

Fil-Prim' Awla tal-Qorti Civili

SUBBASTA 31/2024

Paul Sapiano

Vs

Maria Grazia Ellul

Relazzjoni tal AIC
Ann Marie Delicata

67691M


Fil-Prim' Awla tal- Qorti Civili



SUBBASTA 31/2024

Paul Sapiano

Vs

Maria Grazia Ellul

Relazzjoni tal AIC Ann Marie Delicata

Relazzjoni tal- AIC Ann Marie Delicata

Tesponi bir-rispett kollu.

Illi hi kienet giet nominata minn din l-Onorabbli Qorti permezz tad-dikriet Perit Tekniku biex taghmel deskrizzjoni u valutazzjoni tal-propjeta' msemija fir-rikors u cioe':

St Joseph, Dawret Hal Ghaxaq, Hal Ghaxaq

Din il-propjeta tikkonsisti f'garaxx li jinstab taht blokk ta' appartamenti. Il-garaxx bhalissa m'ghandux tabella li turi l-isem jew in-numru tieghu. Il-bieb tal-garaxx huwa wiesa 3m u 2.8m gholi. L-gholi intern tal-garaxx huwa ta 3.48m fuq in-naha

ta' gewwa u 3.65m fuq in-naha ta' barra. Fih xi travi tal-konkos u jinstab fi stat tajjeb. Hemm bitha fuq wara u din fiha madwar 6.2m x 1.8m.

Il-pjanta ta' dan il-garaxx tinsab f'"Annex A"

Il- permess PA 6035/99 jinkludi s-sit ta' dan il- garaxx u dan jinsab f'"Annex B"

Fil-pjanta tal-permess jidher li hemm kamra zghira tal-banju approvata fuq wara izda din mhux qeda prezenti fil-garaxx.

Ritratt tal-Faccata



Figure 1 Il-Faccata

Ritratti tal-Propjeta'



Figure 2 Ritratt li juri l-bieb tal-garaxx minn gewwa



Figure 3 Il-bitha ta' wara



Figure 4 Il-bittha ta' wara



Figure 5 Il- bieb li jaghti għall-bittha



Figure 6 In-Naha ta' wara tal-garaxx

F'din il-valutazzjoni gew ikkunsidrati dawn il-punti:

1. id-daqs tal-propjeta'
2. il-kundizzjoni tal-bini u l-istat tajjeb generali,
3. Il-potenzjal tal-garaxx

Fl-opinjoni tiegħi il-valur ta' din il-propjeta hu ta' Euro 230,000 (Mitejn u tletin elf Euro).

Tant għanda l-unur tissottometti l-esponent għas-savju gudizzju ta' din l-Onorabbli Qorti



AIC Ann Marie Delicata



Simon Simpson
Deputat Registratur
Deputy Registrar
tal-Gustizzja (Maltta)
Law Courts (Maltta)

4 ta' April 2025

04 APR 2025

Illum

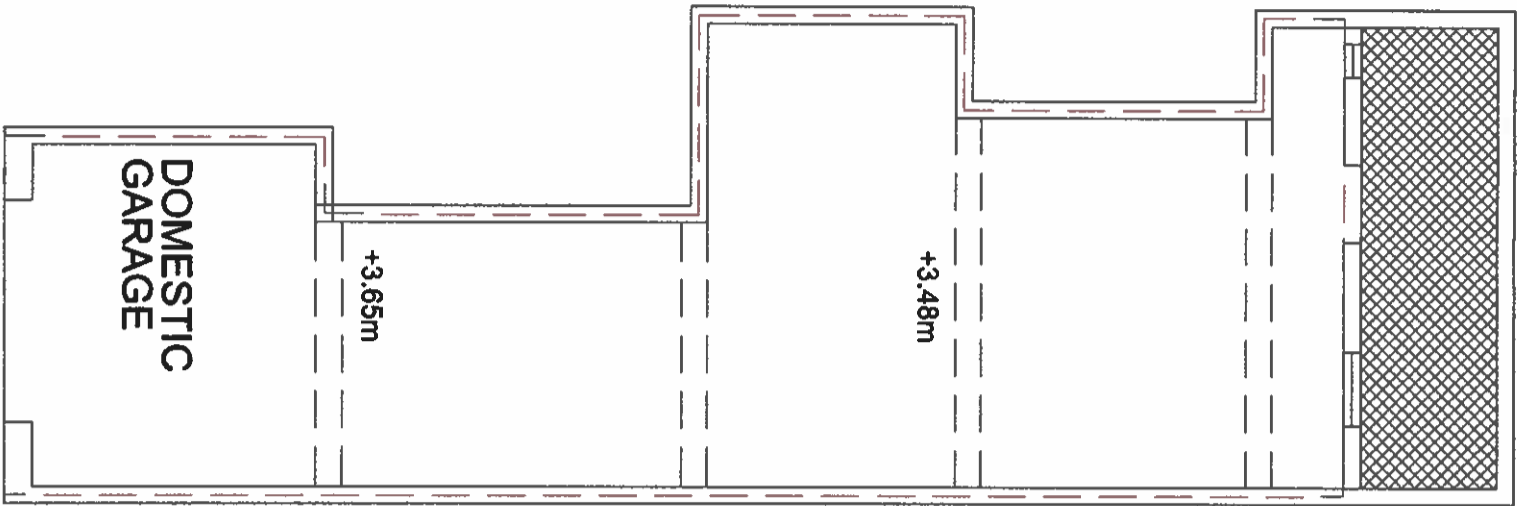
Ipprezentata minn *Perit Ann Marie Delicata*

bla dok/b *method* delumenti:

Illum *04 APR 2025*
Deher li Perit Legal / Tekniku:
Perit Ann Marie Delicata
Li wara li ddikjara li talleja Lammont liu
dovut, halef/halfet li qeda/qdlet fediment
u onestament l-inkarigu mogħti liu/ha.
MAURICE TARRUGHA
Deputat Registratur

Annex A

- Notes:**
1. ALL DRAWINGS ARE SUBJECT TO APPROVAL BY THE PLANNING AUTHORITY.
 2. ALL DIMENSIONS AND BUILDING ALIGNMENTS ARE TO BE CHECKED ON SITE.
 3. DO NOT SCALE FROM THIS DRAWING.



Ann Marie Delicata
Ann Marie Delicata Scale 1:100



Architects, Civil Engineers
Cost Consultants and
Energy Assessors

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Andrew Ellul B.E.&A.(Hons), A.&C.E.
Ann Marie Delicata B.E. & A. (Hons), A.&C.E.
42, Eucharistic Congress Road, Mosta
79499442/99421111 ellulandellul@gmail.com

PROJECT TITLE				
GROUND FLOOR PLAN				
DATE	FILE NO	SHEET SIZE	SCALE	SHEET No
04-2025	03350	A3	1:100	001



LEVEL 0
SCALE 1:100

Annex B



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 Anne Marie Delicata
Address:

Cash Sale Number: 525620-2579-1
Date: 03 April 2025

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit (digital) PA 6035/99	1	€4.66	€4.66	€0.00	0
Copy of plans (digital)	2	€11.65	€23.30	€0.00	0

Payment Details:

BOV

Debit / Credit Card

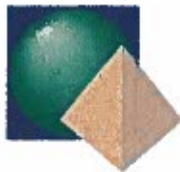
Cash Sale Status:

Settled

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

Drawn up by
Connie Genuis

Receipt is not valid if payment is dishonoured.



01

AUTORITÀ TA' L-IPPJANAR
PLANNING AUTHORITY

To: Emannuel Ellul
St Joseph Hse
Dawret Hal-Ghaxaq
Ghaxaq

Date: 29 March, 2000
Our Ref: PA 06035/99

Application Number: PA 06035/99
Application Type: Full development permission
Date Received: 11 November, 1999
Approved
Documents : PA 6035/99/1A/1B/1C, AS AMENDED.

Location: Site at, Dawret Hal Ghaxaq, Ghaxaq
Proposal: Addition of 2 residences at second floor level over existing building.

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. Apertures and balconies should not be in gold, silver or bronze aluminium.
2. Windows and doors should not open outwards onto a public street.
3. The facade of the building should be constructed in local stone except where other materials, finishes and colour are indicated on the approved drawings.
4. Height of the building should not exceed (3) three floors.
5. The development hereby permitted shall not be brought into use until a Final Compliance Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Planning Authority.
6. 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.
7. Introductory notes and general conditions (A) on form DC 1/88 apply. Conditions for underlying basements and garages (B) also apply.
8. The following group of conditions apply to all development:

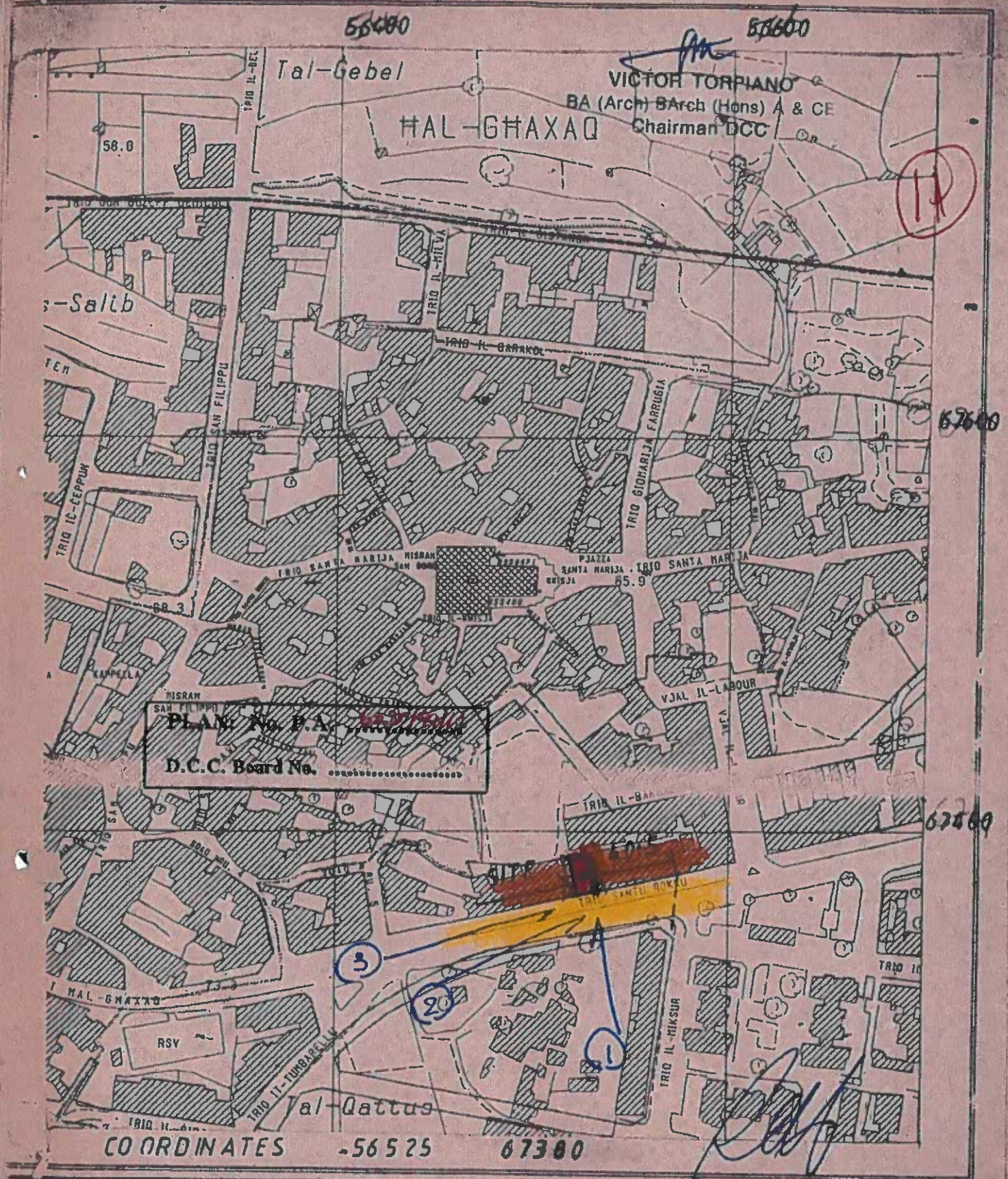
- a) All works shall be carried out strictly in accordance with the approved plans. However, where ambiguities or discrepancies arise between the approved plans and the conditions on this decision notice, the conditions shall take precedence over the approved plans.
- b) Before work begins, the enclosed green copy of the Building Permit must be displayed on site. This must be mounted on a notice board, suitably protected from the weather, and easily legible from the street. The permit must be maintained in good condition until works on site are complete.
- c) No building material, waste, machinery or plant shall be allowed to obstruct the pavement or the smooth flow of traffic in the vicinity of the site. Deposit of materials or placing of equipment in the street must be authorised by the Police.
- d) Copies of all approved plans and elevations must be available for inspection on site by Planning Directorate staff at all reasonable times.
- e) Where applicable, all building works must be in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Planning Directorate's Land Surveyor. The Land Survey Unit of the Planning Directorate must be informed when the setting out of the alignment and levels is required.
- f) Before building operations start, where applicable, the street is to be opened up and brought up to its proper and approved formation levels by the applicant.
- g) This development permission is valid for a period of three years from the date of the permission. If, upon the lapse of this three year period, the site has NOT BEEN COMMITTED in accordance with the permit a new application must be submitted to the Planning Authority. If, however, the site has been committed and works HAVE COMMENCED the validity of the permit shall be extended for a period of a further twelve months. In the case of the latter, you should inform the Planning Authority of your intention to utilise your right to extend the permission for a further twelve months and the Authority shall issue a formal notification of this extension.
- h) The enclosed Commencement Notice shall be returned to the Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
- i) This permit is being issued saving the right of any third party to appeal from such permit. If the applicant wants to avail himself of this permit immediately or pending any third party appeal, the development will be at the risk of applicant in case the permit is revoked by the Appeals Board or the Court of Appeal respectively.

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



Frances Galea
A/Secretary
Development Control Commission

Od

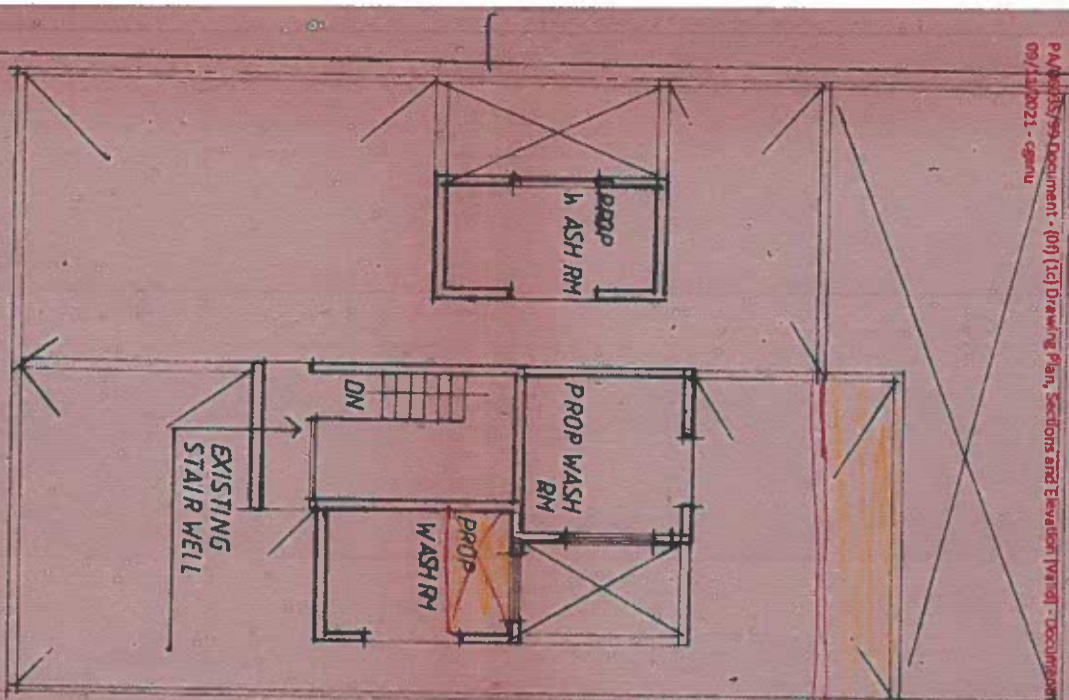


ronald muscat azzopardi
b.a. arch., b.arch (hons.) a&c.e.
46, Sanctuary Street, Zabbar
telephone : 892145/6 585

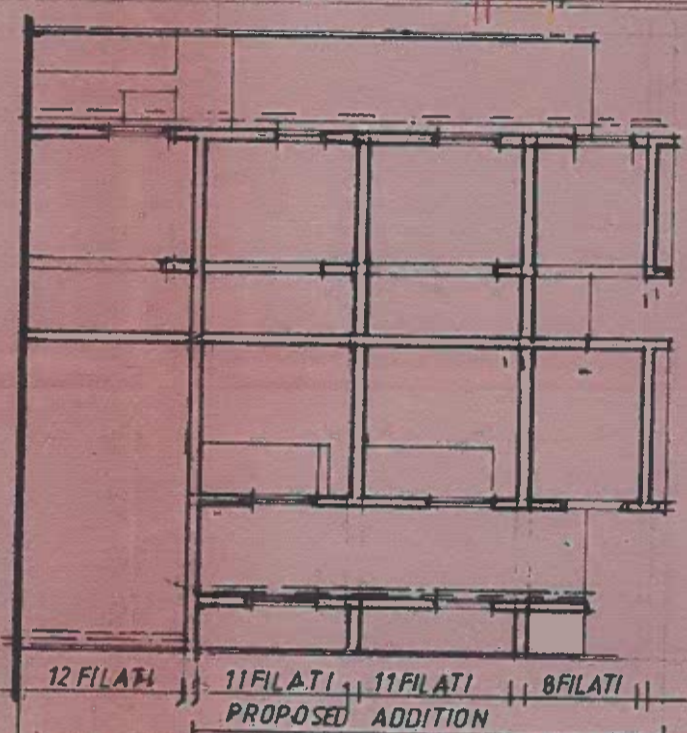
Client Mr Emmellul St Joseph house
Dawriet Hal Ghaxaq Ghaxaq
Location
Dawriet Hal Ghaxaq Ghaxaq

Date
25/10/99
Ref No

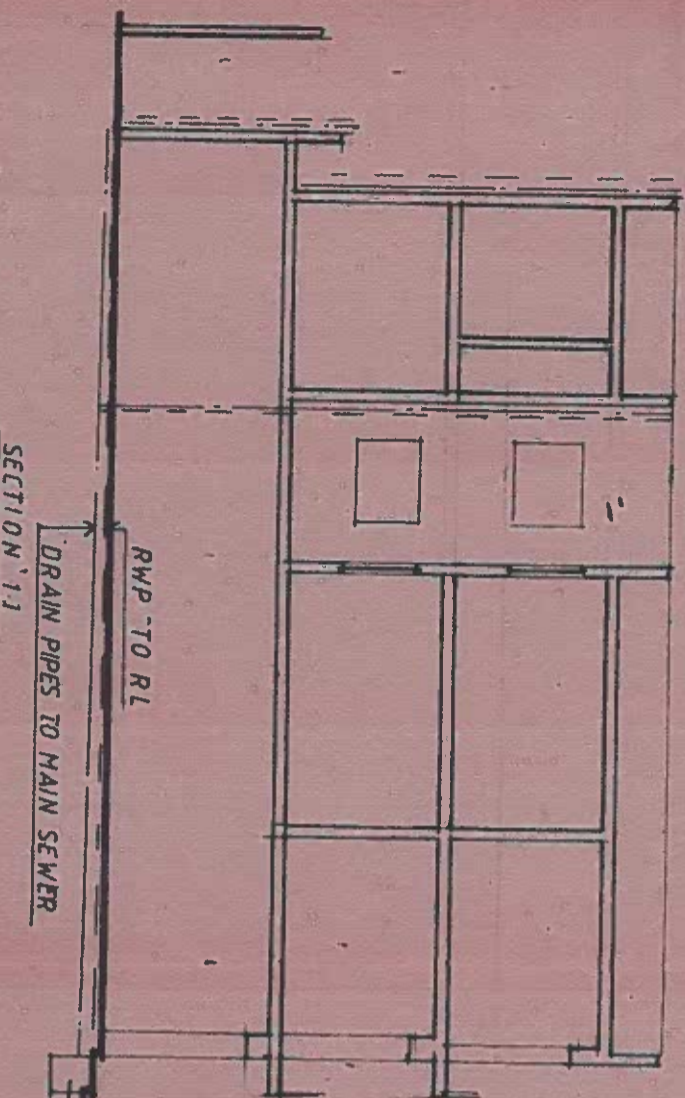
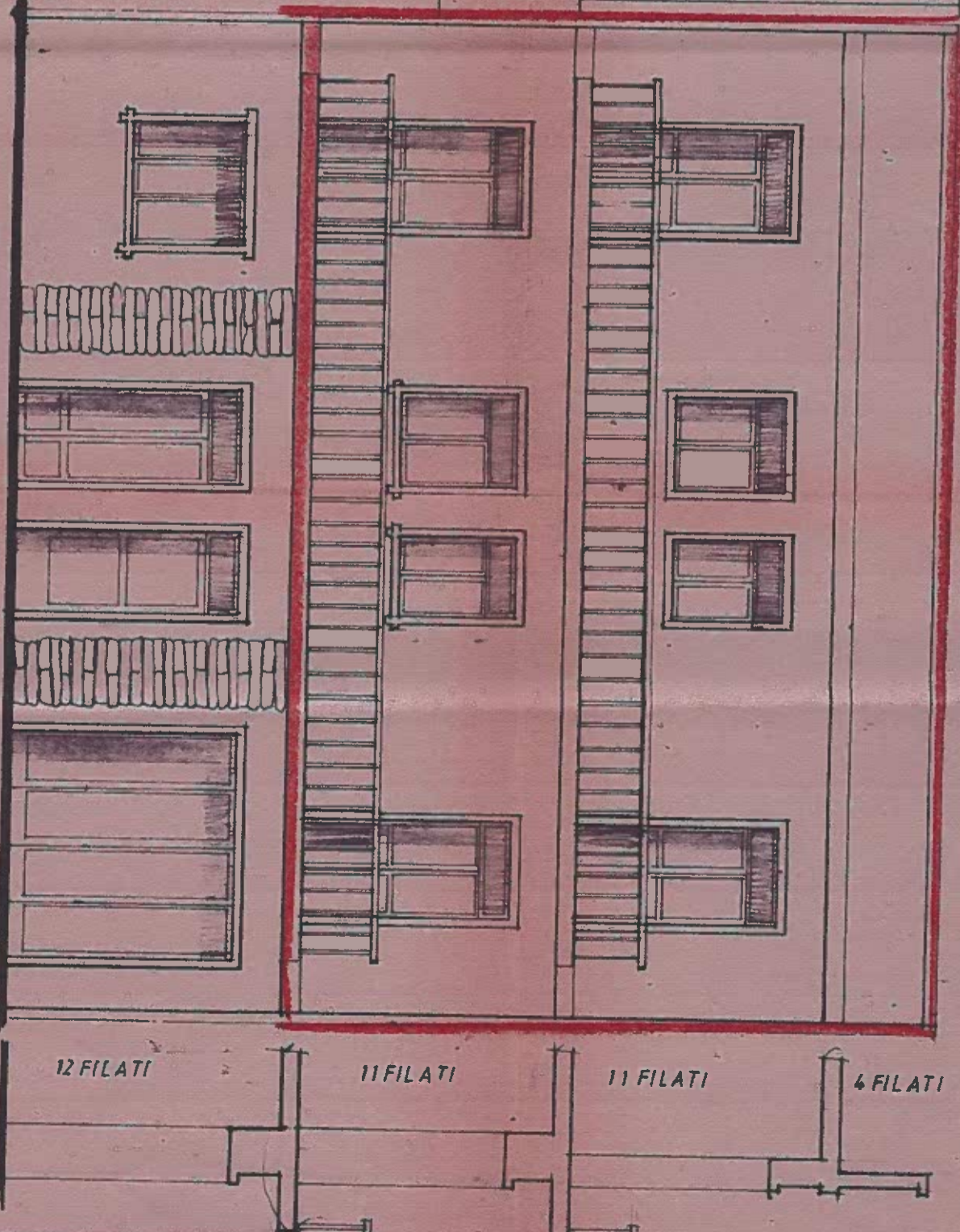




SECTION 22



PROPOSED ADDITION TO EXISTING ELEVATION



SECTION 11

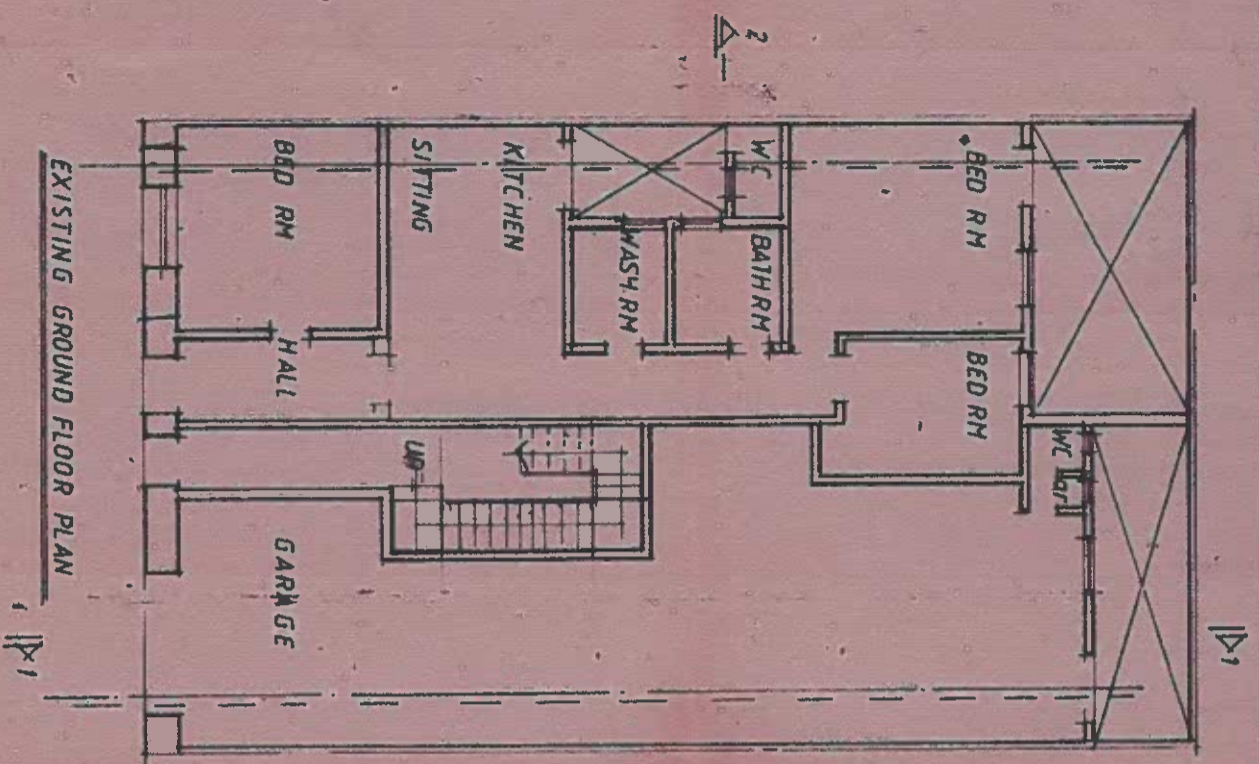
RONALD MUSCAT AZZOPARDI (T) and Mr. Emmanuel St. Joseph House	
BA Arch Bwth (Hons) ARCE	Location
46 Sanduary street Zgħbi	Location
Telephone 892145 666585	Location
Dr. title PLAN	Job title
ELEVATION SECTIONS	Addition of second flr and wash rms
Scale	Ref no.
1/100 1/50	99/373-3
19/10/2019	

PLAN: No. P.A. 11622101
D.C.C. Board No. 11622101

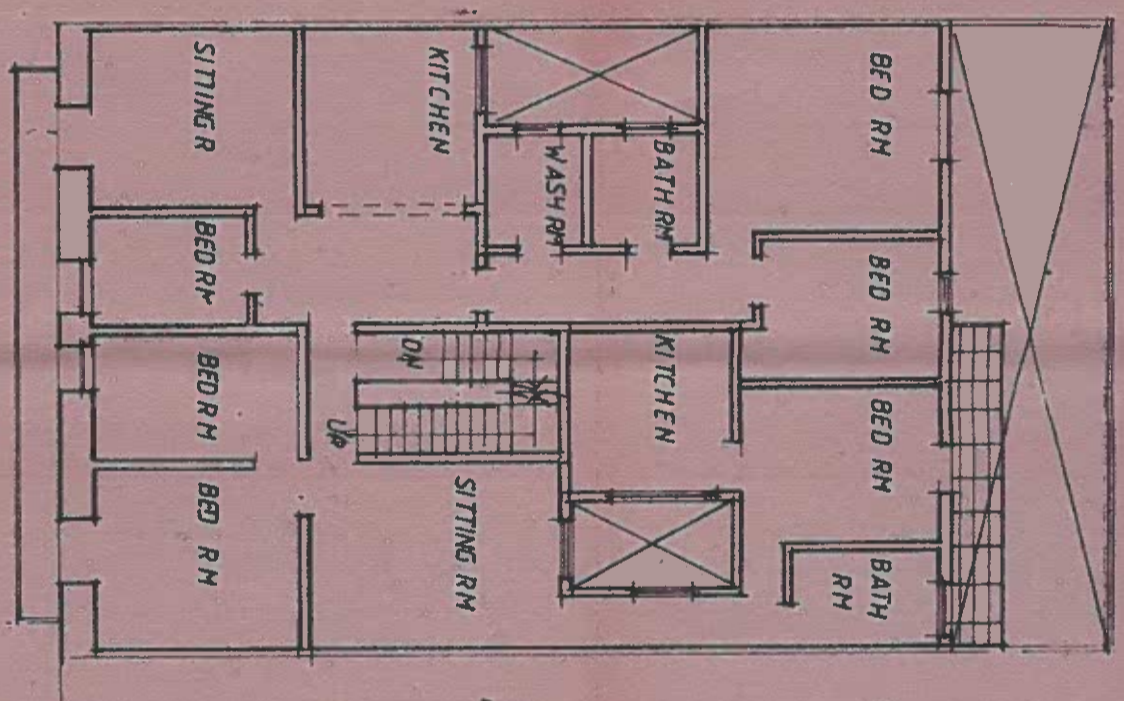
VICTOR TORRANO
BA (Arch) 11622101 A & CE
Circulation DCC

SANITA
APPROVED
AS AMENDED
14 MAR 2020
Jean de' Cohl Maridu
Sanitary Engineer

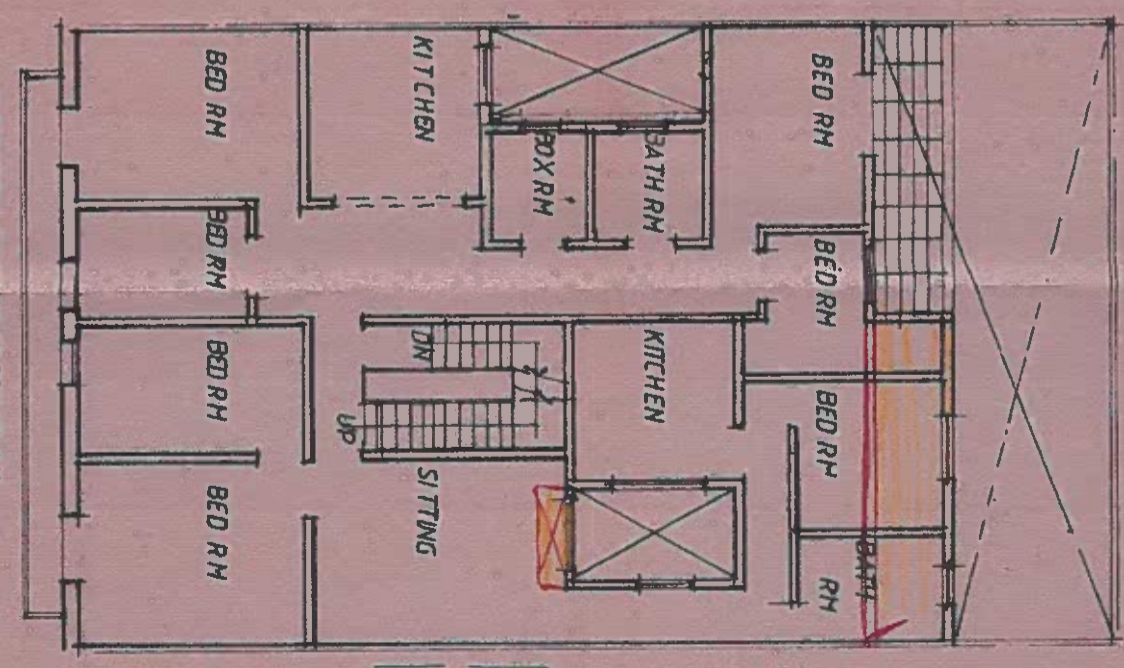
12



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



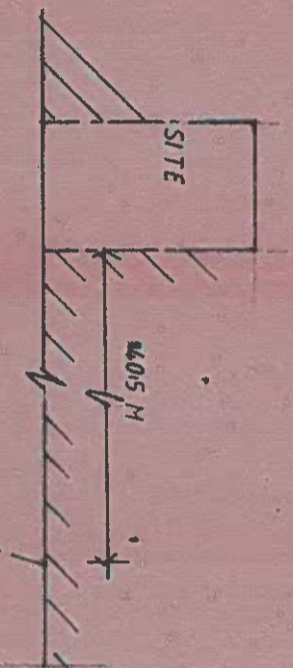
PROPOSED SECOND FLOOR PLAN

SANITA
APPROVED
AS AMENDED
14 MAR 2000
Jeen Co Cmti Manduca
Sanitary Engineer

FACADE TO BE IN NATURAL STONE
ALUM PERLA BLANCA / BLACK
PLOT AREA 260.0 SQ MTS VICTOR TORPIANO
GRD FLR AREA 229.0 SQ MTS BA (Arch) Barch (Phone) A & CE
FIRST FLR AREA 220.0 SQ MTS Chairman DATED DRAWING
PROP SECOND FLR AREA 213.0 SQ MTS
RWP
DRAIN PIPES SEWER

PLAN: No. P.A. 6035/PA/06835/99
D.C.C. Board No.

DAWRIET HAL GHAXAQ
BLOCK PLAN SCALE 1/500

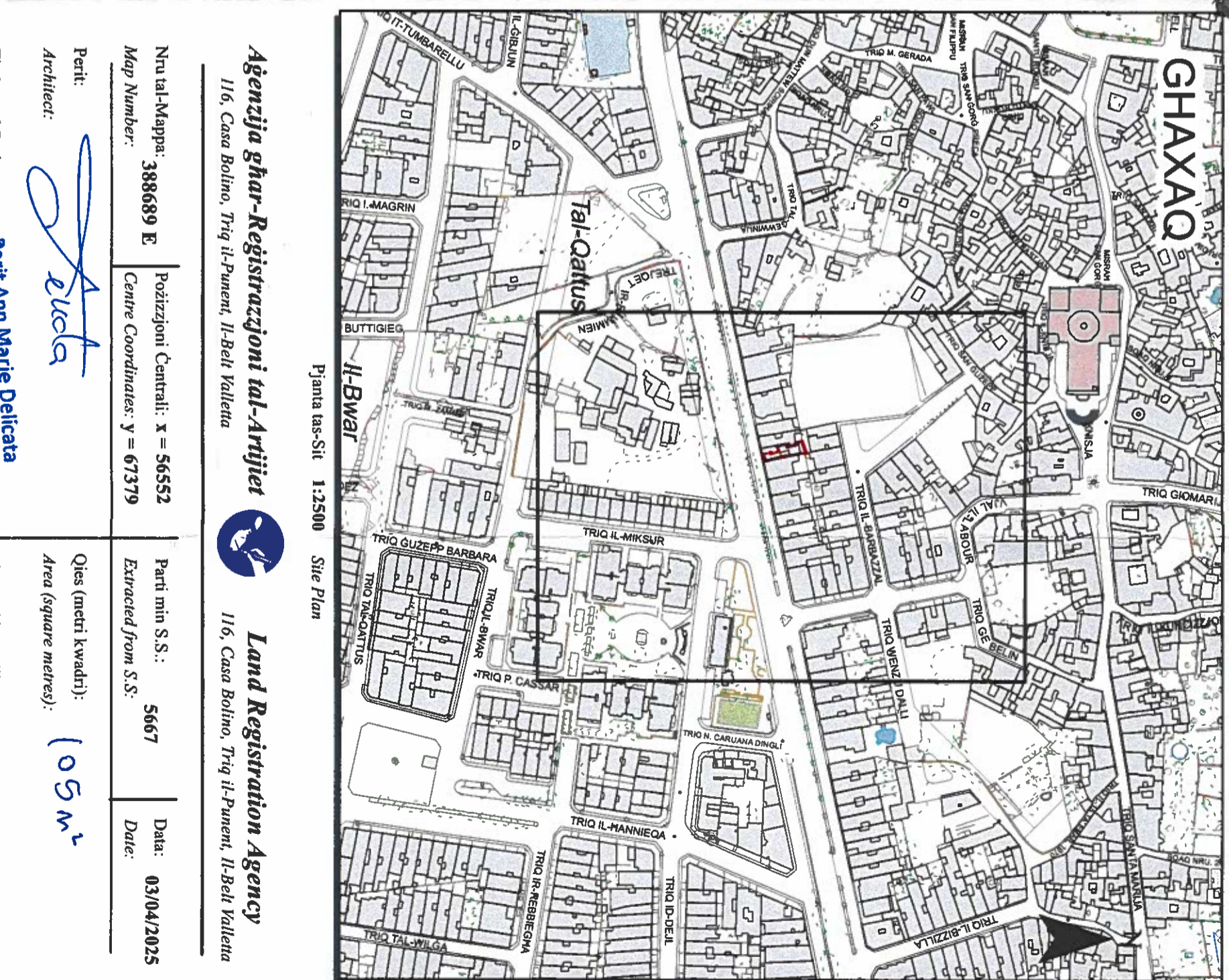


TRIO IL MIKSUR

RONALD MUSCAT AZZOPARDI	Client: H. E. M. E. L. I. U. L. S. I. Joseph House	Scale 1/100
BA Arch BARCHI H. O. S. J. A. & C. E.	Location: DAWRIET HAL GHAXAQ	Date 15/10/2019
465 Sancluary Street ZABBAR	Location: DAWRIET HAL GHAXAQ	Ref. No. 99/373 2
Telephone 892115 885585	Job Title: Addition of second floor	
DRG TITLE: BLOCK PLAN		

11 NOV 2000
Signature: RAYMOND GORTALIN
RAYMOND GORTALIN
Sanitary Engineer

11 NOV 2000
Signature: VICTOR TORPIANO
VICTOR TORPIANO
Chairman DATED DRAWING



Scale 1:1000

0 20 40 60 80 100m



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

Pjanta tas-Sit 1:2500 Site Plan

Nru tal-Mappa: 388689 E
Pozizzjoni Ċentrali: x = 56552
Map Number: 388689 E
Centre Coordinates: y = 67379

Pozizioni Centrali: $x = 56552$
Centre Coordinates: $y = 67379$

Parti min S.S.: **5667** Date: **03/04/2025**
Extracted from S.S: Date:

Date: 03/04/2025
Date:

Perit: 
Architect: 

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

Perit Ann Marie Delicata
42, Eucharistic Congress Rd.,
SCT 0032 Malta

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

LR 399604

**Dritt imthallas
Fee Paid**