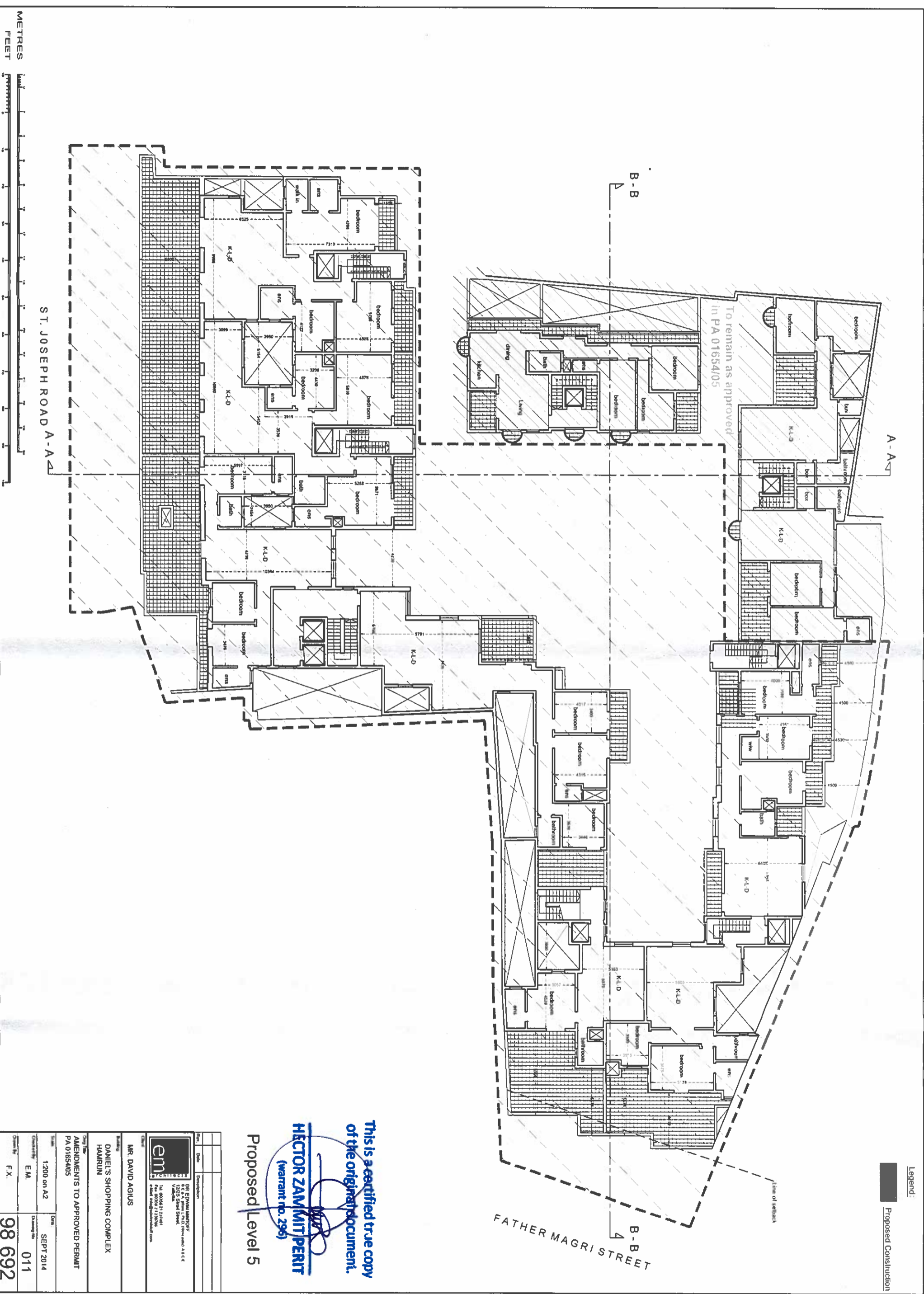
Proposed Level 3

 ERIC EDWIN MANTON 17223, Salford Street Valletta Tel: 00356 21 203661 Fax: 00356 21 203662 Email: info@em.com.mt	Description: MR. DAVID AGIUS DANIEL'S SHOPPING COMPLEX HAMRULIN AMENDMENTS TO APPROVED PERMIT PA 01654/05
--	--

Scale	1:200 on A2	Date	SEPT 2014
Checked By	E.M.	Drawing No	009
Drawn By	FX		98 692

Legend:

Proposed Construction



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HÉCTOR ZAMMIT PERIT
(warrant no. 296)

Proposed Level 5

	DRG ENGINEERING 81 C.A. Road, L.M.D. (Hamrun) A.L.C.E. 12275, Sirel Street Hamrun Tel: 00359 2121001 Fax: 00359 2121001 Email: info@emc-engineering.com
--	---

MR. DAVID AGIUS
DANIEL'S SHOPPING COMPLEX
HAMRUN

AMENDMENTS TO APPROVED PERMIT
PA 01654/05

Scale:	1:200 on A2	Date:	SEPT 2014
Checked By:	E.M.	Drawing No:	011
Drawn By:	F.X.		98 692

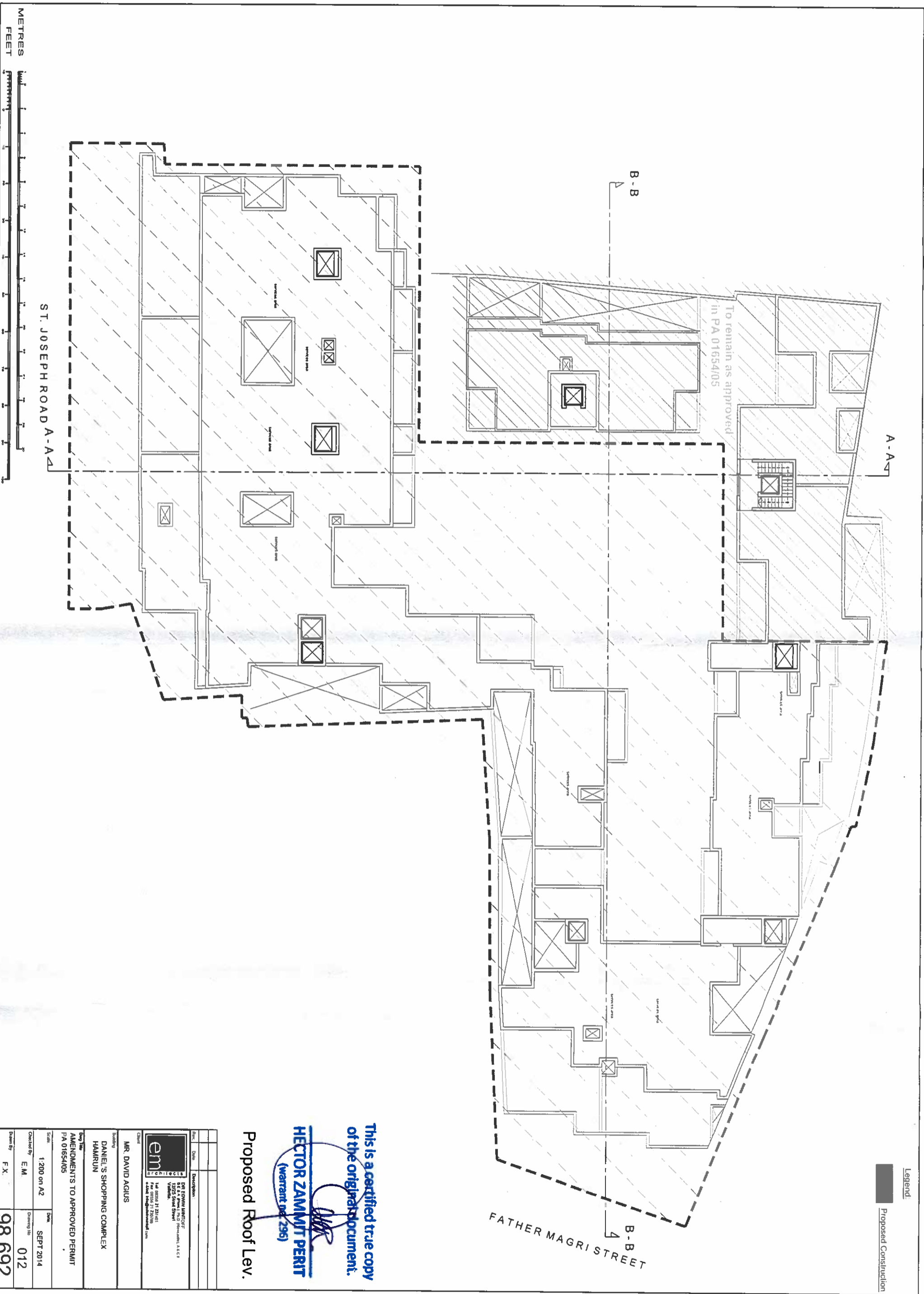
METRES
FEET



ST. JOSEPH ROAD A-A

FATHER MAGRI STREET

Legend
Proposed Construction



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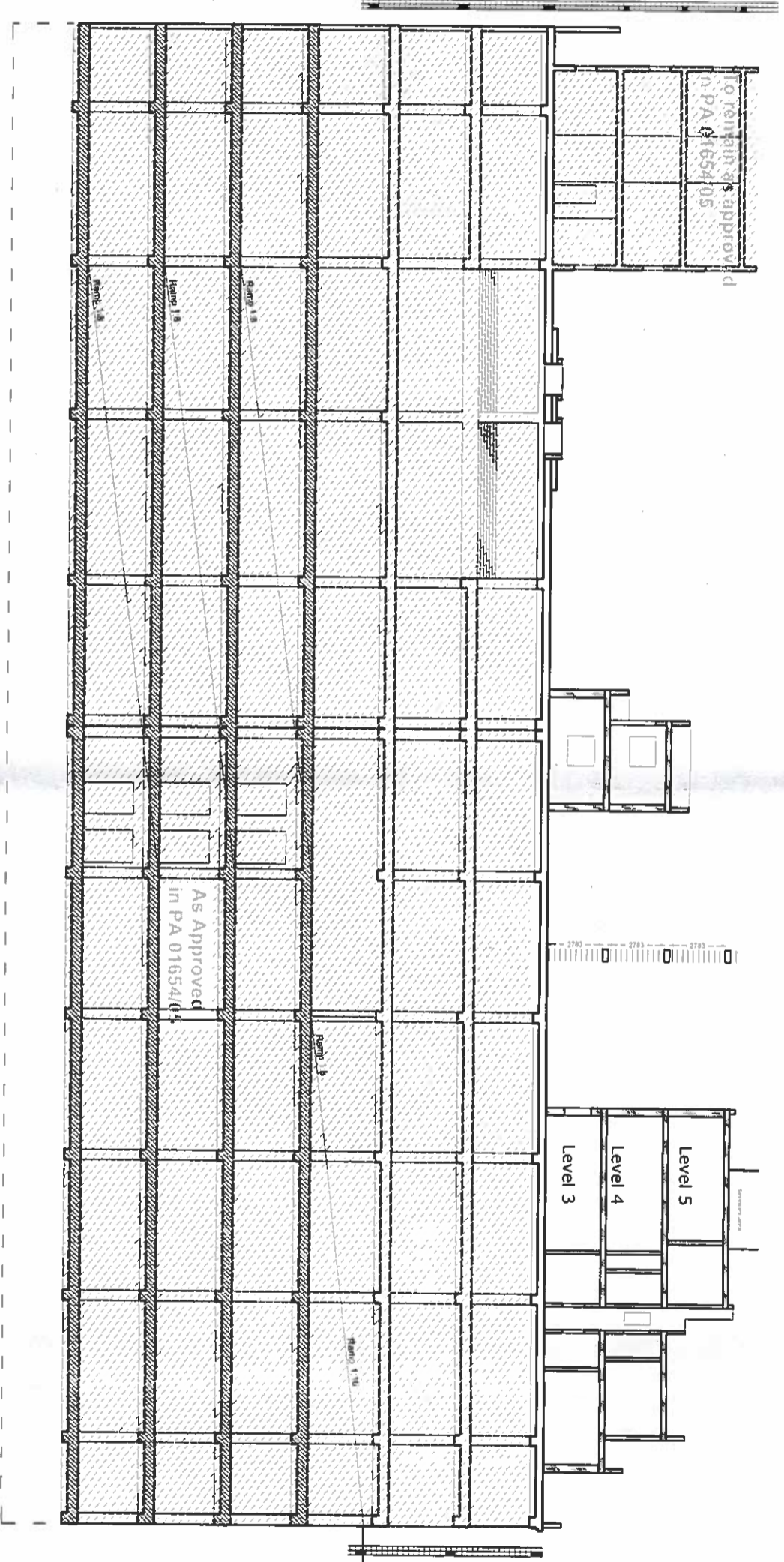
HECTOR ZAMMIT PERIT
(warrant no. 295)

Proposed Roof Lev.

Client	MR. DAVID AGIUS
Building	DANIEL'S SHOPPING COMPLEX HAMRUN
Design No.	AMENDMENTS TO APPROVED PERMIT PA 01654/05
Scale	1:200 on A2
Checked By	E. M.
Drawn By	F. X.
Date	SEPT 2014
Drawing No.	012
Permit No.	98 692



Legend:
 Proposed Construction



Manual Height Sheet
 Road Level BA.1

Proposed Section BB

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 of the original document.

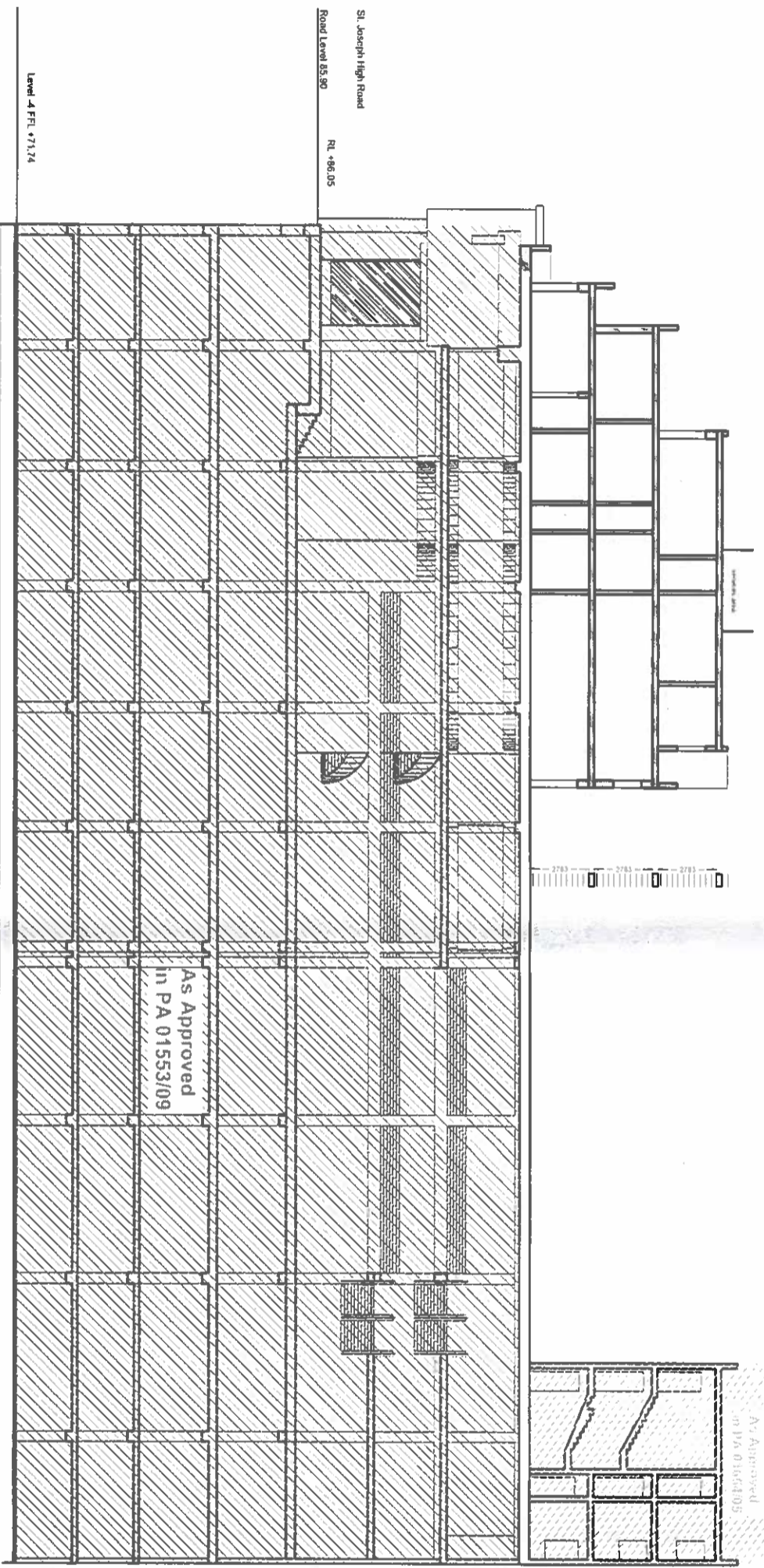
HECTOR ZAMMIT PERIT
 (warrant no. 296)

Client	DR EDWIN HANTOOF 87, L'Esplanade, Hamrun, A.S.E.B. Valletta
Contract No.	PA 01654/05
Contract Value	€ 1,200,000.00
Contract Start Date	12/01/2014
Contract End Date	12/01/2014
Contract Status	Completed
Contract Reference	1200 on A2
Contract Description	SEPT 2014
Contract Drawings	013
Contract Scale	F.X.
Contract No.	98 692

METRES
 FEET



Legend:
 Proposed Construction



METRES
FEET



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HECTOR ZAMMIT PERIT
(warrant no. 196)

Proposed Section AA

Client	MR. DAVID AGIUS		
Project	DANIEL'S SHOPPING COMPLEX HAMRUN		
Contract No.	AMENDMENTS TO APPROVED PERMIT PA 01654/05		
Scale	1:200 on A2	Date	SEPT 2014
Contracted By	E. M.	Drawing No.	014
Drawn By	F. X.		98 692