

FIL-QORTI CIVILI, PRIM AWLA



FI-Atti tas-Subbasta

Nru. 12/2024 fl-ismijiet

DARREN CHARLES

SCICLUNA

KI 473573M

Vs

JOSEPH PORTELLI

KI 536861M

Relazzjoni tal-Perit Tekniku

Relazzjoni tal-Perit Tekniku – il-Perit Robert Zerafa**PRELIMINARI**

- Illi l-esponent gie nnominat bhalha l-Perit Tekniku fl-Atti tas-Subbasta in kwistjoni.
- Il-Perit Tekniku zar il-fond in kwistjoni fl- 4 ta' Mejju, 2024 wara ittra rregistrata li ntbaghtet fl-24 ta' April, 2024 lis-Sur Joseph Portelli. Dak in-nhar l-istess Perit Tekniku ma nghatax access ghall-fond. Ghalhekk intbghatet ittra rregistrata ohra fis-6 ta' Mejju, 2024 biex isir access nhar id-9 ta' Mejju, 2024.
- Fid- 9 ta' Mejju, l-esponent ghamel it-tieni zjara u nghata access ghall-hanut bla isem u bla numru, kantuniera bejn Triq it-Turisti u Triq it-Tamar, Qawra u fl-istess gurnata tad-9 ta' Mejju, il-Perit Tekniku inghata access ghall-Penthouse Numru 13, Belvedere Court, Triq it-Trill, Qawra, San Pawl il-Bahar izda s-Sur Portelli ma' kienx disponibbli ghal tul ta' hin biex jitkomplal l-access.
- Ghalhekk sar access iehor fil-fond Penthouse Nru 13 fil-15 ta' Mejju, 2024. Il-Perit Tekniku inghata access ghal-penthouse Nru 13, Belvedere Court. Wara li saru tlett accessi, l-esponent kien f' posizzjoni li jhejji dan ir-rapport.

DESKRIZZJONI U VALUTAZZJONI TAL-PROPRJETAJIET**PROPRJETA I HANUT BLA ISEM U BLA NUMRU U LI JINSAB KANTUNIERA
BEJN TRIQ IT-TAMAR U TRIQ IT-TURISTI, QAWRA.**

- Wara li sar Access minn naha tal-Perit Tekniku fil-fond “Hanut bla isem u bla numru u li jinsab kantuniera bejn Triq it-Tamar u Triq it-Turisti, Qawra” gie kkonstatat illi l-fond in kwistjoni jikkonsisti minn proprjeta li bhalissa m’ hijjex qieghda tintuza u ghandha uzu kummercjali skont permess mahrug mill-Awtorita tal-Ippjanar fl-elf disgha mija, hamsa u disghin (1995) permezz tan-numru tal-permess PA 1922/95. Il-fond in kwistjoni jinsab f’ kantuniera, u cioe’ ghandu zewg faccati, wahda thares fuq Triq it-Tamar u ohra thares fuq Triq it-Turisti. Jidher li fil-passat din il-parti ta’ Triq it-Turisti kellha isem iehor u cioe’ Triq it-Trill u dan gie nnutat mill-indirizz indikat fil-permess imsemmi fis suespost (PA 1922/95). Il-Perit Tekniku kien infurmat mis-Sur Joseph Portelli li l-hanut in kwistjoni kien maghruf fil-passat permezz tal-isem “Season’ s Greetings”.
- Dan il-hanut li huwa prezentament vakanti huwa mibni fuq sular wiehed, u cioe’ fil-pjan terren sottostanti ghall-numru ta’ appartamenti formanti mill-Blokka bl-isem ta’ “Ascot Court” u jidher ukoll li huwa sovrastanti ghal numru ta’ garaxxijiet li jaghmlu parti mill-istess blokka.
- Il-hanut in kwistjoni huwa mibni minn hitan tal-gebel u s-soqfa maghmula minn konkos rinfurzat. Gew ikkonstati wkoll numru ta’ travi tal-konkos. Il-hanut huwa

accessibbli minn apertura maghmula tal-aluminium bi frames ta' lewn silver u li qiegħda fil-kantuniera tal blokka. Din l-apertura tiftah fuq *front garden* li għandu fond ta' madwar 3.05 metri. Bejn il-*front garden* u l-bankina ma hemmx cint għajr għal zewg pilastri zghar, wiehed kull naha tal-istess *front garden*.

- Il-fond in kwistjoni għandu kobor intern ta' circa 54 metri kwadri (*internal gross floor area*) u din tinkludi l-hxuna tal-hitan esterni u nofs il-hxuna tal-hitan komuni filwaqt li l-kobor tal-ispazju estern huwa ta' circa 41 metri kwadri u dan l-ispazju jikkonsisti mill-ispazju tal-*front garden* imsemmi fis-suespost. L-gholi tal-istess fond huwa ta' madwar 3.35 metri u taht it-travi l-inqas għoli li gie mkejjeħ huwa ta' circa 2.81 metri. (Il-figuri huma approssimativi u għal skop ta' valutazzjoni biss).
- Hekk kif wiehed jidhol mil-entrata li tinsab fil-kantuniera isib spazju wiehed, liema spazju għandu tlett aperturi, u cioe' apertura thares fuq Triq it-Tamar forma ta' bieb li jidher li jinfetħ permezz ta' roller shutter tal-hadid , apertura thares fuq Triq it-Turisti li hija tieqa maghmula tal-aluminium u l-apertura fil-kantuniera li hija wkoll l-access principali għal fond in kwistjoni. Minn dan l-ispazju tal-hanut wiehed jista jaccessa wkoll spazju zghir fejn hemm WC u sink. Dan l-ispazju zghir għandu tieqa li tiftah fuq *shaft* u li fih jidher li hemm numru ta' servizzi.
- L-art tal-ispazju intern hija ppavimentata permezz ta' madum ta' lewn abjad filwaqt li l-*front garden* għandha madum li jidher li huwa tat-terrazzo. Kif imsemmi fis-suespost, l-ispazju m' huwiex qed jigi utilizzat fil-prezent u għalhekk il-kundizzjoni tal-finituri hija wahda li tirrikjedi manutenzjoni. Mill-ispezzjoni li saret fid-9 ta' Mejju, 2024 gie nnutat li kien hemm numru ta' conduits u cables esposti

u li kienu mwahhla mas-saqaf u mal-hitan u gew innutati wkoll xi trinek fil-hitan minghajr finitura. F' uhud mill-kantunieri gew innutati ukoll tbajja fuq il-hitan liema tbajja jindikaw li fil-passat kien hemm perkolazzjoni ta' ilma mal-istess hitan.

- Kif imsemmi fis-suespost, il-fond in kwistjoni kien mibni wara li nhareg permess fl-elf disgha mija, hamsa u disghin (1995) bid-deskrizzjoni "Construction of apartments, shops and garages for private cars". Dan il-permess qed jigi ezebit f' Detall AR ta' Dokument A. Jidher ukoll li sussegwentament inhargu permessi ohra bejn is-snin 2016 u 2021 biex jinbnew sulari ohrajn. Waqt l-ispezzjoni li saret fid-9 ta' Mejju , 2024 kien innutat illi sovrastanti ghall-fond in kwistjoni hemm 7 sulari u jidher li dawn is-sulari in kwistjoni huma kollha ta' natura residenzjali. Wara li kien ikkonsultat il-file tal-permess PA 1922/95, jidher li b' mod generali il-fond huwa mibni skont il-profil hekk kif indikat fil-pjanti approvati tal-permess in kwistjoni ghajr ghas-segweni differenzi li gew innutati. Id differenzi li gew innutati huma ftuh ta' tieqa li tiftah ghal fuq Triq it-Turisti, tibdil fit-tfassil intern tal-fond u jidher illi l-profil tal- *front garden* huwa differenti fil-kantuniera, u cioe kif mibni, jidher li qieghed iktar il-barra lejn it-triq minn dak kif kien approvat. Skont il-mappa tal-mapserver tal-Awtorita tal-Ippjanar, jidher illi l-kantuniera tal-front garden qieghda iktar il-barra mill-*indicative scheme alignment* hekk kif muri fl-istess mappa.
- Il-fond in kwistjoni jinsab f' zona residenzjali gewwa l-Qawra f' San Pawl il-Bahar u qieghed fl-ahhar binja ta' Triq it-Tamar fuq in-naha tat-Tramuntana u kantuniera ma' Triq it-Turisti. Fuq in-naha opposta tal-istess fond gewwa Triq it-Turisti

hemm zona ta' binjiet ta' vilel u fuq in-naha opposta ta' Triq it-Tamar hemm blokka appartamenti. Il-fond qiegħed vicin hafna tal-promenade tal-Qawra u jinsab ukoll f' zona klassifikata bhalha Tourism Zone skont Mappa Nru 42 tan-North West Local Plan tal-Awtorita tal-Ippjanar.

- Illi waqt l-access in kwistjoni ittiehdu serje ta' ritratti, inkluz dawk tal-faccata tal-fond u dawn qed jigu murija f' Dettall AS ta' Dokument A.
- Sar skizz tal-fond u dan qed jigi muri f' Dettall AU filwaqt li l-pjanta tal-Land Registry qed tigi murija f' Detall AT ta' Dokument A
- Illi wara li l-Perit Tekniku kkonsidra l-fatturi relatati mal-fond in kwistjoni, inkluz il-valur fis-suq ta' proprjetajiet simili u, jew fl-istess zona, il-lokalita' fejn jinsab u l-istat tal-istess fond kif inhu prezentement huma tal-fehma li l-valur tal-fond liberu u frank fis-suq hieles, huwa ta' **EUR182,000**. (MUR, TNEON U TNEVIN KIF EUR)



Perit Robert Zerafa



20 MAY 2024

Illum.....

Ippreżentata mill- Perit R. Zerafa

B/bla dokdokumenti
 dok wieħed (1)



Adrian Mallia
 Deputat Registratur

PROPRJETA II PENTHOUSE NUMRU 13, BELVEDERE COURT, TRIQ IT-TRILL, QAWRA, SAN PAWL IL-BAHAR.

- Sar Access fil-fond li jikkonistsi minn Penthouse bin-numru 13, Belvedere Court, Triq it-Trill, Qawra, San Pawl il-Bahar. Din il-penthouse ghandha *gross internal area* ta'madwar 238 metri kwadri u spazji esterni ta' cirka 150 metri kwadri (Il-figuri huma approssimativi u ghal skop ta' valutazzjoni biss). L-istess penthouse tinsab fil-hames sular ta' blokka bini bl-isem "Belvedere Court", liema blokka bini qiegħda f' kantuniera bejn zewg toroq, ossia' Triq it-Turisti u Triq it-Trill, bl-access għall-partijiet komuni tal-istess blokka ikun minn Triq it-Trill. Il-blokka in kwistjoni tikkonsisti minn spazji b' uzu kummercjali fil-pjan terren, appartamenti b' uzu residenzjali fis-sulari sovrastanti għall-istess pian terren u jidher ukoll li hemm numru ta' garraxxijiet sottostanti għall-pjan terren, liema garraxxijiet huma accessibbli minn rampa li tiftah fuq Triq it-Trill.
- Minn ricerka dwar il-permessi mahruġa mill-Awtorita tal-Ippjanar fuq is-sit in kwistjoni, jidher li l-ewwel permess li kien approvat huwa dak ta' PA 7105/98 bid-deskrizzjoni "*Two basement garages, shops and flats*". Sussegwentament, saru wkoll applikazzjonijiet PA 964/07 "*To sanction penthouse and as built fourth floor*" u PA 4221/09 "*To carry out internal and external alterations to existing penthouse*". Dawn iz-zewg applikazzjonijiet gew approvati imma dawn jirreferu għal-pjanta tal-hames sular fil-blokka Belvedere Court u li tikkonsisti f' zewg penthouses. Waqt l-ispezzjonijiet li saru fid-9 ta' Mejju u l-15 ta' Mejju, 2024 gie

kkonstat illi fil-hames sular hemm penthouse wahda, u cioe' l-penthouse mertu ta' dan ir-rapport, ossia Penthouse numru 13. Ghalhekk qed jigi nnutat illi l-fond in kwistjoni m' huwiex mibni skont l-ahhar pjanti approvati mill-Awtorita tal-lppjanar, ossia PA 4221/09. Dan ghaliex fl-ewwel lok, dan il-permess jirreferi ghal-pjanta fejn hemm zewg penthouses fil-hames sular mentri fl-istess sular giet ikkonstata penthouse wahda mfassla fuq l-arja tal-blokka shiha ta' Belvedere Court. Fit- tieni lok wiehed setgha jinnota li hemm ukoll xi differenzi fit-tfassil tal-hitan interni u f' xi kazijiet dawk esterni, b' dawn tal-ahhar ikunu partikolarment fil-hitan ta' bejn l-ispazji interni u t-terrazzin ta' quddiem kif ukoll fil-profil tac-cint tal-istess terrazzin, liema cint jaghmel parti mill-faccata tal-blokka Belvedere Court.

- Illi f' dan ir-rigward l-esponent hejja skizz approssimattiv tal-penthouse in kwistjoni, liema skizz juri l-ghamla u l-forma tal-fond inkluz il-varji spazji interni u esterni u l-partijiet komuni tal-blokka Belvedere Court fil-hames sular u li jikkonsistu minn tromba ta' tarag u lift.
- Kif qed jigi muri fl-iskizz imsemmi fis-suespost, il-fond in kwistjoni jikkonsisti minn penthouse li ghandha erbgha kmamar tas-sodda, tlett kmamar tal-banju, *laundry room*, spazju tal-kcina u tal-pranzu u spazju tas-sitting room forma ta' *open plan*. Il-fond ghandu wkoll terrazzin kantuniera ta' daqs kunsidderevoli, liema terrazzin igawdi minn veduti tal-bahar.
- Fil-hames sular wiehed jista jaccessa l-fond in kwistjoni permezz ta' bieb tal-injam u hekk kif wiehed jidhol fl-istess penthouse isib spazju miftuh li huwa s-

sitting room tal-istess fond. Gewwa dan l-ispazju gie nnutat spazju parzjalment maghluq f gypsum boards u li huwa formanti wkoll mill-istess sitting room. Din is-sitting room ghandha tlett aperturi, liema aperturi jifthu kollha fuq it-terrazzin ta' quddiem, liema terrazzin qieghed kantuniera u jhares fuq Triq it-Turisti u fuq Triq it-Trill. Minn din is-sitting room wiehed jista jikseb access ghal zewg kurituri u wiehed minnhom jaghti ghal kcina, *laundry* u kamra tas-sodda *bi-ensuite*. Il-kcina u l-kamra tas-sodda ghandhom aperturi li jaghtu ghal fuq it-terrazzin ta' quddiem u li ghandu faccata fuq Triq it-Trill filwaqt li l-ispazju tal-*laundry* u dak tal-*ensuite* ghandhom twieqi li jharsu fuq bitha nterna li qieghda fil-parti centrali tal-blokka Belvedere Court u hija formanti mill-partijiet komuni tal-istess blokka. Il-kuritur l-iehor jaghti access ghal kamra tas-sodda b' *ensuite* u *walk in wardrobe* inkorporati fl-ispazju tal-istess kamra, kamra tal-banju u zewg kmamar tas-sodda, wahda minnhom *bi-ensuite*. Wahda mill-kmamar tas-sodda ghandha apertura li tiftah ghal-fuq it-terrazzin ta' quddiem u li jhares fuq Triq it-Turisti filwaqt li z-zewg kmamar tas-sodod l-ohrajn, il-kamra tal-banju u zewg spazji tal-*ensuite* ghandhom aperturi fuq btiehi interni, liema btiehi nterni huma formanti mill-partijiet komuni tal-blokka Belvedere Court. Il-kamra tas-sodda fil-parti ta' wara tal-fond ghandha wkoll terrazzin li jhares fuq il-bitha nterna.

- Jidher li l-fond in kwistjoni huwa mibni minn hitan tal-gebel jew *concrete blocks* u s-soqfa huma maghmula minn konkos rinfurzat. Mill-ispezzjoni vizwali li saret mill-esponent, ma kienx jidher li hemm hserat ta' natura strutturali fil-fond in kwistjoni.

- Waqt l-Access gie kkonstat illi l-fond huwa abitat u l-istat tal-finitura huwa tajjeb hafna. Il-propjeta hija mghammra minn hitan miksija u mizbugha, l-ispazji nterni jidher li huma ppavimentati b' madum tal-porcellana gloss u partijiet ohrajn b' madum li jidher li huwa gres u dehra ta' parquet. Jidher ukoll li il-kmamar tal-banju huma ppavimentati b' madum tac-ceramika. Is-soqfa huma miksija b' suffett jew false ceiling maghmul minn gypsum boards. L-istess suffett ghandu differenzi fil-livelli, liema differenzi qed joholqu disinn permezz ta' burduri u effetti ohrajn.
- Waqt l-access li sar fil-penthouse in kwistjoni kien innutat illi fil-kas tal-ispazju tal-Kitchen/Dining l-gholi tal-fond huwa ta' cirka 2.58 u 2.46 metri. Fil-kas tas-sitting room, kien innutat illi l-gholi mill-madum sas suffett huwa ta' cirka 2.568, 2.468 u parti anke 2.34 metri. Dan il-kejl tal-gholi huma inqas mill-minimu accettabbli fil-regolazzjonijiet tas-Sanita skont l-Artikolu SL 552/22. Gie nnutat ukoll illi fil-kmamar tas-sodda u fil-laundry, l-istess gholi mill-madum sas-suffett kien iktar mill-minimu ta' 2.6 metri u ghalhekk jidher li fil-kas tal-kcina u s-Sitting room, in-nuqqas fl-gholi mill-minimu accettabbli inholoq bil-livell fejn twahhal is-suffett. Fir-rigward ta' dan, qed jigi nnutat ukoll illi l-fond mertu ta' dan ir-rapport inbena qabel l-2016 u ghalhekk jidher li jikkwalifika ghal-regularisation application biex jigi rregolarrizzat kif inhu mibni (*as built*).
- Kif imsemmi fis-suespost, il-penthouse ghandha terrazzin ta' quddiem ta' daqs kunsidderevoli li huwa ta' madwar 146 metri kwadri. Dan it-terrazzin igawdi

veduti tal-bahar minn fuq il-parti tal-istess terrazzin li thares fuq Triq it-Trill u ghandu railings tal-hgieg, liema railings jinsabu bejn pilastri tal-gebel u trattati fuq il-fil. Il-faccata tal-penthouse li thares fuq dan l-istess terrazzin hija miksija bil-madum u hemm ukoll cantilever ta' madwar metru li jisporgi mill-perimetru tal-hitant esterni ghal fuq it-terrazzin in kwistjoni.

- Skont Mappa Nru 42 tan-North West Local Plan tal-Awtorita tal-Ippjanar il-fond in kwistjoni jaghmel parti minn blokka li tinsab f' zona ta' 5 floors, u cioe hames sulari. Il-blokka in kwistjoni hija mdawwra b' bini simili sinonimu ma' zoni residenzjai u turistici u tal-istess gholi permissibbli ghajr fuq in-naha tal-faccata ta' Triq it-Trill fejn skont Mappa Nru 42 imsemmija fis-suespost, l-istess blokka ghandha quddiemha zona ta' bini fejn huwa permissibbli gholi ta' zewg sulari biss. Il-fond jinsab ukoll f' zona klassifikata bhalha Tourism Zone.
- Illi waqt l-access in kwistjoni ittiehdu serje ta' ritratti, inkluz dawk tal-faccata tal-fond u dawn qed jigu murija f' Dettall BS ta' Dokument B.
- Sar skizz tal-fond mill-Perit Tekniku u dan qed jigi muri f' Anness BV filwaqt li l-pjanta tal-Land Registry qed tigi murija f' Detall BU ta' Dokument B.

- Illi wara li l-Perit Tekniku kkonsidra l-fatturi relatati mal-fond in kwistjoni, inkluz il-valur fis-suq ta' proprjetajiet simili u, jew fl-istess zona, il-lokalita' fejn jinsab, il-veduti tal-bahar u l-istat tajjeb tal-istess fond kif inhu prezentement, huma tal-fehma li l-valur tal-fond, inkluz l-arja tieghu u liberu u frank fis-suq hieles, huwa ta' EUR850,000. (TMIHU MEJA U HANSINI ELF EWRO)



Perit Robert Zerafa



20 MAY 2024

Illum.....

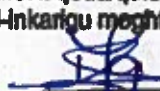
Ipprezentata mill- Perit R Zerafa

B/blia dokdokumenti

S' dok wiehed (1)



• **Adrian Mallia**
Deputat Registratur

Illum <u>15/05/2025</u> Deher il-Perit Legali / Tekniku: <u>Aic Robert Zerafa</u> Li wara li ddikjara li hienha l-ammont ta' ... dovut, halef/halfet li qeda/qdlet fedelment u onestament l-inkarigu meqnti illu/ha.  Deputat Registratur

MARIC FARRUGHA

Elenku tad-Dokumenti Annessi**DOKUMENT A – Dokumenti tal – proprjeta’ “ HANUT BLA ISEM U BLA NUMRU U LI JINSAB KANTUNIERA BEJN TRIQ IT-TAMAR U TRIQ IT-TURISTI, QAWRA**

Dettall AR – Permessi tal-Awtorita tal-Ippjanar

Detall AS– Ritratti tal-Fond

Dettall AT – Pjanta tal-Land Registry

Dettall AU – Skizz tal-fond

Dettall AV – Ircevuti tal-Ispejjes

DOKUMENT B – Dokumenti tal – proprjeta’ “ PENTHOUSE NRU 13, BELVEDERE COURT, TRIQ IT-TRILL, QAWRA

Dettall BR – Permessi l-iktar ricenti tal-Awtorita tal-Ippjanar dwar il-Penthouse in kwistjoni

Detall BS– Ritratti tal-Fond

Dettall BT – Formola Schedule 8

Dettall BU – Pjanta tal-Land Registry

Dettall BV – Skizz tal-Penthouse

Dettall BW – Ircevuti tal-Ispejjes

DOKUMENT A



DOKUMENT A

DETTALL

AR

PERMESSI TAL-AWTORITA TALIPPJANAR





15

**AWTORITA TA' L-IPPJANAR
PLANNING AUTHORITY**

To: Mr Paul Agius
Casa Bambina
Iklin Road
Naxxar

Date: 11th August 1995
Our Ref: PA1922/95/DC01

Application Number: 1922/95
Application Type: Full development permission
Date Received: 27/03/95
Approved Plan Numbers: PA 1922/95/2B,2C,2D,2E,2F,10 as amended.

Location: Plot 3, Triq It-Trill c/w Triq it-Tamar, Qawra
PROPOSAL: Construction of apartments, shops and garages for private cars

**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 along its length be steeper than 1:6. It shall be so formed that it does not encroach onto the pavement.
3. Height of the building should not exceed four floors, plus the underlying basement and overlying penthouse.
4. Apertures and balconies should not be in gold, silver or bronze aluminium.
5. The facade of the building should be constructed in local stone except where other materials, finishes and colour are indicated on the approved drawings.
6. The garage shall only be used for the parking of private cars.

- 7. 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 A3-size 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) The development hereby permitted shall commence within twelve months of the date of this permission and shall be completed within two years of the date of this permission, unless it is renewed.
 - 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.

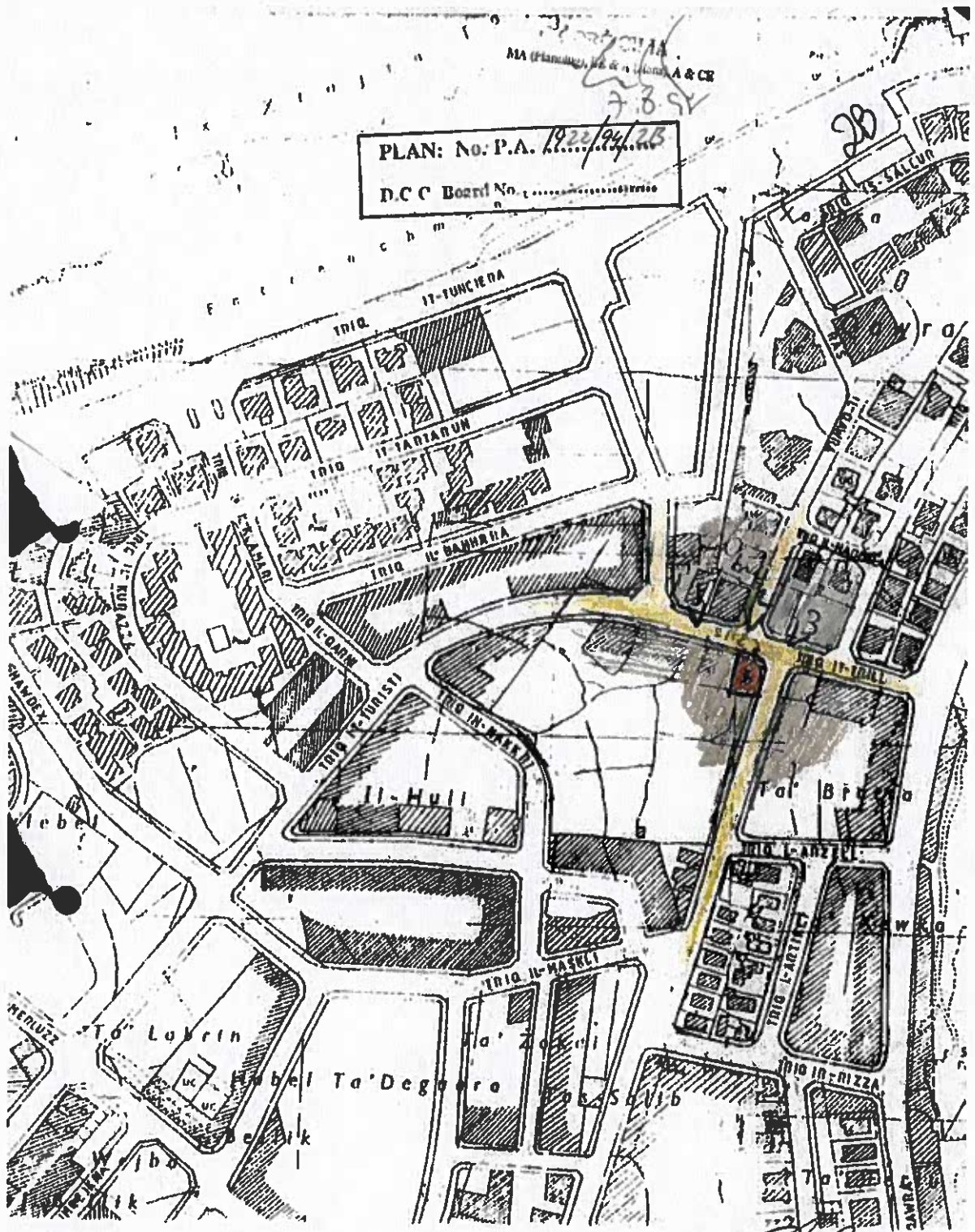
This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law. The applicant should contact the following regarding the location and provision of services prior to commencing development:- Enemalta, Water Services Corporation, Telemalta,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



MONICA SCHRANZ
 Secretary
 Development Control Commission



PLAN: No: P.A. 1922/94/23
D.C.C Board No.

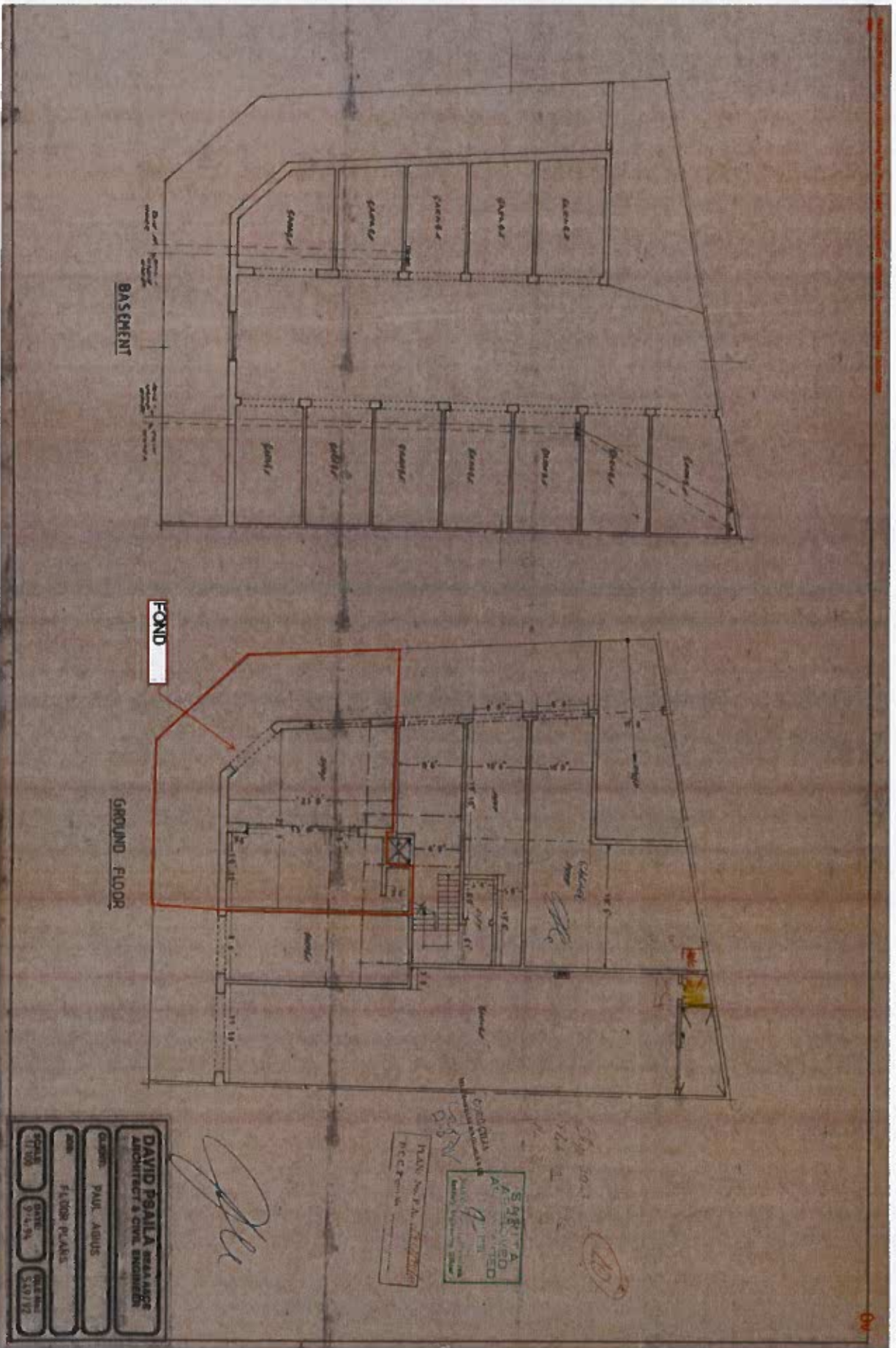


SN 5
SS 4879

DAWRA
SCALE 1:2500



DAVID PSARA BE (Hon.) A.C.E.
 Architect and Civil Engineer
 "Matthew", St. Catherine Street,
 Addis Ababa



BASEMENT

GROUND FLOOR

FOND

DAVID PSALIA MALLACE
ARCHITECT & CIVIL ENGINEER

OWNER: PAUL ABUS

DATE: FLOOR PLANS

SCALE: 1/8" = 1'-0"

GATE: 9/14/78

DATE: 5/20/12

Handwritten signature

PAUL ABUS, P.E.
REGISTERED PROFESSIONAL ENGINEER

STATE OF CALIFORNIA
REGISTERED ARCHITECT
NO. 12345
DATE: 9/14/78

107

Handwritten signature

DOKUMENT A

DETTALL

AS

RITRATTI TAL-FOND





S01

Ritratti tal-ispazju intern tal-fond



S02

A handwritten signature or set of initials in blue ink, located in the bottom right corner of the page. The writing is stylized and appears to be a personal mark or signature.

390



S03

Ritratti tal-ispazju intern tal-fond



S04

A handwritten signature or mark in blue ink, consisting of a stylized 'P' followed by a long horizontal line.

391

S05



Ritratti tal-ispazju intern tal-fond

S06





S07

Ritratti tal-ispazju intern tal-fond



S08

A handwritten signature or set of initials in blue ink, located in the bottom right corner of the page.



S09

Ritratti tal-ispazju intern tal-fond – WC u shaft



S10

A handwritten signature or initials in blue ink, located in the bottom right corner of the page.



S11 -Ritratt tal-facacta tal-fond fuq Triq It-Turisti



S12 – Ritratt tal-faccata tal-fond Triq it-Tamar kantuniera ma' Triq it-Turisti

Handwritten signature in blue ink.

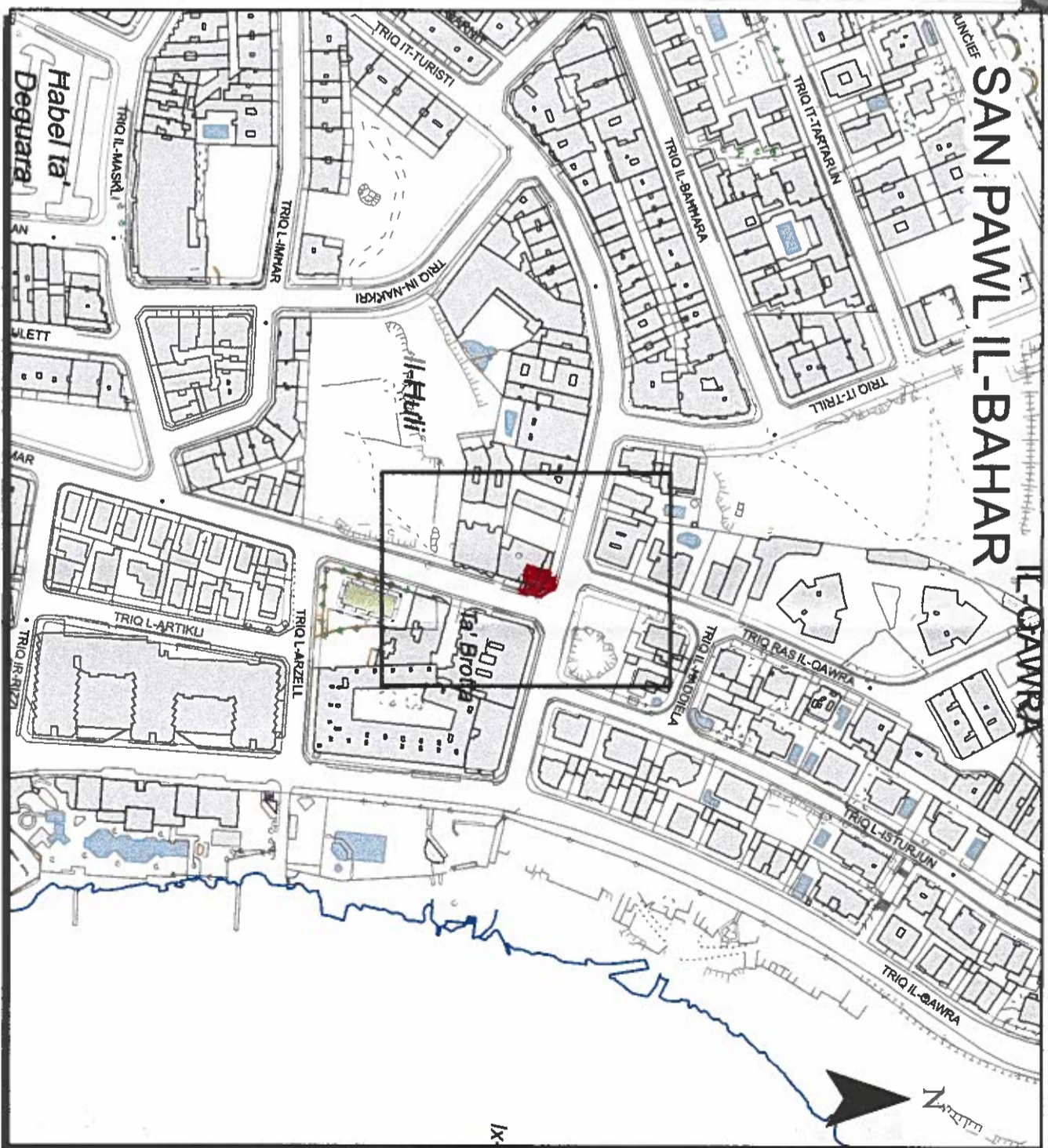
DOKUMENT A

DETTALL

AT

PJANTA TAL-LAND REGISTRY





Agenzija ghar-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: **349334 E** Pożizzjoni Centrali: x = 48010
 Map Number: Centre Coordinates: y = 79338

Parti min S.S.: **4879** Parti min S.S.:
 Extracted from S.S.:
 Qies (metri kwadri): **2 96.1** Area (square metres):

Perit: **Pert Robert Zereta** Firma ta' l-Applikant:
 Architect: **BE & A (Mrs) MSc (Road Eng) A&CE** Applicant's Signature:
 Timbru tal-Perit: **BE & A (Mrs) MSc (Road Eng) A&CE**

LR 352366

Dritt imhallas
 Fee Paid

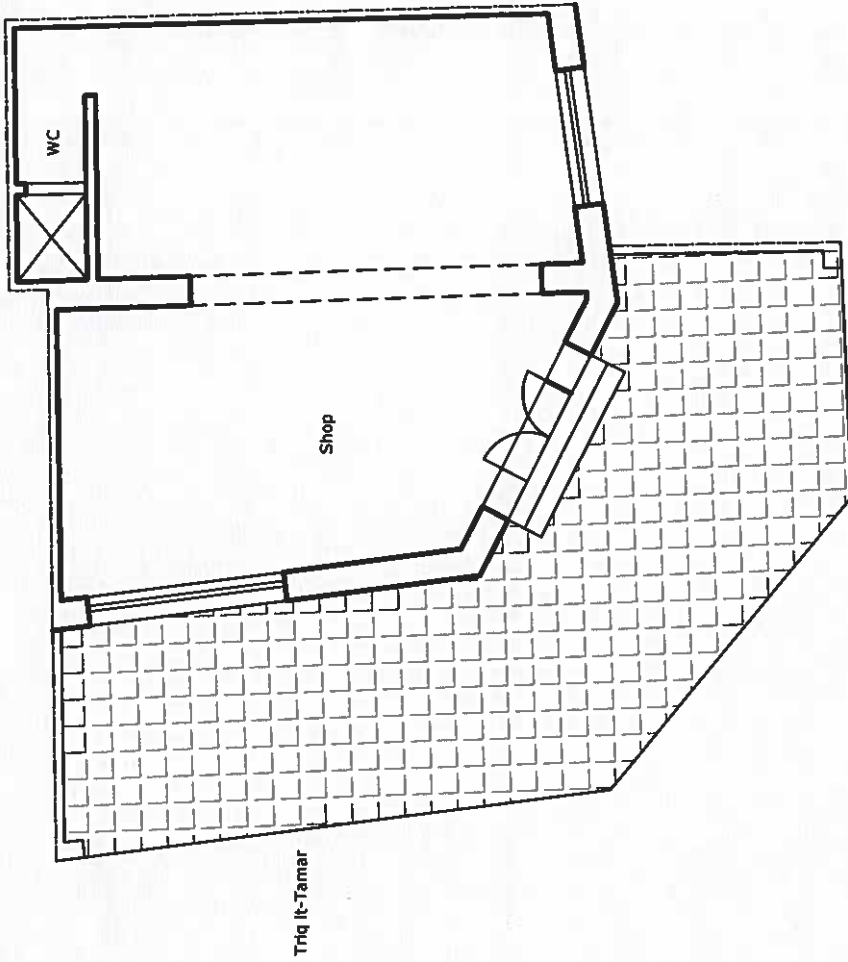
DOKUMENT A

DETTALL

AU

SKIZZ TAL-FOND





399
 [Signature]

ROBERT ZERAF A PERIT A.&C.E. M.Sc.B.E.&A.(Hons.) CEng MCIHT E perit.zerafa@gmail.com M +356 99439390	FL-ATTI TAS-SUBBASTA NUMRU 12/2024 Skizz tal-fond Hanut bla isem u bla numru kantuniera bejn Triq it-Tamar u Triq it-Turisti.	Location : Triq it-Tamar cw Triq it-Turisti, Qawra Ref. :PRZ/SUB/SPB Drwg. No. : SUB01 Scale : 1:100
		Date : MAY 24 Revision : nil Paper size : A4

400

DOKUMENT A

DETTALL

AV

IRCEVUTI TAL-ISPEJJES

Kopji tal-permess PA 1922/95

PJANTA TAL-LAND REGISTRY

Ammont – EUR22.31



Leaf



PLANNING AUTHORITY

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

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

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

Cash Sale

Name: Perit Robert Zerafa
Address:

Cash Sale Number: 483453-4995-7
Date: 16 May 2024

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit (digital) PA01922/95	1	€4.66	€4.66	€0.00	0
Copy of plans (digital) PA01922/95	1	€11.65	€11.65	€0.00	0

Payment Details:

BOV Debit / Credit Card

Cash Sale Status:

Settled

Total NET:	€16.31
Total VAT:	€0.00
Total:	€16.31

Jurugia

Drawn up by

Jean Claude Farrugia

Receipt is not valid if payment is dishonoured.

402

Robert Zerafa
20
Triq il-Midra
Attard
ATD1890
Malta

Cash Sale

13/05/2024

349334E

No of Copies	1
Fee Per Site Plan	€6.00

Total	€6.00

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

Tel: +356 21239777, 25904700

Email: enquirieslandregistry@gov.mt

www.landregistryplans.gov.mt

DOKUMENT B



DOKUMENT B

DETTALL

BR

**PERMESSI TAL-AWTORITA TAL-
IPPJANAR**



405

24

To: Mr Joseph M Portelli
Trilithon Court, Flat 1
Triq il-Kurazza
Qawra

Date: 17 February, 2010
Our Ref: PA 04221/09

Application Number: PA 04221/09
Application Type: Full Development Permission / 01
Date Received: 24 September, 2009
Approved
Documents : PA 4221/09/5A/1E/12A

Location: Belvedere Court Triq It-Turisti c/w, Triq It-Trill, Qawra
Proposal: To carry out internal and external alterations to existing penthouse.

Development Planning Act 1992 Section 33 Full Development Permission

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

- 1 In accordance with DC2007 policy 10.6, both penthouses shall be set back by at least 4.25 metres from both elevations. The external height of the penthouses shall not exceed 3.4 metres above roof level. The canopy at penthouse level shall project by not more than 1 metre, shall be cantilevered, and shall remain open from the sides and the front without any support on party walls and/or pillars.
- 2 All services located on the roof of the penthouses shall be clustered together and surrounded by a 1.5 metres high non-solid screen. The services shall not exceed the height of this screen, which shall be set back 2 metres from the front and back edges of the roof of the underlying penthouse.
- 3 Air conditioning units shall not be located on the facades of the building which are visible from a public space. Any such units located at roof level shall be set back from the facade by at least 1 metre.
- 4 There shall be no service pipes, cables or wires visible on the front elevation or on any other elevations of the building which are visible from the street.
- 5 a) This development permission is valid for a period of FIVE YEARS from the date of this notice but will cease to be valid if the development is not completed by the end of this five year period.

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

L506

Planning Appeals Board or quashed by the Court of Appeal.

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

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

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

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

g) Copies of all approved plans and elevations shall be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.

h) No building material, waste material, machinery or plant shall obstruct the pavement or the smooth flow of traffic on the road in the vicinity of the site. The deposit of materials or the placing of equipment in the street must be authorised.

i) Waste materials resulting from this development shall be deposited at an official waste disposal site or used as fill material. If waste materials from the development are not to be reused, they shall not be disposed of other than at an official waste disposal site.

j) The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Malta Environment & Planning Authority.

k) The permit is issued on condition that, where applicable, any excavation shall be subject to the requirements of the Civil Code regarding neighbouring tenements.

l) Where applicable, building works shall be erected in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Malta Environment & Planning Authority's Land Surveyor. The Setting Out Request Notice must be returned to the Land Survey Unit of the Malta Environment & Planning Authority when the setting out of the alignment and levels is required.

m) Where applicable, the development, hereby permitted, shall be carried out in

407

24

accordance with the provisions of the Environmental Management Construction Site Regulations, LN 295 of 2007.

n) This permission relates only to the additions and alterations specifically indicated on the approved drawings. This permission does not sanction any illegal development that may exist on the site.

Should the site fall within areas designated as HOS and property originating from the Housing Authority, this permit does not exonerate the applicant from obtaining the necessary clearances from the same Authority.

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 Cable Network Operators.

Marlene Attard
Head DCC Secretariat
Development Control Commission



Notes To Applicant

Right of Appeal

You have a right to Appeal under Section 37 of the Development Planning Act 1992 if you feel aggrieved about the decision. You may either :

- (i) Request the Malta Environment & Planning Authority to reconsider the decision; or
- (ii) Appeal to the Appeals Board against the decision.

Time Limits

- (i) Requests for reconsideration MUST be made within 30 days of the receipt of the decision by the applicant;
- (ii) Appeals to the Appeals Board MUST be made within 30 days of the receipt of the decision by the applicant;

Where a request for a reconsideration of a decision by the Malta Environment & Planning Authority has been made within the time limit set above, the 30 day period for making an appeal starts when the Authority's reply on the reconsideration is received, and if no reply is received within 30 days, the period for making an appeal commences on the date on which the Authority should have determined the reconsideration, ie 30 days from the date on which the request for reconsideration was received by the Authority.

Fees for Requests for Reconsiderations and Appeals

In either case there is a fee to be paid, which should accompany the request for Reconsideration or the Appeal. The fees are :

- for a Reconsideration 3% of the Development Permit Fee paid in respect of the original application subject to a minimum of EUR 69.88.
- for an Appeal 5% of the Development Permit Fee paid in respect of the original application subject to a minimum of EUR 165.35.

Form of Requests for Reconsiderations and Appeals

Requests for Reconsideration and Appeals should be submitted on the appropriate form, and accompanied by the fee. In addition a statement setting out the reasons for the request for reconsideration should be submitted. This statement should be detailed and directed towards the reasons or for the imposition of condition(s) as appropriate. It MUST contain the reasons for requesting reconsideration. The appeal must be accompanied by an application containing grounds for the appeal and the request of the appellant.

The request for reconsideration should be either submitted by hand directly to the Planning Shop, Block 1, St. Francis Ravelin, Floriana or sent by post to the Secretary, Development Control Commission, The Malta Environment & Planning Authority, St. Francis Ravelin, Floriana, PO Box 200, Valletta CMR 02. The Appeal should be either submitted by hand directly to the Planning Appeals Board Secretary, Block 2, St. Francis Ravelin, Floriana, or sent by post to Malta Environment & Planning Authority Appeals Board, PO Box 172, Marsa.

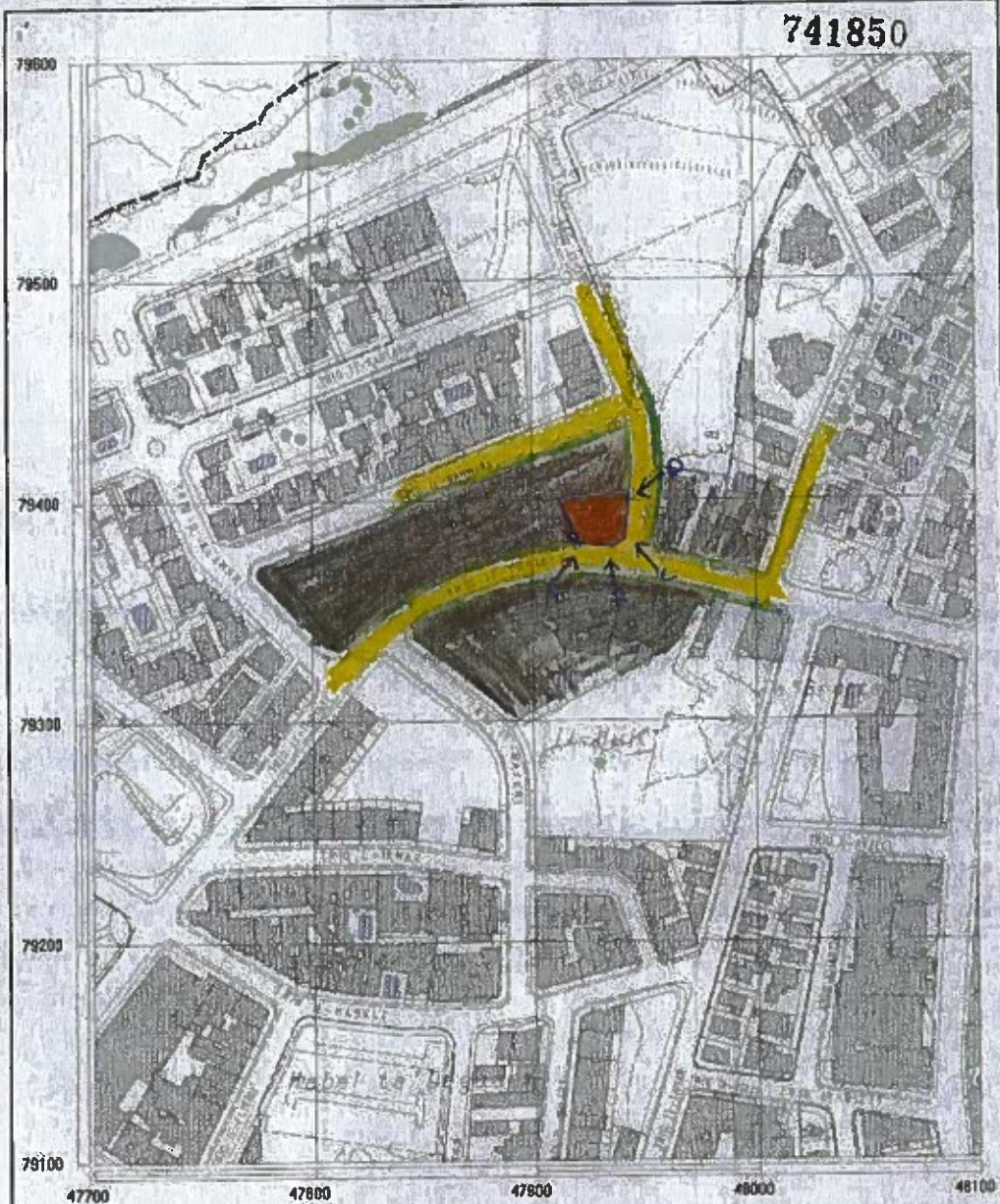
Requests for Reconsideration and Appeals must also be accompanied by the receipts showing that the Building Levy due in respect of the application has been paid.

409

24

Mr. Colin Zammit
Maniera Group
No 6 Alley 1 Tower Street
Mosta MST 06





Malta Environment & Planning Authority
Mapping Unit Site Plan, Scale 1:2500

St. Francis Ravelin
 Floriana
 PO Box 200, Valletta
 Tel: 21240276 Fax: 21224846



Part of Survey Sheet(s): 475790 475795 480790 480795

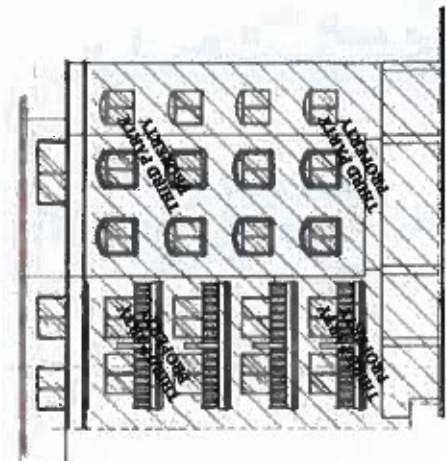
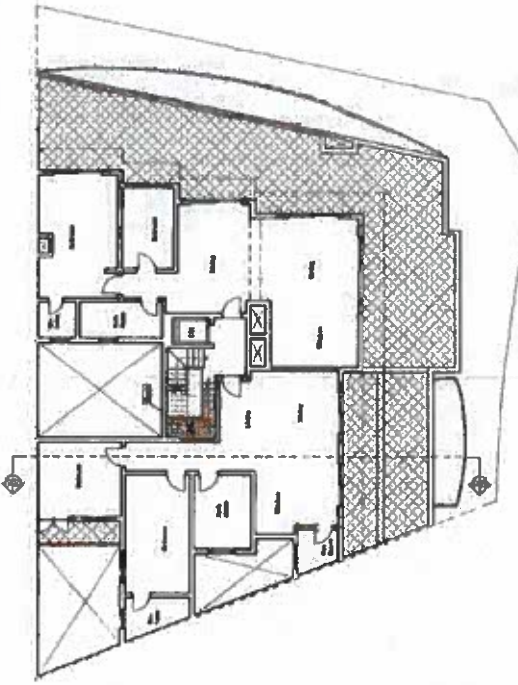
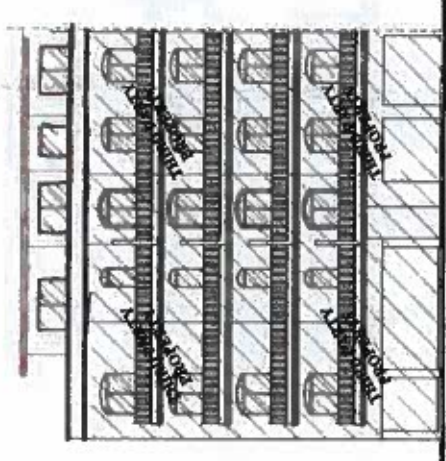
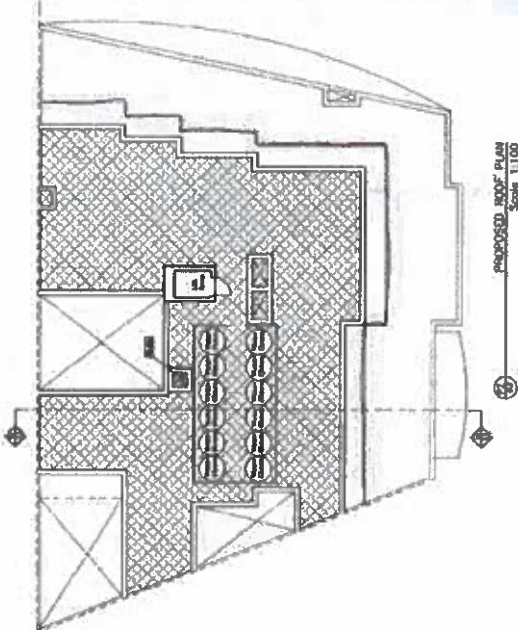


Manreva Group
 97 Alley No. 1, Joyce Street, Floriana, MST 05, MALTA
 Tel: (356) 21411300-21411302 Fax: (356) 21422495
 Email: info@manreva.com

- The numbered lines indicate 100m intervals on a U.T.M. grid
- This site plan is not to be used for interpretation or scaling of scheme alignments
- Users noting additions or corrections to this map are kindly requested to inform the Mapping Unit

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

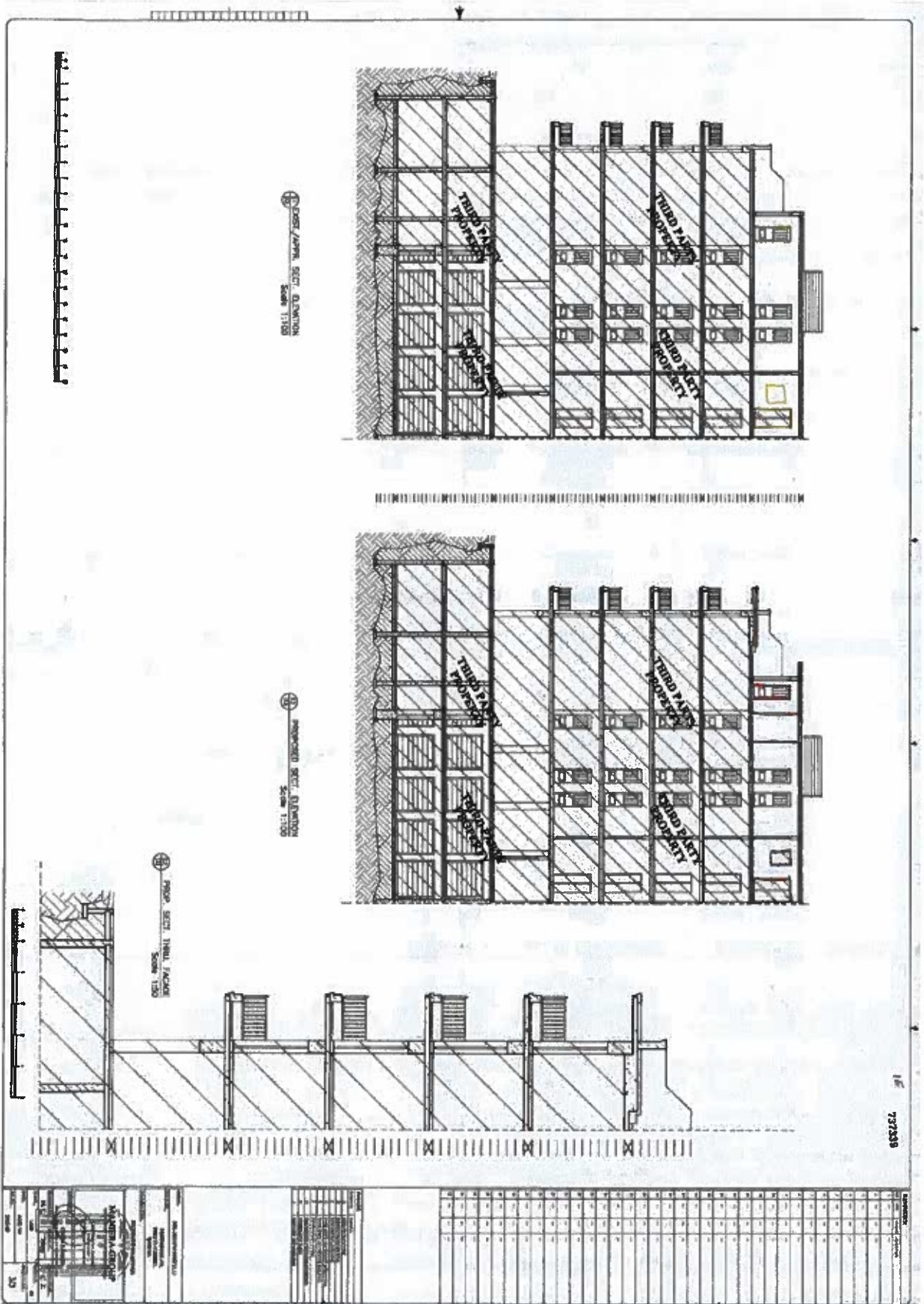
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Handwritten signature or initials in blue ink.

771683

53



Handwritten signature or initials in blue ink.

DOKUMENT B

DETTALL

BS

RITRATTI TAL-FOND





P01

Ritratti li juru s-sitting room tal-fond



P02

A handwritten signature or set of initials in blue ink, located in the bottom right corner of the page.

415



P03

Ritratti li juru s-sitting room tal-fond



P04

A blue handwritten signature or mark, possibly a stylized 'V' or 'W'.



P05

Kuritur li jaghti ghal-kcina, laundry u wahda mill-bedrooms



P06

Il-kcina tal-fond

A handwritten signature in blue ink, consisting of stylized, cursive letters.

417

P07



Laundry

P08



Bedroom biswit il-kcina

418



**P09 – L-ensuite tal-
bedroom**

02

419



**P10 – Bedroom li thares
fuq it-terrazzin ta'
quddiem**

[Handwritten signature]

420



P11 - Ensuite inkorporata mal-bedroom



P12 - Kamra tas-sodda bl-ensuite

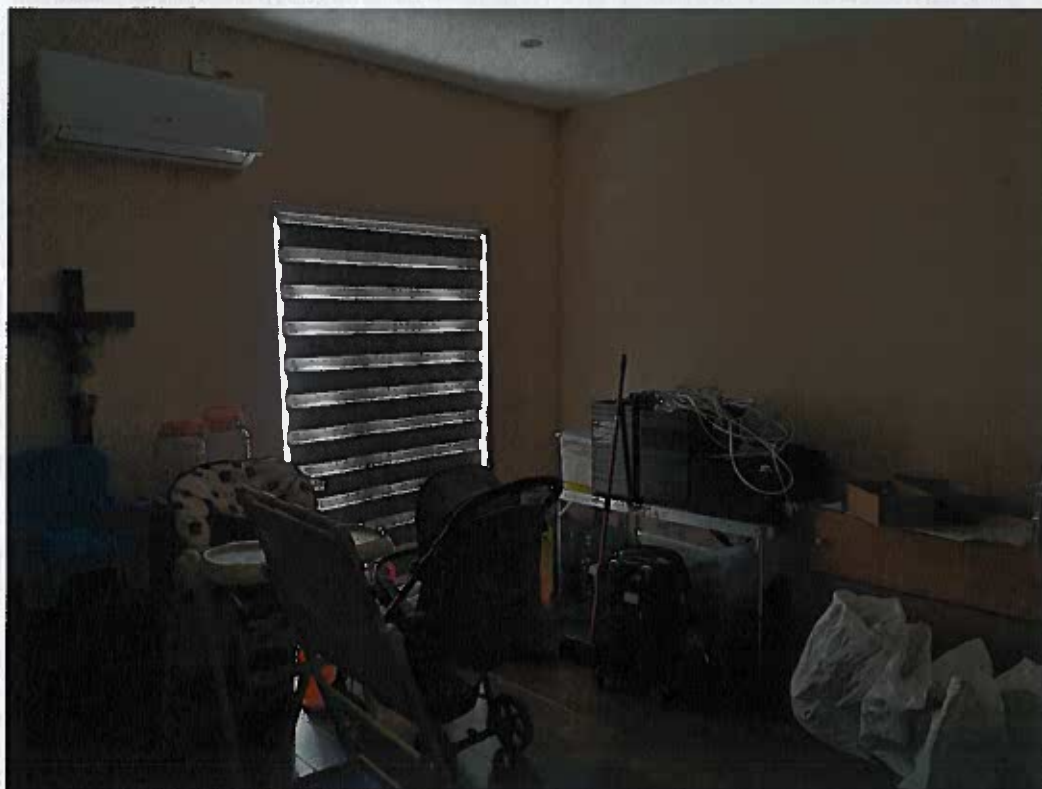
A handwritten signature in blue ink, consisting of a stylized 'A' followed by a vertical line and a diagonal stroke.

421



P13 - Kamra tas-sodda

A blue handwritten signature or mark, consisting of several loops and a long tail, located in the bottom right corner of the page.



P14 - Kamra tas-sodda



P15 - Kuritur

A handwritten signature in blue ink, located in the bottom right corner of the page. The signature is stylized and appears to be a name.



P16 - Kuritur li jaghti access ghal tlett kmamar tas-sodda u kamra tal-banju

A handwritten signature in blue ink, consisting of stylized, overlapping letters.

P17 sa P23 juru ritratti tat-terrazzin ta' quddiem tal-fond in kwistjoni



P17



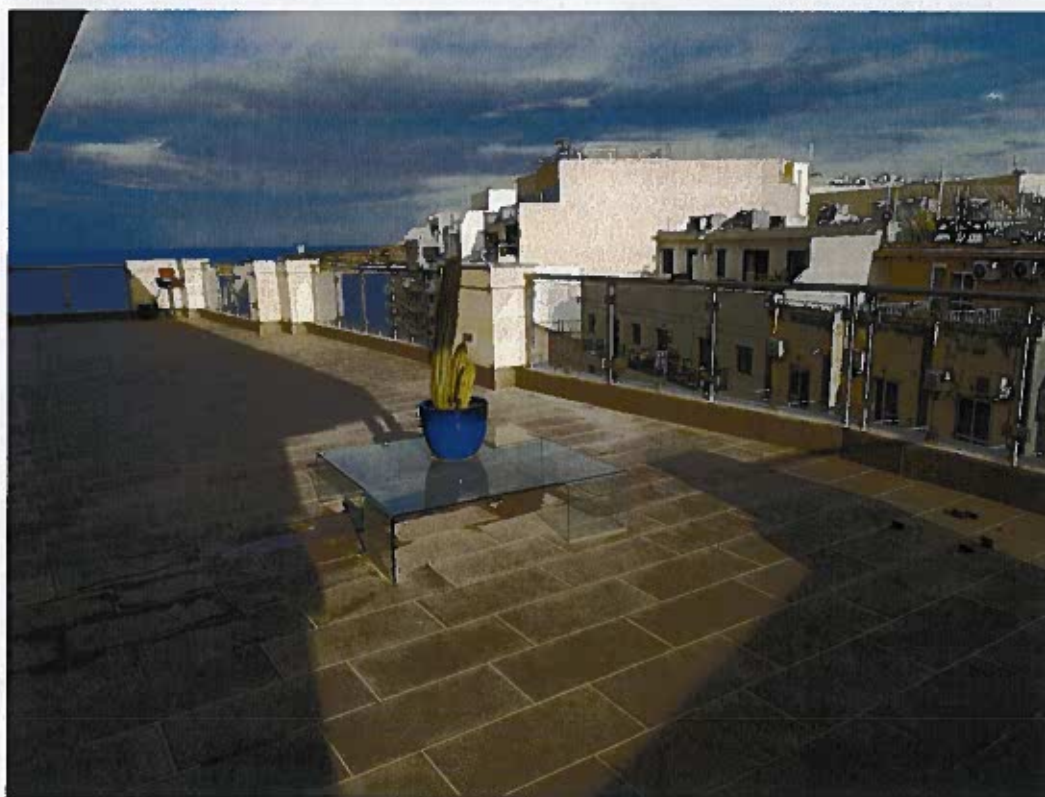
P18

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425



P19



P20

426



P21



P22

A handwritten signature in blue ink, consisting of a stylized 'P' followed by a checkmark-like stroke.

427



P23

02

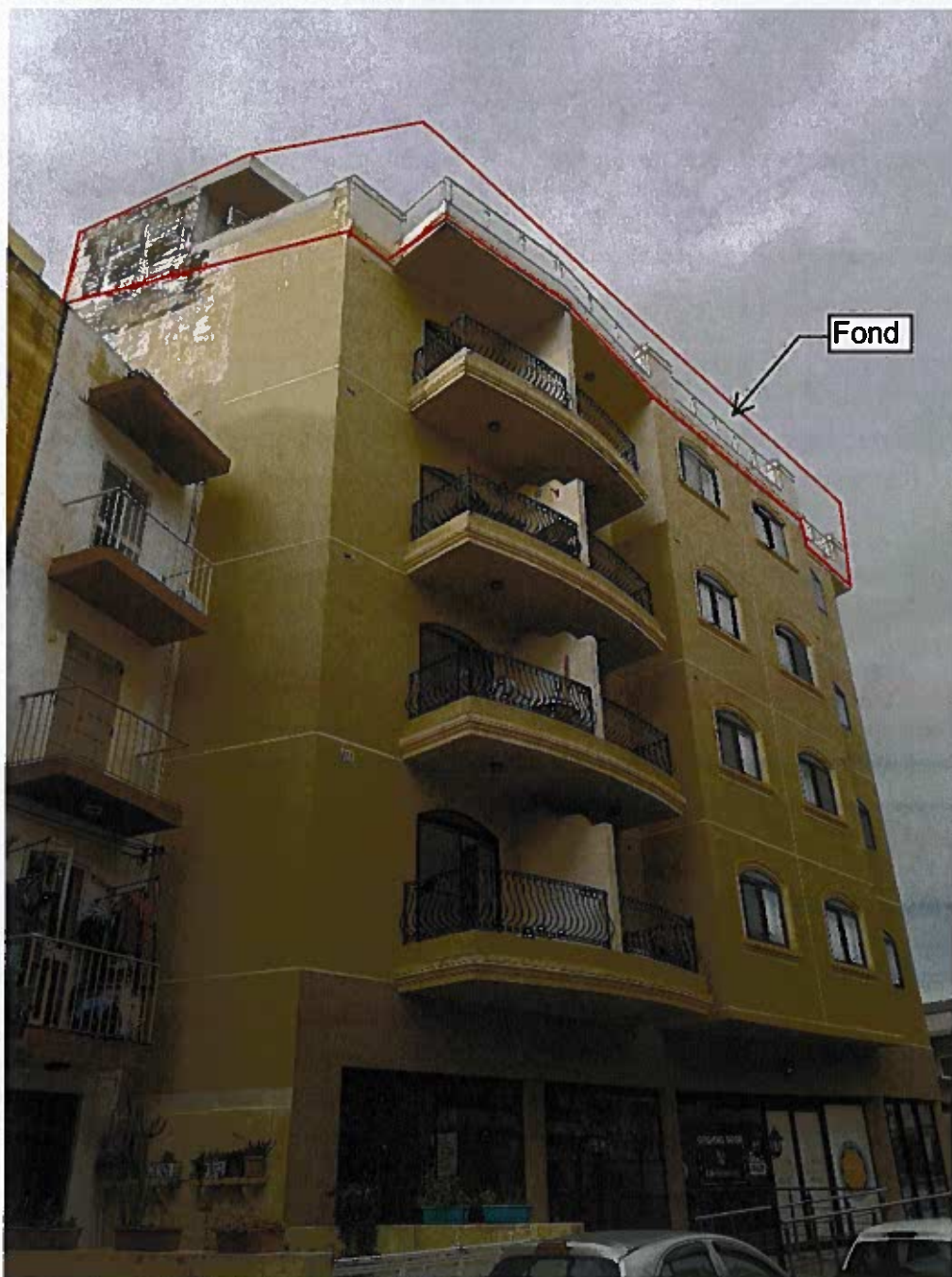
P24 sa P26 juru ritratti tal-facata tal-fond in kwistjoni



P24

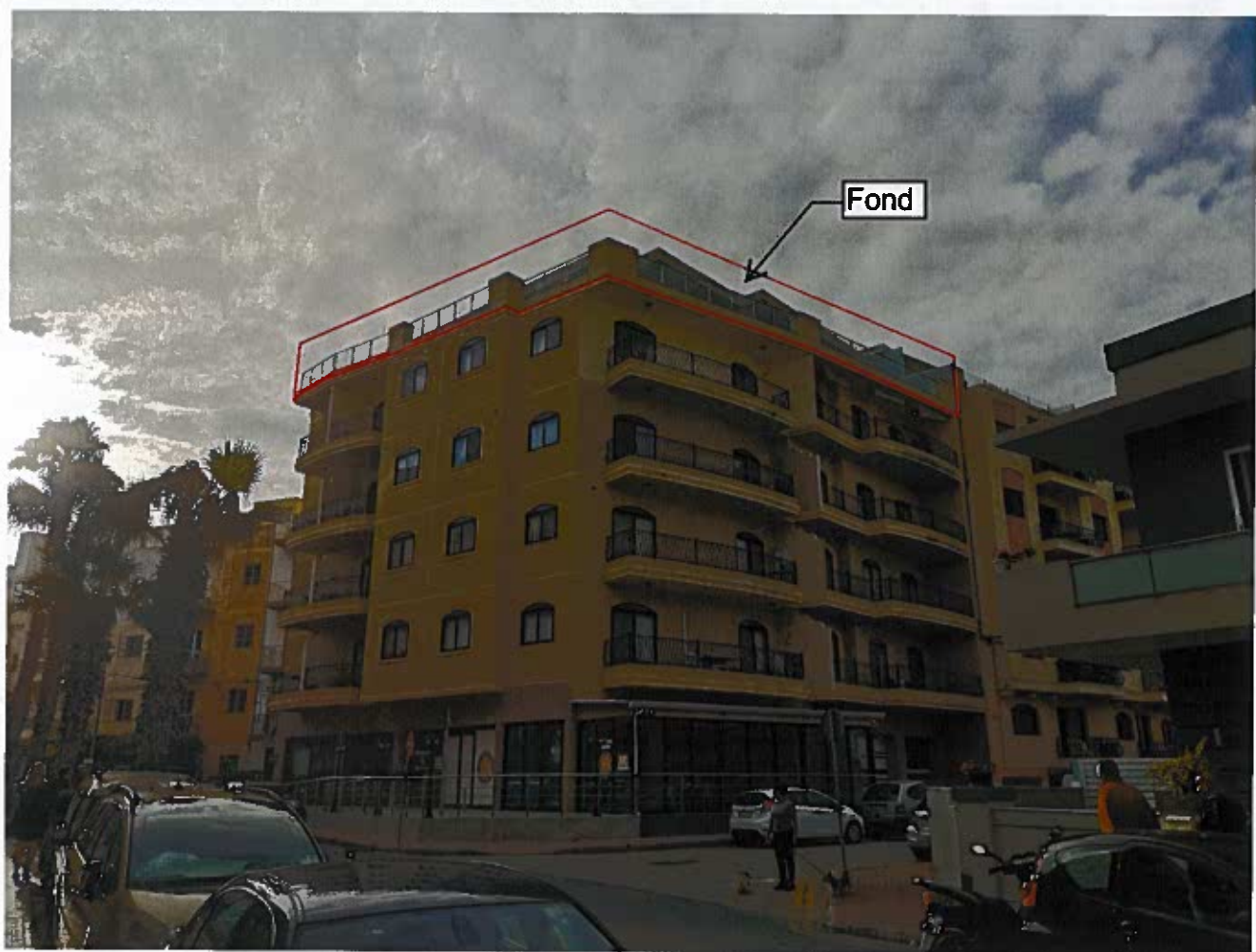
Handwritten signature or initials in blue ink.

429



P25

A handwritten signature in blue ink, consisting of a stylized 'P' followed by a checkmark-like stroke.



P26

[Handwritten signature]

DOKUMENT B

DETTALL

BT

FORMOLA SCHEDULE 8





PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	Qawra, San Pawl il-Bahar
Address	Penthouse Nru 13, Belvedere Court, Triq it-Trill Qawra, San Pawl il-Bahar
Total Footprint of Area Transferred *	c. 387 sq.m

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		
Age of Premises	<input checked="" type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input checked="" type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input checked="" type="checkbox"/> Finished***	
Level of Finishes	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities <small>Tick as many as appropriate</small>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof	<input 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: 17/05/2022

Perit's Signature: 

Warrant Number: 458

Rubber Stamp: _____

Perit Robert Zerafa
BE & A (Hons) M.Sc. (Road Eng) A & CE

433

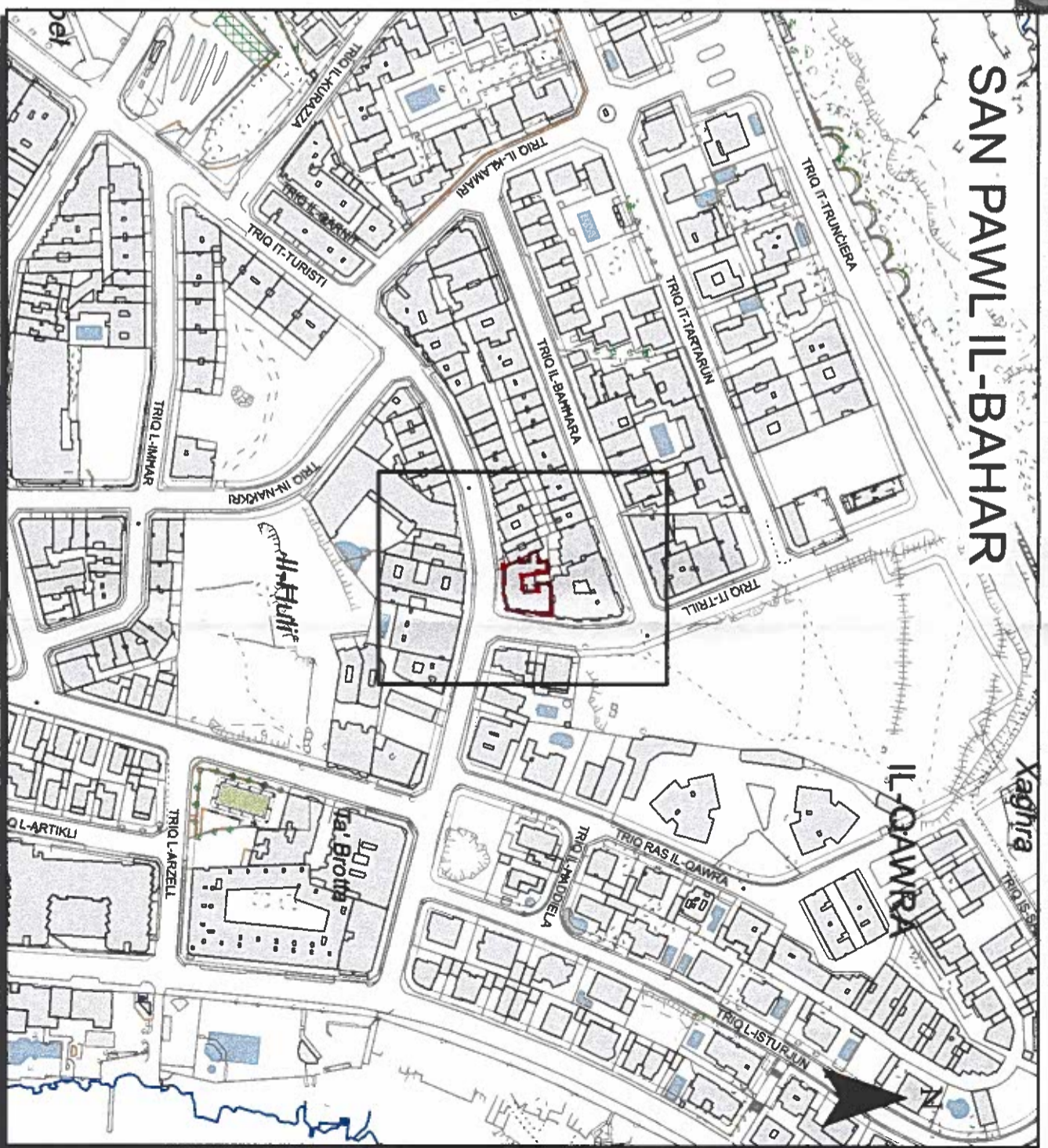
DOKUMENT B

**DETTALL
BU**

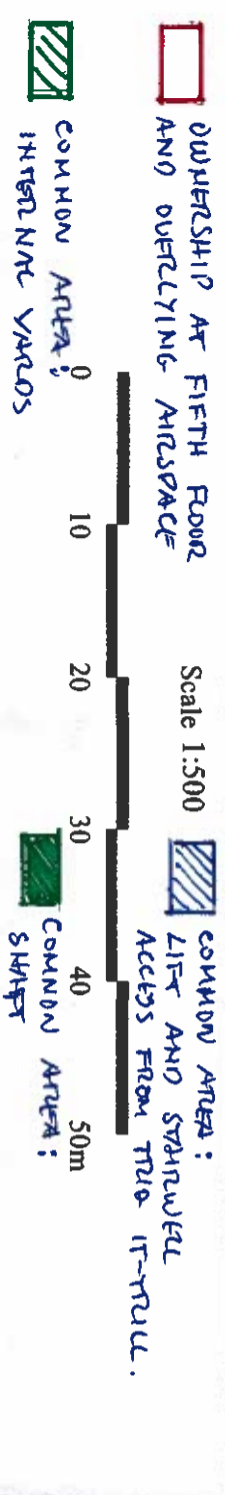
PJANTA TAL-LAND REGISTRY



SAN PAWL IL-BAHAR



Pjanta tas-Sit 1:2500 Site Plan



Scale 1:500
0 10 20 30 40 50m

OWNERSHIP AT FIFTH FLOOR AND OVERLYING AIRSPACE

Scale 1:500

COMMON AREA: LIFT AND STAIRWELL ACCESS FROM THE IT-RULL.

Aġenzija għar-Registrazzjoni tal-Artijiet
 116, Casa Bollino, Triq il-Panent, Il-Belt Valletta

Land Registration Agency
 116, Casa Bollino, Triq il-Panent, Il-Belt Valletta

Nru tal-Mappa: 349333 E	Posizzjoni Centrli: x = 47925	Parti min S.S.: 4679	Data: 13/05/2024
Map Number:	Centre Coordinates: y = 79390	Extracted from S.S.:	Date:

Perit:
 Architect:
 Timbru tal-Perit:
 Architect's Stamp

Perit **Robert Zerafa**
 Architect's Stamp **BE&A (PONS) MSC (ROADS) A&CE**

Qies (metri kwadri): **388 m²**
 Area (square metres):

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

LR 352365

Drith imhallas
 Fee Paid

435

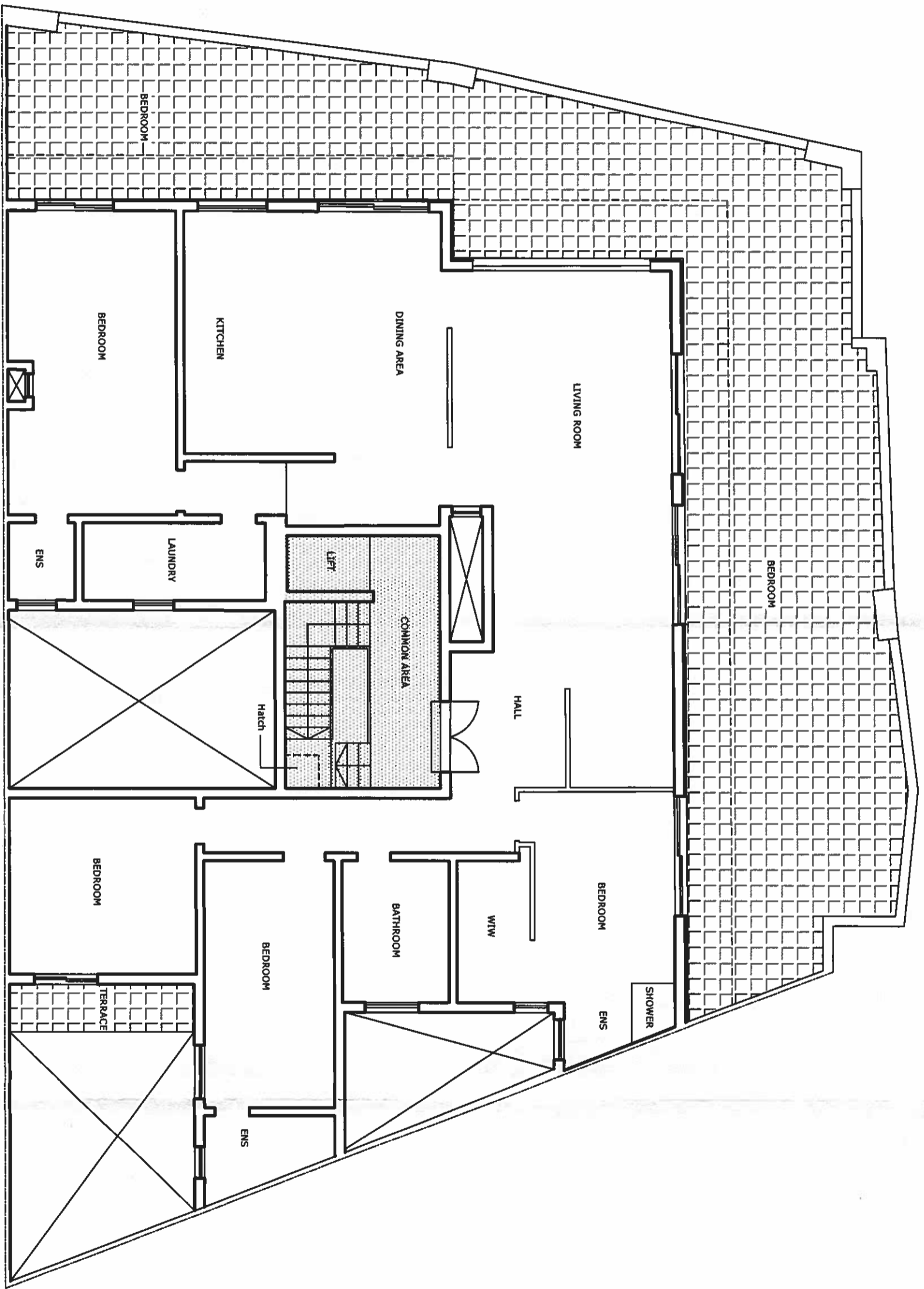
DOKUMENT B

DETTALL

BV

SKIZZ TAL-FOND

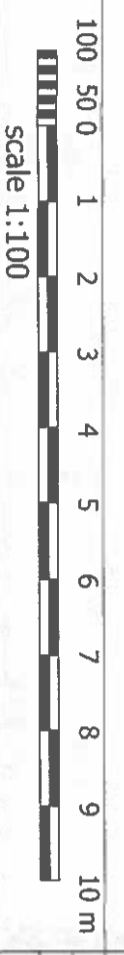




R

ROBERT ZERAFRA
 RIT A.&C.E. M.Sc.B.E.&A.(Hons.) CEng MCIHT
 zerafa@gmail.com M +356 99439390

FL-ATTI TAS-SUBBASTA NUMRU 122024



Drawing Title : Skizz tal-Fond penthouse Nru 13, Belvedere Court, Triq it-Trill, Qawra
 Notes :

Location :	Triq it-Trill, Qawra
Ref. : PRZ/SUB/SPB	Date : MAY 24
Dwg. No. : SUB01	Revision : nil
Scale : 1:100	Paper size : A3

437

DOKUMENT B

DETTALL

BW

IRCEVUTI TAL-ISPEJJES

Kopji tal-permess PA 4221/09

Pjanta tal-Land Registry

Ammont – EUR33.96



438



PLANNING AUTHORITY

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

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

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

Cash Sale

Name: Perit Robert Zerafa
Address:

Cash Sale Number: 483452-5741-9
Date: 18 May 2024

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit (digital) PA04221/09	1	€4.66	€4.66	€0.00	0
Copy of plans (digital) PA04221/09	2	€11.65	€23.30	€0.00	0

Payment Details:

BOV Debit / Credit Card

Cash Sale Status:

Settled

Total NET: €27.96
 Total VAT: €0.00
 Total: €27.96

Jarrugia
 Drawn up by
 Jean Claude Farrugia

Receipt is not valid if payment is dishonoured.

439

Robert Zerafa

20

Triq il-Midra

Attard

ATD1890

Malta

Cash Sale

13/05/2024

349333E

No of Copies 1

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Triq il-Punent
Il-Belt Valletta
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www.landregistryplans.gov.mt

26 ta' Marzu, 2025

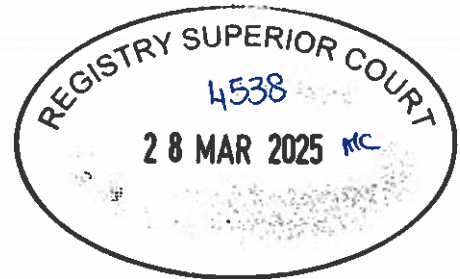
NOTA ADDIZJONALI GHAR-RAPPORT FL-ATTI TAS-SUBBASTA 12/24.


B' riferenza ghar-rapport fl-atti tas-Subbasta 12/24, qed inressaq is-segwenti bhalha Noti Addizzjonali ghall-istess rapport:

"Il-Penthouse internament numerat tlettax (13), Belvedere Court, Triq it-Trill kantuniera ma' Triq it-Turisti, Qawra, San Pawl il-Bahar ghandha sehem indiviz mill-partijiet komuni u s-servizzi komuni tal-blokk."



Perit Robert Zerafa



Illum 26 ta' Marzu 2025
Deher/col Perit Robert Zerafa
Karta tal-Identita Nru 5039764
Halef/hafet din in-nota/rikors/risposta/ ittra
ufficjali/mandat/affidavit/ent' wara li
giet iffirmit u moqrija lil/lilla.

Adrian Mallia
Deputat Registratur

Illum 26 ta' Marzu 2025
Ippreżentata mill- Aic Robert Zerafa
B'/Bla dok _____ dokumenti



Marvic Farrugia
Deputy Registrar