

Fil-Prim Awla' tal-Qorti Civili

VAT Exempt

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Fil-Atti tas-Subbasta Nru. 12/23

Victor Camilleri KI 581757M

Vs

Lara Investments Limited C 4441

Relazzjoni tal-Perit Arkitekt

Miriam Magri
B. E. & A. [Hons] A. & C. E.



Peress li jien hawn that iffirmita għet mahtura bhala esperta fl-atti tal-Mandat ta' Qbid ta' Hwejjeġ Immobli hawn fuq imsemmi, qed nipprezenta dan ir-rapport li jinkludi l-valutazzjoni tal-fondi indikati fir-rikors promotur wara li saru l-accessi fuq il-postijiet hekk kif indikati hawn taht.

Lista tal-proprjetajiet u dati ta' meta saru l-accessi fuq il-post

Referenza	Proprjeta'	Data tal-Access
Proprjeta' 1	Fond kummerċjali bla numru u bla isem (fil-livelli tal-ground floor u basement), Triq Guzeppi Calleja, l-Iklin.	28 ta' Ottubru 2023 fis-13.30
Proprjeta' 2A	Appartament internament immarkat Numru 2, formanti minn blokku Numru 68, Triq l-Iluqgh, Swieqi.	24 ta' Frar 2024 fil-11.00
Proprjeta' 2B	Garaxx Numru 70, Triq l-Iluqgh, Swieqi.	26 ta' Frar 2024 fis-19.00
Proprjeta' 3	Penthouse (fir-third floor level) tal-blokk kummerċjali 'Lara Buildings', Numru 1, Triq Guzeppi Calleja kantuniera ma' Triq Dun Karm Psaila, l-Iklin.	15 ta' Jannar 2024 fil-11.30
Proprjeta' 4	Fiat Numru 7 (fil-hames livell) fil-blokk Numru 35, Sprettu Buildings, Labour Avenue, Naxxar	28 ta' Ottubru 2023 fis-14.30

Qed jigi nmutat li kien hemm diffikulta' b'xi isir l-ispezzjoni fil-proprjetajiet tas-Swieqi minhabba li s-sid baqa' jippostjoni b'xi jipprovi l-access. Minhabba l-hekk, jien hawn that iffirmita jipprezentajt rikors fejn tabt direzzjoni lil Din l-Onorabbli Qorti. Permezz ta' digriet mahruġ fit-18 ta' Dicembru 2023 Din l-Onorabbli Qorti awtorizzat li l-access isir permezz ta' sgras fil-presenza tal-Marixxall tal-Qorti u tal-Pulizija Eżekuttiva. Minnufih b'dew isiru l-arrangamenti necessarji sabiex isir l-isgras. Pero, fl-abhar hin is-sid ipprova l-access għal dawn il-proprjetajiet u għaldaqstant l-isgras ma kellux għalfejn isir.

Lista ta' Annessi Mehmuza ma' dan ir-Rapport

Anness A

Informazzjoni Addizzjonali fuq Propjeta' 1:

Fond kummerċjali bla numru u bla isem (ground floor u basement), Triq Guzeppi Calleja, Iklip

Anness A1 - Site plan ta' fejn jinsab il-post

Anness A2 - Pjanti tal-propjeta'

Anness A3 - Ritratti tal-propjeta'

Anness A4 - Pjanta tal-Land Registry

Anness A5 - Estratt mis-Central Malta Local Plan li turi lista ta' uzi li huma permissibli f'*Residential Areas (Terraced Houses, Maissonettes & Flats)*

Anness B

Informazzjoni Addizzjonali fuq Propjeta' 2A - 68, Flar 2, Triq l-Illuq, Swieqi

Anness B1 - Site plan ta' fejn jinsab il-post

Anness B2 - Pjanti tal-propjeta'

Anness B3 - Ritratti tal-propjeta'

Anness B4 - Pjanta tal-Land Registry

Anness B5 - It-Tmien Skeda

Anness B6 - Silta min-North Harbour Local Plan li turi lista ta' uzi li huma permissibli f'*Residential Priority Areas (Terraced Houses, Maissonettes & Flats)*

Anness C

Informazzjoni Addizzjonali fuq Propjeta' 2B - Garaxx Numru 70, Triq l-Illuq, Swieqi

Anness C1 - Site plan ta' fejn jinsab il-post

Anness C2 - Pjanta tal-propjeta'

Anness C3 - Ritratti tal-propjeta'

Anness C4 - Pjanta tal-Land Registry

Anness C5 - Silta min-North Harbour Local Plan li turi lista ta' uzi li huma permissibli f'*Residential Priority Areas (Terraced Houses, Maissonettes & Flats)*

Annex D

Informazzjoni Addizzjonali fuq Propjeta' 3

'Lara Buildings', Penthouse, Trig Guzeppi Calleja kantuniera ma' Trig Dun Karm

Psaila, l-Iklin

Annex D1 - Site plan ta' fejn jinsab il-post

Annex D2 - Pjanti tal-propjeta'

Annex D3 - Ritatti tal-propjeta'

Annex D4 - Pjanta tal-Land Registry

Annex D5 - It-Tmien Skeda

Annex D6 - Estratt mis-Central Malta Local Plan li turi lista ta' uzi li huma permissibli f'

Residential Areas (Terraced Houses, Maisonettes & Flats)

Annex E

Informazzjoni Addizzjonali fuq Propjeta' 4

35, Flat 7, Sprettu Buildings, Labour Avenue, Naxxar

Annex E1 - Site plan ta' fejn jinsab il-post

Annex E2 - Pjanti tal-propjeta'

Annex E3 - Ritatti tal-propjeta'

Annex E4 - Pjanta tal-Land Registry

Annex E5 - It-Tmien Skeda

Annex E6 - Silta mis-Central Malta Local Plan li turi lista ta' uzi li huma permissibli f'

Secondary Town Centre

Annex G

Konferma mill-Awtorita' tad-Djar rigward regisrazzjoni ta' kirja

Annex H - Kopja tal-ircevuti mhallsa

Propjeta' 1

Fond Kummercjali bla numru u bla isem fi Triq Guzeppi Calleja, Iklun

Access fil-propjeta' hawn fuq imsemmija sar nhar is-Sibt, 28 t'Ottubru 2023, għall-habta tas-siegħa u nofs ta' waranofsinar (1.30pm). L-access sar fil-prezenza tas-sur Jeffrey Attard F'isem Lara Investments Limited.

Fond

Il-fond li għandu l-entrata tiegħu mill-kantuniera ta' bejn Triq Guzeppi Calleja u Triq Dun Karm gewwa l-Iklun imiti ta' Hal Balzan, jikkonsisti fi propjeta' kummercjali mitruxa fuq zewg livelli; il-livell tal-*ground floor* kif ukoll il-*basement level*.

Din il-propjeta' hija mibnija fuq sit li gabel kien okkupat mill-fond li kien jismu 'Darian' u hija sottostanti blokk *flats* li hija propjeta' tal-kumpanija debitorici. Dawn l-appartamenti għandhom l-entrata komuni bin-numru wiehed (1) bl-isem ta' 'Lara Buildings' fi Triq Guzeppi Calleja.

Din il-propjeta' tmiss mil-lvant ma' Triq Guzeppi Calleja, min-nofsinar ma' Triq Dun Karm u mit-tramuntana kif ukoll mill-punent ma' propjeta' ta' terzi persuni.

Minkjeja li *l-files* relatati ma' dan l-Att tas-subbasta Nru 12/23 li jinsabu gewwa l-ufficju tas-subbasi gewwa l-Qorti ta' Malta gew ezaminati fid-dettall, il-kuntratt tal-akkwist ta' din il-propjeta' ma nstabx F'dawn il-*files*.

Deskrizzjoni

Il-propjeta' hawn fuq imsemmija tikkonsisti F'dan li gej.

Dan il-fond fih kejl superficjali ta' madwar 77 metru kwadru fil-ground floor u 87 metru kwadru fil-basement. Jinsab F'kantuniera u għandu tliet faccati. Il-faccata li thares għal fuq Triq Guzeppi Calleja għandha wisa' ta' madwar 8 metri, dik li thares għal fuq Triq Dun Karm għandha wisa' ta' madwar 4.1 metri filwaqt li l-faccata l-oħra li tinsab fil-kantuniera bejn iz-zewg toroq għandha wisa' ta' madwar 3.9 metri.

Din il-proprjeta' hija mitruxxa fuq zewg livelli. Il-bieb principali jipprovdi l-access għall-*ground floor*. L-għoli intern f'dan il-livell (*clear floor to ceiling height*) jidher li huwa ta' madwar 2.83m. Il-*basement* li huwa accessibbli minn tarag intern, għandu għoli ta' madwar 3.07m. Fil-prezent, dan il-fond jikkonsisti f'*showroom* fil-*ground floor level* bl-armatura tal-*hגיעg fuq it-tliet faccati kif ukoll għall-*goods lift* u tarag li jagħti għall-*basement level*. Il-*basement level* huwa spazju li kien uzat bħala *store* u li miegħu hemm kamra tas-*shower*, u l-*machine room* tal-lift. Ta' min wiehed jinnota li l-*basement level* ma fih l-ebda apertura li tagħti direttament għall-barta peress li jinsab kompletament taht il-livell tat-triq.*

Pjanti ta' din il-proprjeta', kif ukoll ritatti huma pprezentati f'Annessi A1, A2, A3 u A4.

Kundizzjoni tal-Fond

Għalkemm l-istruttura fil-*ground floor* hija fil-maggoranza tagħha mgħottija bil-*finishes*, b'mod general, il-proprjeta' tidher li hija mibnija b'hitana tal-gebel / *bricks* u soqfa *precast* tal-konkos. F'dawk il-postijiet limitati fejn l-istruttura seġhet tigi spezzjonata, ma kienx hemm indikazzjonijiet li hemm hsarat strutturali f'dan il-livell. Min-naha l-oħra l-istruttura fil-*basement* hija kwazi kollha kemm hi esposta u f'dan il-livell ukoll ma kien hemm ebda indikazzjoni ta' hsara strutturali.

Il-faccati tal-proprjeta' għandhom parti sostanzjali minnhom bil-*hגיעg immuntati fuq frame tal-aluminium*. Fuq barra, il-faccati huma miksjin b'kisi ta' kulur *cream*. Il-hitana minn gewwa huma miksjija bil-*gypsum*. Is-saqaf tas-*showroom* huwa kollu kemm hu mgħotti b'suffett filwaqt li l-art hija mgħottija b'tip ta' *vinyl flooring*. L-art u s-saqaf tal-*basement* huma magħmulin minn konkoz espost u mingħajr *finishes*.

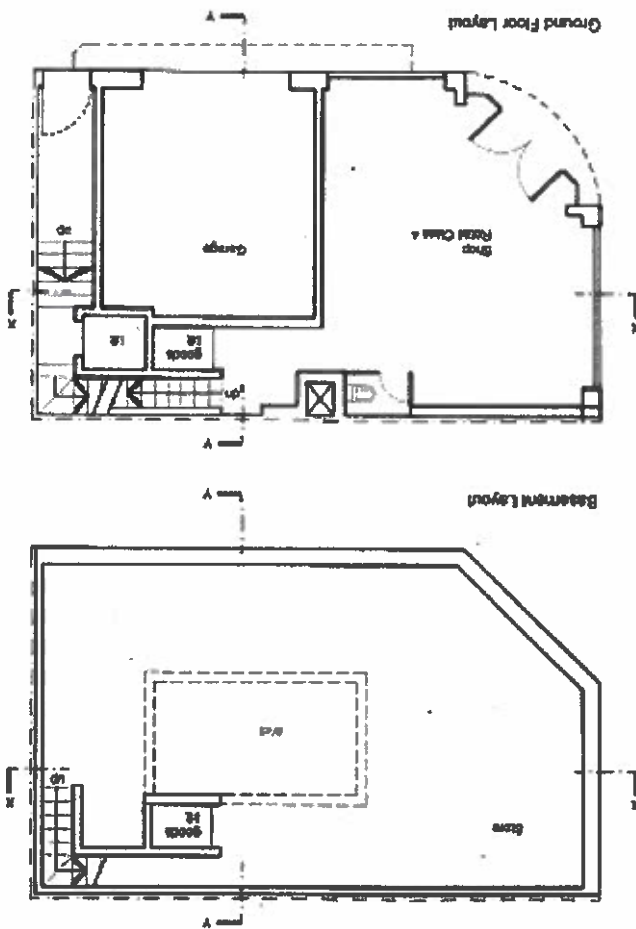
Bħalissa dan il-fond mhux qed jintuza u minhabba f'hekk certu zoni bħall-*store* u l-kamra tas-*shower* fil-*basement* għandhom bzonn li ssirihom manutenzjoni. Minbarra f'hekk jidher li l-post għandu bzonn ukoll li jigi mmodernizzat.

Ta' min wiehed jinnota li f'dan il-fond m'hemmx meters tad-dawl u tal-ilma.

Wara tittixija *online* fis-sit elettroniku tal-Awtorita' tal-Ippjanar għall-permessi fuq dan is-sit, instabet ir-referenza tal-applikazzjoni għall-izvilupp li hija PA 03063/04 – “*To demolish existing building and construct local shop, store, garage and overlying apartments*”. Il-*file* gie ordnat mill-Awtorita' u wara laqgħa mal-uffiċjali tal-Awtorita', qed jigi kkonfermat li l-permess jirrelata għall-konstruzzjoni tal-blokk kollha inkluzi l-*basement* u *ground floor levels* ta' dan il-fond. Il-permess gie approvat fit-28 ta' Frar 2005.

Dan il-permess gie ezaminat fid-dettall u gew inmutati xi differenzi minn dak li hemm approvat għal dak li jeżisti fir-realta'. Id-differenzi ewlenin huma dawn. Fil-pjanta approvata tal-*basement* jidher li taht l-art tal-*store* kien ipplanat li jsir bir. Dan il-bir jidher li ma ghex kostruit. Il-kamra tas-*shower* eżistenti f'dan il-livell ma tidherx fil-pjanta approvata. Fil-livell tal-*ground floor*, l-ispazju fejn illum hemm is-*showroom* kellu jkun maqsum fi tnejn. Il-parti li fil-bicca l-kbira thares fuq Triq Dun Karm hija approvata bħala *Class 4 shop* mentri l-parti tas-*showroom* li thares fuq Triq Guzeppi Calleja hija approvata bħala garaxx.

Fig 1 – Basement u Ground Floor Layouts kif approvati f' PA 03063/04



Permessi oħra relatati mal-blokkja imma li ma jirreferux direttament għall-fond

PA 06294/05 – Darnjan, Triq Guzeppi Calleja c/w, Triq Dun Karm, L-Iklin

“To Construct a Penthouse”.

Din l-applikazzjoni giet approvata mill-Awtorità tal-Ippjanar fl-10 ta' April 2006.

Skemi ta' l-Awtorità ta' l-Ippjanar

Il-projeta' tinsab gewwa *area* residenzjali gewwa l-Iklin li hija kkunsidrata bhala *Residential Area*, hekk kif jidher minn Mappa IKM1 - *Iclin Area Policy Map* li tifforma parti minn *'Central Malta Local Plan'* li huwa dokument ufficjali ta' l-Awtorità tal-Ippjanar. Lista ta' uzi differenti li huma accettabli gewwa *Residential Areas* skont Policy CG07 fis-*'Central Malta Local Plan'* qeghda tigi amnessa ma' dan ir-rapport f'Amness A5.

Konsiderazzjonijiet relatati mal-Permess Eżistenti tal-Fond u Potenzjal fl-Użu ta' dan l-

istess Fond

Bieq it-tgassum ta' dan il-fond hekk kif inhu eżistenti jkun kollu kemm hu bil-permess, tkun trid tigi sottomessa applikazzjoni mal-Awtorità tal-Ippjanar fejn jigu sanzjonati jew regolarizzati dawn id-differenzi. L-approvazzjoni għal din l-applikazzjoni hija dejjem suggett għal skrutinju u analizi tal-applikazzjoni mill-Awtorità ta' l-Ippjanar u d-decizjoni finali jekk tali permess għandux johrog jew le tibqa' dejjem fi hdan l-istess Awtorità.

Konsiderazzjonijiet Oħra

Din il-projeta' hija libera u franka bid-drittijiet u l-pertinenzi kollha tagħha.

Valutazzjoni

Wara li kkunsidrajt il-fatturi kollha msemmija hawn fuq, li jinkludu l-lokalità, it-tip u l-kundizzjoni tal-projeta', il-potenzjal, l-iskemi ta' bini applikabbli fuq is-sit kif ukoll konsiderazzjonijiet oħra, l-esponent jistma l-projeta' fl-armmont ta'

Tliet mija u elfejn ewro (€302,000)

Propjeta' 2A

68, *Fiat 2*, Triq l-Iluqgh, Swieqi

Access fil-propjeta' hawn fuq imsemmija sar nhar is-Sibt, 24 ta' Frar 2024, għall-habta tal-hdax ta' filgħodu (11.00am). L-access sar b'koordinazzjoni mas-sur Jeffrey Attard F'isem Lara Investments Limited imma hi ma setax ikun prezenti u fil-prezenza ta' membru tal-familja tal-istess Jeffrey Attard.

Fond

Il-fond huwa appartament internament immarkat bin-numru tnejn (2) formanti parti minn blokk ta' zewg appartamenti f'numru tmienja u sitting (68), Triq l-Iluqgh, Swieqi, liema blokk ta' forma parti minn kumpless ta' siti appartamenti magħrufa bħala "Lacón Flats" fil-istess Triq l-Iluqgh, Swieqi. Dan l-appartament jinsab fil-livell tas-*second floor* u huwa sovrapost għall-appartament internament immarkat bin-numru wiehed (1) li min-naha tiegħu huwa sovrapost għal zewg garaxxijiet fil-pjan terran.

Dan il-fond huwa konfinanti mil-lvant ma' Triq l-Iluqgh, min-nofsimhar ma' beni ta' l-aventi kawza ta' Stanley Joseph u mit-tramuntana ma' l-aventi kawza ta' Agnes Martha Darkin jéw irjihat verjuri u jgawdi l-komunjoni mal-appartament sottopost il-partijiet komuni tal-blokk li huma l-bieb principali, entratura, tarag, indani u drains pero eskluza l-bejt u l-arja sovrapost għall-appartament numru tnejn (2), soggett izda għad-dritt ta' access fuq il-bejt favur is-sid tal-appartament numru wiehed (1) sabiex jinstalla *aerial tat-television* u tank tal-ilma u sabiex jagħmel il-manutenzjoni u tiswiġa tal-istess tank tal-ilma u *aerial tat-television*.

Minkiejsa li l-*files* relatati ma' dan l-Att tas-subbasta Nru 12/23 li jinsabu gewwa l-ufficju tas-subbasta gewwa l-Qorti ta' Malta gew ezaminati fid-dettall, il-kuntratt tal-akkwist ta' din il-propjeta' ma nstabx fil-*files*.

Il-projeta' tidher li hija mibnija b'hitan tal-gebel / *bricks* u sogfa tal-konkos. Waqt l-ispezzjoni, ma kienx hemm indikazzjonijiet li hemm hsarat strutturali f' dan il-fond.

Kundizzjoni tal-Fond

Pjanti ta' din il-proprjeta', kif ukoll ritratti huma pprezentati f' Amnessi B1, B2, B3 u B4.

Il-fond fih kejl superficiali ta' madwar 141 metru kwadru, b'faccata wiesgħha madwar 8 metri. Dan l-appartament għandu fond massimu ta' madwar 21 metru (jekk tinkludi l-gallarija ta' quddiem kif ukoll il-gallarija msaqgħa fuq in-naha ta' wara). L-għoli intern tal-proprjeta' (*clear floor to ceiling height*) huwa ta' madwar 2.69 metri.

Fuq deskritt.

It-tromba tat-tarag tagħti l-access għall-bejgħ li jikkonsisti fl-isparzju fuq l-appartament hawn

kurtur hemm ukoll kamra tas-*shower* kif ukoll kamra tal-banju. sodda (*Bedroom 3*) li għandha tiegħa tagħti fuq bitħa ta' terzi persuni. Accessibbli wkoll mill-wara nett tal-proprjeta'. Din il-kamra għandha tiegħa u bieb li jagħtu għal go gallarija msaqgħa tagħti għal fuq il-bitħa nterna ta' terzi persuni. It-tieni kamra tas-sodda (*Bedroom 2*) tinsab fuq kamra tas-sodda (immarkata bhala *Bedroom 1* fuq il-pjanta annessa) li wkoll għandha tiegħa li kcina li għandha tiegħa thares fuq bitħa interna ta' terzi persuni. Biswit il-kcina, hemm l-ewwel *living room* li tinkludi wkoll gallarija thares fuq Triq l-Iluqgh. Magenb il-*living room* tinsab il-bieb intern jagħti għal go kurtur li jgħaqdad il-kmamar kollha. Fil-fatt, il-kurtur jagħti għal L-entrata tal-appartament huwa permezz ta' bieb intern fuq il-livell tas-*second floor*. Dan il-

lift gewwa din il-blokk.

L-access għal dan il-fond huwa mill-bieb komuni tal-blokk ta' dan l-appartament li huwa accessibbli minn Triq l-Iluqgh li jagħti għal taragħ li jibqa' tiegħa sa fuq il-bejgħ. M'hemm l-ebda

Il-projeta' hawn fuq imsemmija tikkonsisti f' dan il-gej.

Deskrizzjoni

Il-faccata tal-propjeta' hija generalment mizbugha b'zebgha bajda / *magnolia* filwaqt li l-aperturi fuq il-faccata huma *single glazed* bil-frame abjad tal-metall u li ghandhom ukoll aperturi tal-injam bil-persjani fuq gewwa. Il-hitan interni huma wkoll mizbugha b'zebgha bajda / *magnolia* u l-maggoranza ta' l-aperturi huma ta' l-*aluminium* bi hgieg *single glazed*.

L-appartament ghandu bzonn jigi mmodernizzat. Il-kamra tas-*shower* u kif ukoll il-kamra tal-banju jidhru li m'humiex miznummin f'kundizzjoni tajba u nadifa. Apparti minn hekk, waqt l-ispezzjoni, gie nmutat li go l-appartament kien hemm riha qawwija ta' ghejug.

Skont informazzjoni migubra minghand is-sid tal-post, bhalissa fil-post jghix membru tal-familja tal-istess sid. Gie kkonfermat mill-Awtorita' tad-Djar li bhalissa m'hemm l-ebda kirja rregistrata fuq dan l-appartament. Din il-konferma hija mehmuzza f'Anness G.

Ta' min wiehed jinnota li gewwa l-appartament kien hemm numru ta' annimali domestiци bhal qates li qed jghixu hemm.

F'dan il-fond, jidher li hemm bzonn li ssir ammonn konsiderevoli ta' manutenzjoni fil-finishes u s-servizzi. Minbarra f'hekk jidher li l-post ghandu bzonn ukoll li jigi mmodernizzat.

Permessi tal-Bini fuq dan il-fond

Wara tittixija *online* *fit-survey sheets* ta' l-Awtorita' tal-Ippjanar li jkopru s-snin bejn l-1969 sal-lum, ta' min jghid li nstabu numru ta' referenzi ghall-applikazzjonijiet ghal zvilupp.

Minkhejja dan, meta gew ezaminati l-files relatati ma' dawn ir-referenzi ma nstabu l-ebda permessi relatati mal-konstruzzjoni ta' din il-binja.

Wara tittixija iktar wiesgha u kif ukoll wara numru ta' laqghat ma' ufficjali tal-*Planning Authority*, instabu dawn il-permessi sussegwenti relatati ma' dan il-fond.

PA 05372/08

"Proposed construction of additional floor and penthouse over existing dwelling."

Din l-applikazzjoni giet approvata mill-Awtorita' tal-Ippjanar fl-11 ta' Gunju 2009.

F'din l-applikazzjoni, l-applikant applika għal permess biex jibni sular iehor (*third floor*) u kif ukoll *penthouse*. Il-permess ta' din l-applikazzjoni kien validu għal hames snin. Peress li x-xogħol hekk kif propost f'din l-applikazzjoni baqa' gatt ma sar, il-permess skada u ma jistax jigi uttilizzat.

Permessi oħra relatati mal-blokk imma li ma jirreferux direttament għal-fond

PA 00919/95 – *Lacon Flats, Trig l-Ilqugh, San Giljan (Swieqi)*

“*Change of use from an unused cellar space to games room.*”

Din l-applikazzjoni giet approvata mill-Awtorita' tal-Ippjanar fl-14 ta' Frar 1997.

PA 6933/98 – 62/63, *Lacon Flats, Trig l-Ilqugh, Swieqi*

“*To excavate space behind garage and under a flat to be used for games room.*”

Din l-applikazzjoni giet approvata mill-Awtorita' tal-Ippjanar fl-5 ta' Marzu 1999.

DN 03706/01-62/63, *Lacon Flats, Trig l-Ilqugh, Swieqi*

“*Extension of basement*”

Il-konferma tan-notifika ta' dan l-izvilupp harget fl-4 t'Ottubru 2001.

Skemi ta' l-Awtorita' ta' l-Ippjanar

Il-propjeta' tinsab gewwa *area* residenzjali gewwa s-Swieqi li hija kkunsidrata bħala *Residential Priority Area (Terraced Houses, Maisonettes & Flats)*, hekk kif jidher minn Mappa SW2 - 'Swieqi South Tal-Ibragg & St. Andrews Policy Map' li tifforma parti minn '*North Harbour Local Plan*' li huwa dokument ufficjali ta' l-Awtorita' tal-Ippjanar. Lista ta' uzi differenti li huma accettabli gewwa *Residential Priority Areas (Terraced Houses, Maisonettes & Flats)* skont *Policy NHHO02 fin-North Harbour Local Plan* qeghda tigi annessa ma' dan ir-rapport f'Anness B6.

L-gholi permessibili f' din iz-zona kif skemat mill-Awtorita' tal-Ippjanar m' ghandux jaqbez it-tiet sulari u *semi-basement*. Dan jidher mill-mappa SW4 – *Swieqi South (Ta' L-Ibragg & St. Andrews) Building Heights and Urban Design Map* mehuda minn 'North Harbour Local Plan', Skont *Policy P35* u *Annex 2* fil-linji gwida tad-disinn mahrugim mill-Awtorita' tal-Ippjanar, dan l-gholi massimu huwa ekwivalenti ghal 17.5m fi propjeta'iet li ghandhom livell ta' *semi-basement*.

Konsiderazzjonijiet relatati mal-Permess Ezistenti tal-Fond u Potenzjal fl-Uzu ta' dan l-Istess Fond

Peress li l-fond jinkludi wkoll l-arya, din il-propjeta' fiha potenzjal ghal zvilupp ulterjuri ta' sular iehor kif ukoll ta' *penthouse*.

Wagt l-ispezzjoni deher car li l-gallarija ta' wara tal-propjeta' hija maghluqa bi struttura tal-*aluminium*. Peress li tali struttura mhix normalment permessibili mill-Awtorita' tal-Ippjanar u peress li mit-titixija fuq il-permessi tal-fond, ma nstabet l-ebda applikazzjoni b'ieq din tigi ssanzjonata, jidher li allura hemm bzonn tiddahhal applikazzjoni mal-Awtorita' tal-Ippjanar b'ieq din tigi sanzjonata jew regolazzata.

Konsiderazzjonijiet Ohra

L-imsemmija appartament kif ukoll il-garaxx hawn deskritt f'dan ir-rapport taht Propjeta' 2B huma soggett ghas-subscens annwu u perpetwu ta' mija u disa u tletin punt sebgha u sita ewro (€139,76) pagabbli kull l-ewwel jum ta' Lulju ta' kull sena.

Valutazzjoni

Wara li kkunsidrajt il-faturni kollha msemmija hawn fuq, li jinkludu l-lokalita', it-tip u l-kundizzjoni tal-propjeta', il-potenzjal, l-iskemi ta' bini ezistenti applikabbli fuq is-sit kif ukoll konsiderazzjonijiet ohra, l-esponent jistma l-propjeta' fl-ammont ta'

Erba' mija u hamsa u tmenin elf ewro (€485,000)

Propjeta' 2B

Garage No. 70, Triq l-Iluqgh, Swieqi

Access fil-propjeta' hawn fuq imsemmija sar nhar it-Tnejn, 26 ta' Frar 2024, għall-habta tas-sebgha ta' filgħaxija (7.00pm). L-access sar b'koordinazzjoni ma' Mr Jeffrey Attard F'isem Lara Investments Limited imma li ma setax ikun preżenti u fil-preżenza tal-inkwilin li preżentement qiegħed jikri il-garaxx hawn fuq imsemmi.

Fond

Il-fond jikkonsisti f'garaxx numru sebghin (70) fi Triq l-Iluqgh, Swieqi li huwa wieħed miz-zewg garaxxijiet sottoposti għall-blokkja flats u li jinsab fuq in-naha tal-lemin meta wieħed ihares lejn il-blokkja minn Triq l-Iluqgh.

Dan il-fond huwa konfmanant mil-lvant ma' Triq l-Iluqgh, min-nofsinhar ma' beni tas-suċċessuri fit-titolu ta' Island Properties Limited u mit-tramuntana mal-entrata u tarag li jagħtu access għaz-zewg appartamenti.

Deskrizzjoni

Dan il-garaxx li huwa fl-istess livell tat-triq fih kejl superficjali ta' madwar 27 metru kwadru u huwa accessibbli minn *forecourt* komuni mal-garaxx ta' hdejn u mal-entrata komuni tal-appartamenti tal-blokkja. Dan il-*forecourt* huwa accessibbli minn Triq l-Iluqgh.

Il-garaxx huwa fond madwar 8.8 metri pero il-wisa tvarja. Il-parti ta' quddiem hija wiesgħa madwar 3 metri filwaqt li l-parti ta' wara hija wiesgħa 2.46 metri. Il-bieb tal-garaxx huwa wiesgħa 2.5 metri. L-għoli tal-garaxx (*clear floor to ceiling height*) huwa ta' 2.1 metri.

Pjanti ta' din il-propjeta', kif ukoll ritratti huma ppreżentati f'Annessi C1, C2, C3 u C4.

Kundizzjoni tal-Fond

Ta' min wieħed jinnota li peress li parti mill-garaxx qiegħda tintuza bhala *store*, parti sostanzjali mill-hitan u s-saqaf ma setgħux jigu spezzjonati. F'dawk il-postijiet limitati fejn l-

istruttura setgħet tiġi spezzjonata, ma kienx hemm indikazzjonijiet li hemm hsarat strutturali f'dan il-fond.

Il-hitjan tal-garaxx huma mizbugħin. Pero mill-areas li setgħu jigu ccekjati gie mutat li z-zebgha f'xi partijiet mill-garaxx qegħda t'artar. Kemm l-art kif ukoll is-saqaf huma magħmula minn konkoz li huwa espost.

F'dan il-garaxx, hemm meter tal-ilma izda m'hemmx meter tad-dawl.

Permessi tal-Bini f'ug dan il-fond

Wara tittixija *online fis-survey sheets* ta' l-Awtorita' tal-Ippjanar li jkopru s-smn bejn l-1969 sal-lum, ta' min jgħid li nstabu numru ta' referenzi għall-applikazzjonijiet għal zvilupp.

Minkjeja dan, meta gew ezaminati l-files relatati ma' dawn ir-referenzi ma nstabu l-ebda permessi relatati mal-konstruzzjoni ta' din il-binja jew speċifikament relatati ma' dan il-garaxx.

Permessi oħra relatati mal-blokk imma li ma jirreferux direttament għall-fond

PA 00919/95 – Lacon Flats, Triq l-Iluq, San Giljan (Swieqi)

“Change of use from an unused cellar space to games room.”

Din l-applikazzjoni giet approvata mill-Awtorita' tal-Ippjanar fl-14 ta' Frar 1997.

PA 6933/98 – 62/63, Lacon Flats, Triq l-Iluq, Swieqi

“To excavate space behind garage and under a flat to be used for games room.”

Din l-applikazzjoni giet approvata mill-Awtorita' tal-Ippjanar fl-5 ta' Marzu 1999.

DN 03706/01-62/63, Lacon Flats, Triq l-Iluq, Swieqi

“Extension of basement”

Il-konferma tan-notifika ta' dan l-izvilupp harget fl-4 ta' Ottubru 2001.

“Proposed construction of additional floor and penthouse over existing dwelling.”

Din l-applikazzjoni giet approvata mill-Awtorità tal-Ippjanar fl-11 ta' Gunju 2009.

Skemi ta' l-Awtorità ta' l-Ippjanar

Il-projeta' tinsab gewwa *area* residenzjali gewwa s-Swiegi li hija kkunsidrata bhala *Residential Priority Area (Terraced Houses, Maisonettes & Flats)*, hekk kif jidher minn Mappa SW2 - 'Swiegi South Tal-Ibragg & St. Andrews Policy Map' li tiffirma parti minn 'North Harbour Local Plan' li huwa dokument uffiċjali ta' l-Awtorità tal-Ippjanar. Lista ta' uzi differenti li huma accettabli gewwa *Residential Priority Areas (Terraced Houses, Maisonettes & Flats)* skont *Policy NH002 fin-North Harbour Local Plan* qeghda tigi annessa ma' dan ir-rapport f'Anness C5.

Peress li dan il-garaxx huwa sottostanti proprjetajiet oħra, il-potenzjal ta' zvilupp ulterjuri huwa limitat hafna.

Konsiderazzjonijiet Oħra

L-imsemmi garaxx u appartament hawn deskritt f'dan ir-rapport taht Projeta' 2A huma soggett għas-subscens amwu u perpetwu ta' mija u disa u tletin punt sebgħa u sita ewro (€139.76) pagabbli kull l-ewwel jum ta' Lulju ta' kull sena.

Valutazzjoni

Wara li kkunsidrajt il-fatturi kollha msemmija hawn fuq, li jinkludu il-lokalità, it-tip u l-kundizzjoni tal-projeta', il-potenzjal, l-iskemi ta' bini ezistenti applikkabbli fuq is-sit kif ukoll konsiderazzjonijiet oħra, l-esponent jistma l-projeta' fl-ammont ta'

Hansa u sittin elf ewro (€65,000)

Dan il-fond jikkonsisti f'appartament b'kamra tas-sodda wahda, kamra tas-shower u spazju li jintuza bhala kitchen / living / dining. L-gholi intern f'dan il-livell (*clear floor to ceiling*)

Dan il-fond fih kejl superficjali ta' madwar 89 metru kwadru li jinkludi terazzin fuq zewg nahat tal-propjeta'. Din il-penthouse hi accessibli minn entrata u kif ukoll tarag u lift komuni maz-zewg appartamenti l-oħra li jinsabu fi-istess blokka.

Il-propjeta' hawn fuq imsemmija tikkonsisti f'dan li gej.

Deskrizzjoni

Minkejja li *l-files* relatati ma' dan l-Att tas-subbasta Nru 12/23 li jinsabu gewwa l-ufficju tas-subbasta gewwa l-Qorti ta' Malta gew ezaminati fid-detall, il-kuntratt tal-akkwist ta' din il-propjeta' ma nstax f'dawn il-*files*.

u mit-tramuntana kif ukoll mill-pument ma' propjeta' ta' terzi persuni.

Din il-propjeta' tmis mil-lvant ma' Triq Guzeppi Calleja, min-nofsinhar ma' Triq Dun Karm 'Lara Buildings' fi Triq Guzeppi Calleja.

Din il-propjeta' hija milbnija fuq sit li gabel kien okkupat mill-fond li kien jismu 'Danian' u tiffirma parti minn blok *flats* u kif ukoll showroom kummerċjali propjeta' tal-kumpanija debitrici. Dawn l-appartamenti għandhom l-entrata komuni bin-numru wiehed (1) bl-isem ta'

ta' Hal Balzan, jikkonsisti f'penthouse fi-livell tat-*third floor*.

Il-fond li huwa accessibli mill-entrata komuni fi Triq Guzeppi Calleja gewwa l-iklin limiti

Fond

residenti li-indirizz hawn fuq imsemmi.

Access fil-propjeta' hawn fuq imsemmija sar nhar it-Tnejn, 15 ta' Jannar 2024, għall-habta tal-hdax u nofs ta' filgħodu (11.30am). L-access sar b'koordinazzjoni ma' Mr Jeffrey Attard f'isem *Lara Investments Limited* imma li ma setax ikun prezenti u fil-prezenza tal-inkwilin

Iklin

1, Lara Buildings, Penthouse, Triq Guzeppi Calleja kantuniera ma' Triq Dun Karm Psalja.

Propjeta' 3

Din l-applikazzjoni giet approvata mill-Awtorita' tal-Ippjanar fl-28 ta' Frar 2005.

Apartments.

“To Demolish Existing Building and Construct Local Shop, Store, Garage and overlying

PA 03063/04 – Darnian, Trig Guzeppi Calleja c/w, Trig Dun Karm, L-Iklin

Permessi oħra relatati mal-blokk imma li ma jirreferux direttament għall-fond

kienet diga ezistenti. Il-permess giet approvat fl-10 ta' April 2006.

Jigi kkonfermat li l-permess jirrelata għall-konstruzzjoni ta' din il-penthouse fuq il-blokk li

penthouse”. Il-*file* giet ordnat mill-Awtorita' u wara laqgħa mal-ufficjali tal-Awtorita', qed

instabet ir-referenza tal-applikazzjoni għall-izvilupp li hija PA 06294/05 – *“To construct a*

Wara tittixija *online* fis-sit elettroniku tal-Awtorita' tal-Ippjanar għall-permessi fuq dan is-sit,

Permessi tal-Bini fuq dan il-fond

mal-Awtorita' tad-Djar. Din il-konferma hija mehmuzza f'Anness G.

kien qed jgħix fih. Minkjeja dan, jidher li m'hemm l-ebda kirja registrata fuq din il-*penthouse*

Bhalissa dan il-fond jidher li huwa mikri peress li waqt l-ispezzjoni kien hemm inkwilin li

Ta' min wiehed jinnota li fit-terazzin hemm arbu għall-bandiera (flag post).

faccati huma miksi jin b'kisi ta' kulur *cream*. Il-hitjan minn gewwa huma miksiya bil-*gypsum*.

jagħtu għat-terazzin huma *double-glazed* immuntati fuq frame tal-*aluminium*. Fuq barra, il-

indikazzjonijiet li hemm xi tip ta' hsara strutturali f'dan il-livell. Iz-zewg *sliding doors* li

Dan il-fond jidher li huwa f'kundizzjoni tajba u waqt l-ispezzjoni, ma kienx hemm

Kundizzjoni tal-Fond

Pjanti ta' din il-proprjeta', kif ukoll ritratti huma pprezentati f'Annessi D1, D2, D3 u D4.

tarag.

tas-shower. Fih ukoll tarag li jagħti għal-tieqa li jagħti access għall-bejt ta' fuq it-tomba tat-

height) jidher li jvarja u huwa ta' 2.587m gewwa l-kamra tas-sodda u 2.598m gewwa l-kamra

Min-naha l-oħra, gie nmutat li l-gholi tal-penthouse (clear floor to ceiling height) huwa mgassam mill-minimu accettabli skont il-ligi tas-sanita' li huwa dak ta' 2.6m. Din tfiggser li b'ix il-fond ikun kopert b'permess li jkun jirtirietti l-fond hekk kif inhu mibni b'dan l-gholi, trid tidhol applikazzjoni l-Awtorita' tal-Ippjanar b'ix dan l-gholi jigi rregolarizzat. Din l-applikazzjoni

Dan il-permess gie ezaminat fid-dettall u jidher li l-post huwa mgassam skont il-pjanti approvati. Id-differenzi nmutati huma minimi bhal per eżempju l-arbu tal-bandiera (l-flagpost) li jinsab fuq il-post pero ma jidherx fil-pjanta tal-permess.

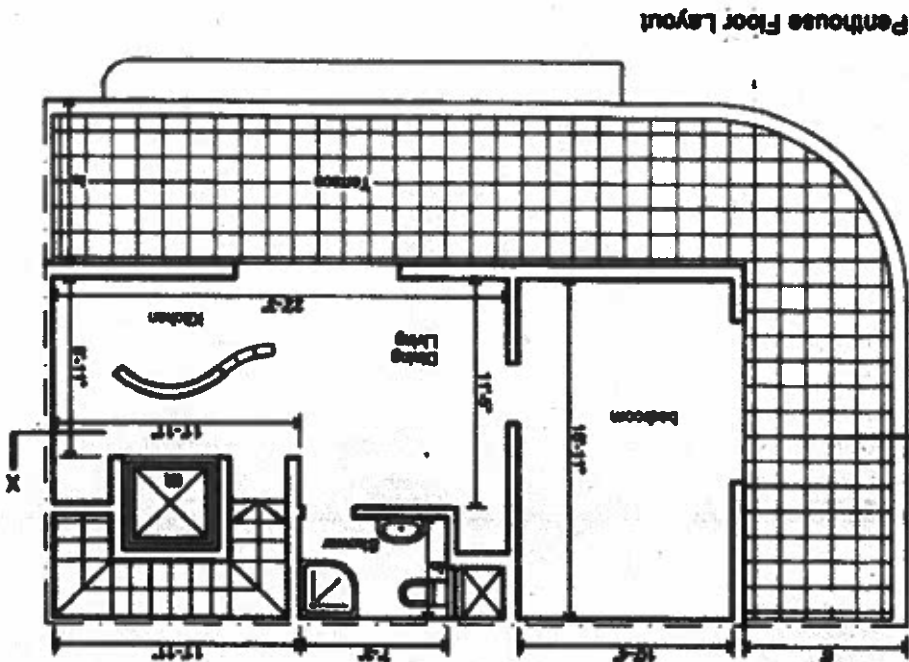
istess Fond

Konsiderazzjonijiet relatati mal-Permess Eżistenti tal-Fond u Potenzjal N-Uzu ta' dan l-

Il-projeta' tinsab gewwa area residenzjali gewwa l-Iklin li hija kkunsidrata bhala Residential Area, hekk kif jidher minn Mappa IKM1 - 'Iktin Area Policy Map' li tiffirma parti minn 'Central Malta Local Plan' li huwa dokument ufficjali ta' l-Awtorita' tal-Ippjanar. Lista ta' uzi differenti li huma accettabli gewwa Residential Areas skont Policy CG07 fis-'Central Malta Local Plan' gegnda tigi annessa ma' dan ir-rapport f'Anness D6.


Skemi ta' l-Awtorita' ta' l-Ippjanar

Fig 2 – Penthouse Layout kif approvat f' PA 06294/05



hija dejjem suggett għal skrinju u analizi mill-Awtorità ta' l-Ippjanar u d-decizjoni finali jekk tali permess għandux jidher jew le tibqa' dejjem fi hdan l-istess Awtorità.

Valutazzjoni

Wara li kkunsidrajt il-fatturi kollha msemmija hawn fuq, li jinkludu il-lokalità, it-tip u l-kundizzjoni tal-propjeta', il-potenzjal, l-iskemi ta' bini ezistenti applikabli fuq is-sit u kunsiderazzjonijiet oħra, l-esponent jistna l-propjeta' fl-ammont ta' ~~madwar~~ 

Mitejn u disghin elf ewro (€290,000)

ANNEX A

Propjeta' 1

Fond Kummerjali bla numru u bla isem fi Trig Guzeppi Calleja, Ikin

Access fil-propjeta' hawn fuq imsemmija sar nhar is-Sibt, 28 t'Ottubru 2023, għall-habta tas-sagħtejn u nofs ta' wara nofsinhar (2.30pm). L-access sar b'koordinazzjoni ma' Mr Jeffrey Attard F'isem *Lara Investments Limited* imma li ma setax ikun preżenti u fil-preżenza tal-inkwini residenti fl-indirizz hawn fuq imsemmi.

Fond

Il-fond huwa appartament li jinsab fil-livell tal-*fourth floor level* sovrastanti propjeta' ta' terzi u li l-access tiegħu hija minn entrata komuni bin-numru hamsa u tletin (35) accessibli minn Vjal il-Labour. Taht dan il-fond, fil-livell tal-triq jinsabu numru ta' projettajiet kummerċjali li huma wkoll propjeta' ta' terzi.

Dan l-appartament huwa eżenti mill-pagament tac-cens annwu u perpetwu li jiġgrava l-blokk kollu, minn haga bhala liberu u frank bid-drittijiet għusijiet u pertinenti kollha tiegħu mingħajr l-erja relattiva stante illi l-imsemmija arja hija propjeta' ta' terzi. Inkluz hemm ukoll sehem indiviz tal-partijiet komuni tal-blokk fosthom l-entrata, tromba tal-tarag, il-pjanijiet, it-tarag u l-indani, komunikazzjoni tad-*drains* u drenagg pero mingħajr il-bejt bil-kundizzjoni li s-sidien tal-bejt jipprovd u s-servizzi eżistenti fuq l-oghla bejt a spejjez tagħhom f'kaz li jinbnew sulari ohra fuq il-bejt. Huwa nkluż ukoll id-dritt li jinzam tank tal-ilma u *aerial* tal-*television* fuq l-oghla bejt u dritt għal access tagħhom f'kaz ta' manutenzjoni jew riparazzjoni.

Din il-propjeta' giet akkwistata permezz ta' kuntratt fl-atti tan-Nutar Dottor Maria Spiteri datat hamsa u għoxrin (25) t'April tas-sena elfejn u tmintax (2018).

Deskrizzjoni

Il-propjeta' hawn fuq imsemmija tikkonsisti f'dan li ġej.

Dan il-fond fih kejl superficjali ta' madwar 159 metru kwadru. Huwa accessibli minn tarag komuni mal-appartamenti l-ohra li jinsabu fl-istess blocca. Din il-blocca ma fihex lift.

PA 4972/09 – 2, Spretu Buildings, Vjal il-Labour, Naxxar

Dan il-permess gie approvat fit-13 ta' Gunju 2018.

Change of use of existing Class 4 shop to child care Class 2C. The application includes minor internal alterations to accommodate access for all and extension in backyard. Mitigation methods for energy conservation. Installation of sign on facade.

PA 08439/17 - 35, Vjal il-Labour, Naxxar

Permessi oħra relatati mal-blokkja imma li ma jirreferux direttament għall-fond

Wara tittixija *online* fis-sit elettroniku tal-Awtorita' tal-Ippjanar għall-permessi fuq dan is-sit, ma nstabet l-ebda referenza għall-applikazzjoni oriġinali tal-izviluppp tal-binja.

Permessi tal-Bini fuq dan il-fond

Bhalissa dan il-fond jidher li huwa mikri peress li waqt l-ispezzjoni kien hemm numru ta' inkwilini li kienu qed jgħixu fih. Rigward dan l-aspett, l-Awtorita' tad-Djar ikkonfermat li hemm kirja registrata fuq dan l-appartament. Din il-konferma hija meħmuza f'Anness G. jidher li għandu bzonn jiġi mmodernizzat.

Waqt l-ispezzjoni, ma kienx hemm indikazzjonijiet li hemm xi tip ta' hsara strutturali. L-aptur huma *single-glazed* bi frame tal-hadid. Fuq barra, il-faccati jinsabu fuq il-fi filwaqt li fuq gewwa l-hitan huma mizbuġhin. Għalkemm il-fond jinsab f'kunizzjoni adekwata, il-post

Kundizzjoni tal-Fond

Pjanti ta' din il-propjeta', kif ukoll ritratti huma pprezentati f'Annessi E1, E2, E3 u E4. tas-toilet, 2.9m gewwa l-kmamar tas-sodda u kwazi 3m fil-kurtur.

Dan il-fond jikkonsisti f'appartament bi tliet kmamar tas-sodda wahda, kamra tal-banju, wc, kcina, kamra tal-pranzu u *living room*. L-għoli intern f'dan il-hivell (*clear floor to ceiling height*) jidher li jvarja u huwa ta' 2.53m gewwa l-kamra tal-banju u 3.02m gewwa l-kamra

“Change of use from residential apartment to three (Class 4 shops), internal alterations (amendment to PA 1257/07)”
Dan il-permess gie approvat fid-19 t' April 2010.

PA 04687/09 – Sprettu Buildings, Vjal il-Labour, Naxxar

“To sanction minor amendments to PA 04319/03 as regards to internal alterations (change of use from garage to class 4 shops)”

Dan il-permess gie approvat fid-8 ta' Gunju 2010.

Skemi ta' l-Awtorita' ta' l-Ippjanar

Il-propjeta' tinsab gewwa *Secondary Town Centre* gewwa n-Naxxar hekk kif jidher minn Mappa NAM2 - 'Naxxar South Area Policy Map' li tiffirma parti minn 'Central Malta Local Plan' li huwa dokument ufficjali ta' l-Awtorita' ta' l-Ippjanar. Lista ta' uzi differenti li huma accettabli gewwa *Secondary Town Centre* skont Policy CG12 fis-'Central Malta Local Plan' qeghda tigi annessa ma' dan ir-rapport f'Anness E6.

Peress li l-fond huwa sovrastanti appartamenti u propjeta' ta' terzi u sottostanti għall-bejt li hu wkoll propjeta' ta' terzi, huwa ma fihx potenzjal għal zvilupp ulterjuri.

Valutazzjoni

Wara li kkunsidrajt il-fatturi kollha msemmija hawn fuq, li jinkludu il-lokalita', it-tip u l-kundizzjoni tal-propjeta', il-potenzjal, l-iskemi ta' bini ezistenti applikabbli fuq is-sit u konsiderazzjonijiet oħra, l-esponent jistma l-propjeta' li-ammont ta'

Tliet mija u disghin elf ewro (€390,000)

Konkluzjoni

Lista tal-valutazzjoni ta' kull propjeta' indikata u deskritta f' dan ir-rapport:

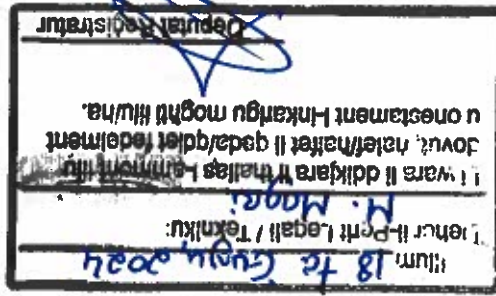
Referenza	Propjeta'	Valutazzjoni
Propjeta' 1	Fond kummerċjali bla numru u bla isem (fil-livelli tal-ground floor u basement), Triq Guzeppi Calleja, l-Iklin.	€302,000
Propjeta' 2A	Appartament internament immarkat Numru 2, Formanti minn blok Numru 68, Triq l-Iluqgh, Swieqi.	€485,000
Propjeta' 2B	Garaxx Numru 70, Triq l-Iluqgh, Swieqi.	€65,000
Propjeta' 3	Penthouse (fit-third floor level) tal-blokk kummerċjali 'Lara Buildings', Numru 1, Triq Guzeppi Calleja kantuniera ma Triq Dun Karm Psaila, l-Iklin.	€290,000
Propjeta' 4	Flat Numru 7 (fil-hames livell) fil-blokk Numru 35, Spretna Buildings, Labour Avenue, Naxxar	€390,000

Perit Miriam Magri
B. E. & A. [Hons] A. & C. E.



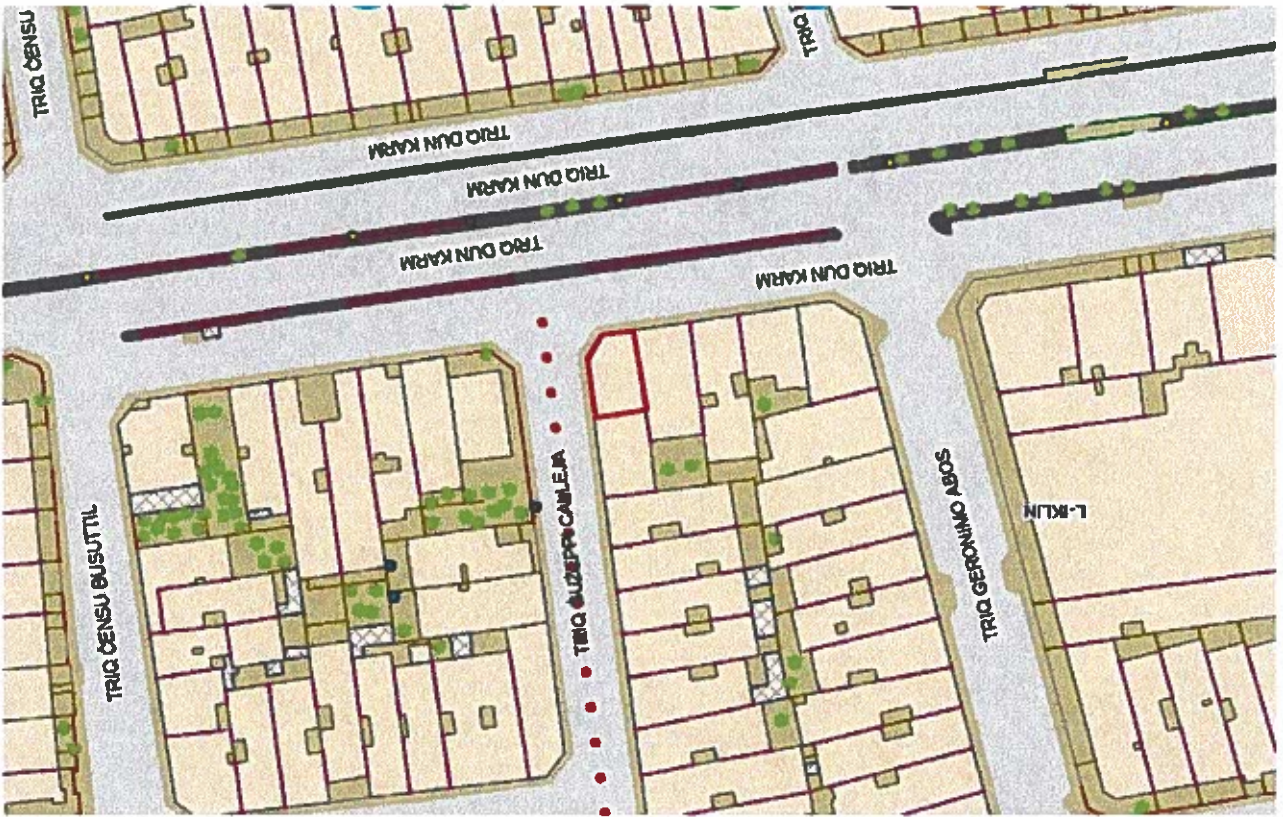
Ilum 2 MAY 2024
 Ippreżentata minn **Perit M Magri**
 bla dok/b **Hettin** dokumenti.

Miriam Magri
 Miriam Magri
 Dep/Reg.



ANNEX A1

Site Plan ta' fejn jinsab il-Post

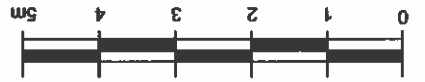


Sors - www.pa.com.mt

Pjanti tal-Propjeta'

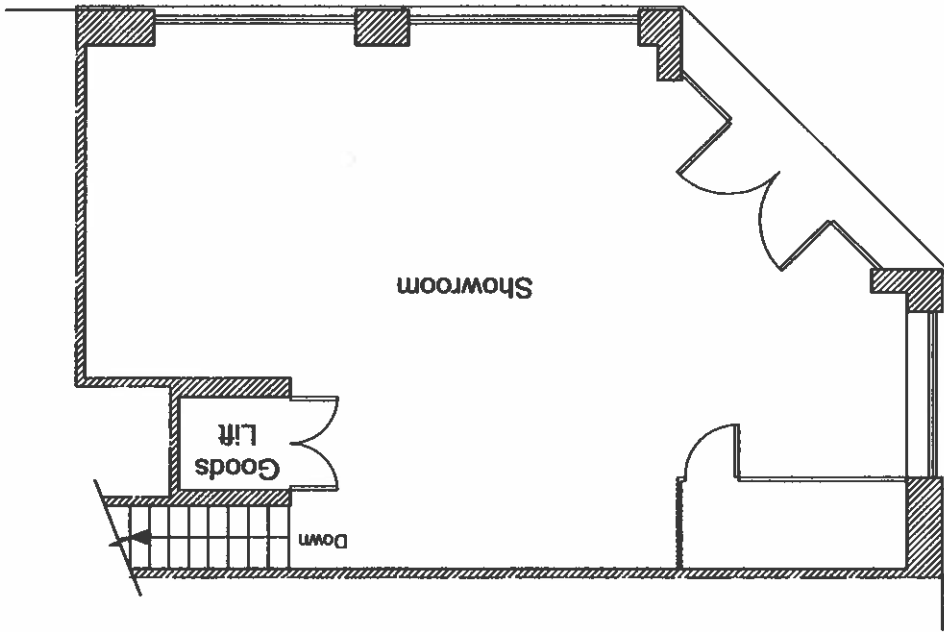
ANNEX A2

Date: 24/04/24	Drawn By: MM	Checked By: MM	Scale: 1:100
Drawing Number: A-01-01	Project No: DR-001	Size: A4	
Rev No: 0	Architect: Pert Minam Magni Email: minamuc@gmail.com		
Property Address: Fond Kummerjali, Triq Guzeppi Calleja, H-kin			
Drawing Title: Existing Basement and Ground Floor Plans			

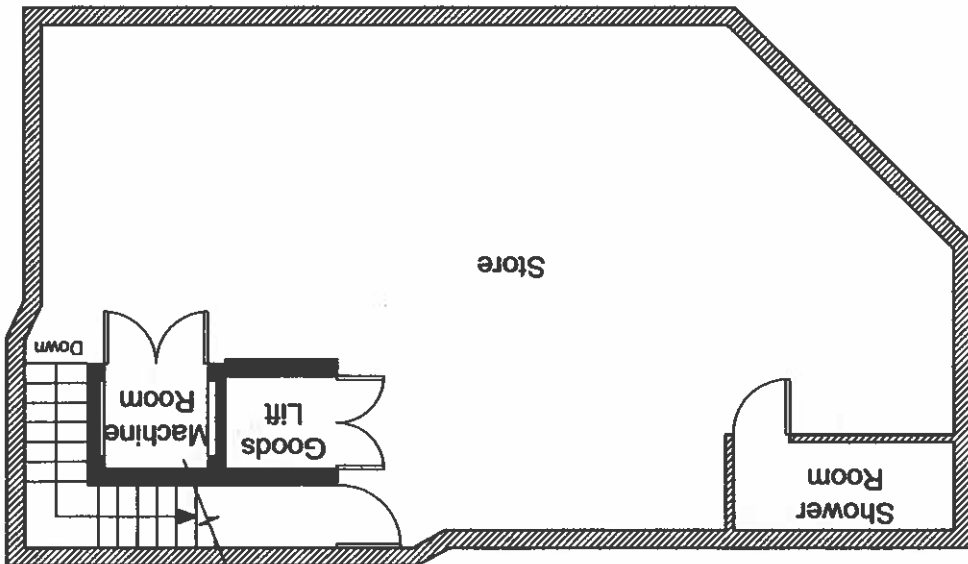


Ground Floor Level as Existing
Scale 1:100

Triq Guzeppi Calleja



Basement Level as Existing
Scale 1:100



ANNEX A3

Ritratti tal-Propjeta'

Ritratt 2: Ritratt iehor tal-faccata mehud minn Trig Guzeppi Calleja



Ritratt 1: Ritratt tal-faccata mehud minn Trig Dun Karm



Ritratt 3: Ritratt iehor tal-faccata mehud minn Trig Dun Karm



Ritratt 5: Ritratt tas-showroom fil-livell tal-ground floor



Ritratt 4: Ritratt tas-showroom fil-livell tal-ground floor



Ritratt 7: Ritratt tal-bieb principal tas-showroom



Ritratt 6: Ritratt tas-showroom fl-livell tal-ground floor



Ritratt 8: Ritratt tat-tarag bejn il-ground floor u l-basement



Ritratt 10: Ritratt tas-store fil-livell tal-basement



Ritratt 9: Ritratt tas-store fil-livell tal-basement



Ritratt 12: Ritratt tal-machine room u l-goods lift fil-basement



Ritratt 11: Ritratt tas-store fil-livell tal-basement



Ritratt 13: Ritratt tal-machine room fil-basement



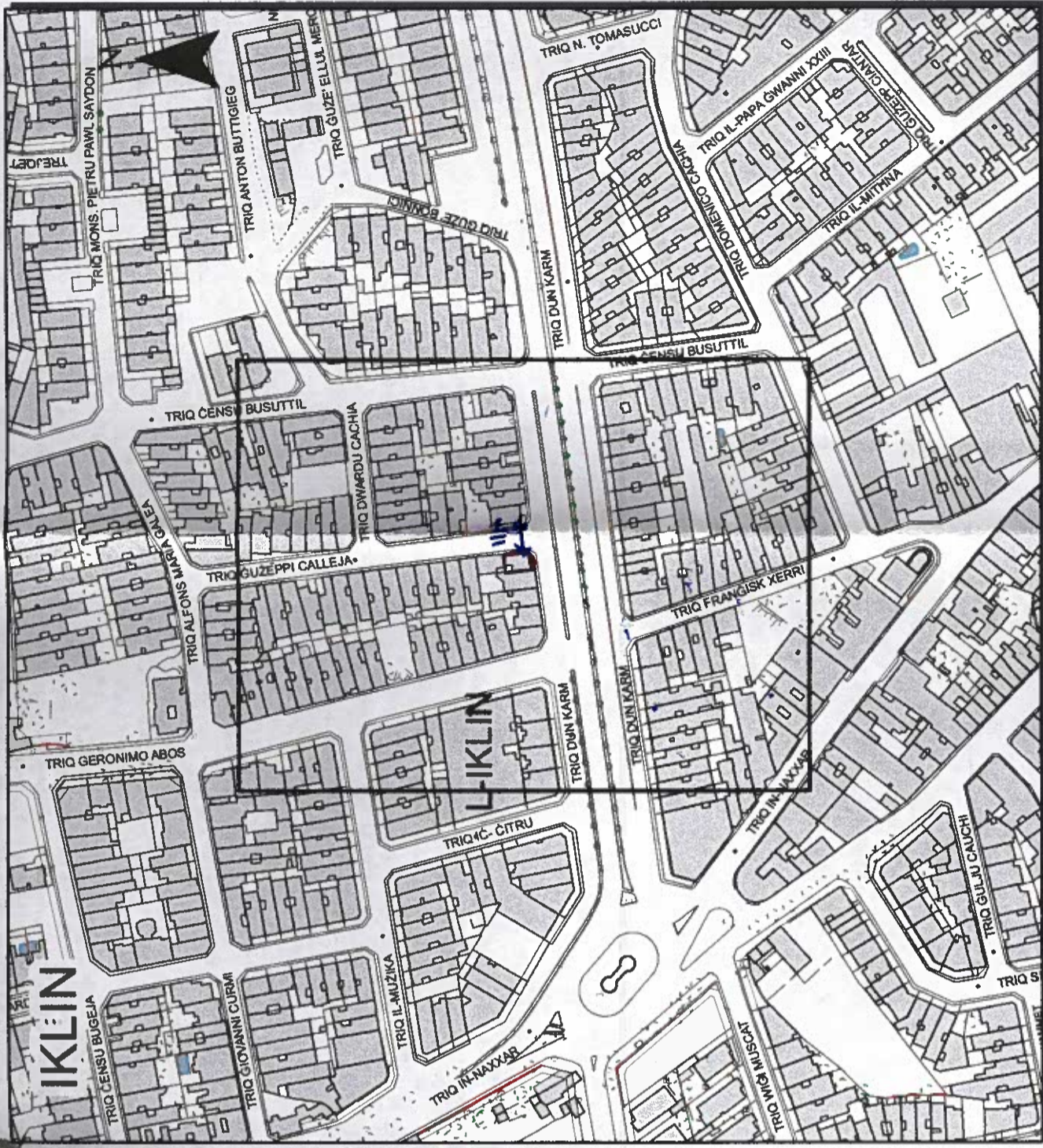
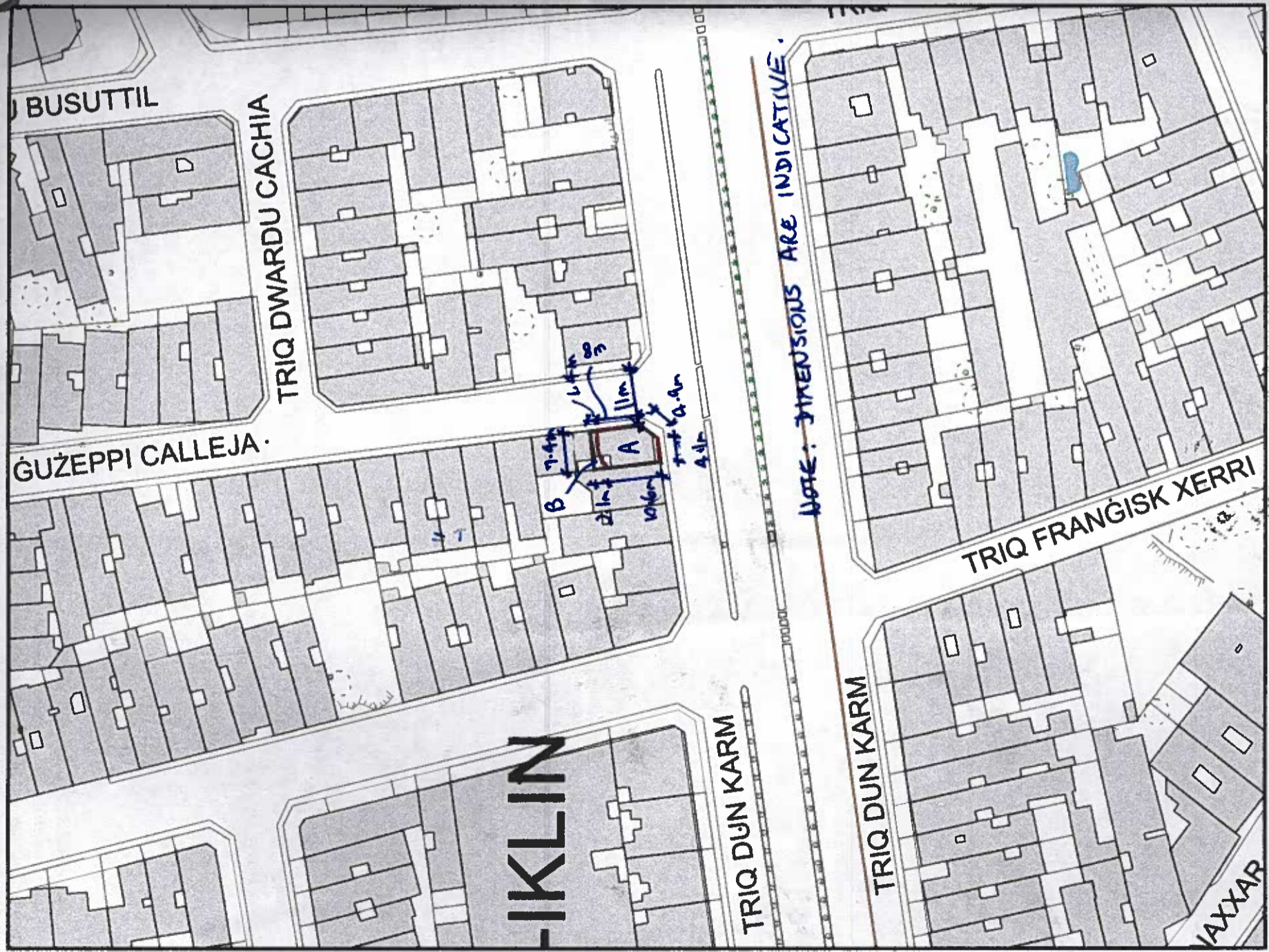
Ritratt 14: Ritratt tal-kamra tad-docca (shower room)



LEJTA: FOND KUMHERTALI BLA NUMRU J BLA 16EH, TRIQ GUZEPI CALLEJA, IKLIN

Dan hu dokument ufficiali għall-użu biss fl-Aġenzija għar-Registrazzjoni tal-Artijiet

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Pjanta tas-Sit 1:2500 Site Plan



Agenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Land Registration Agency

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: **343724 E**
Map Number:

Pożizzjoni Ċentrali: x = 50776
Centre Coordinates: y = 73482

Parti min S.S.: **5073**
Extracted from S.S.:

Data: **27/03/2024**
Date:

Perit:

Architect: **MIRIAM HAGR**

Timbru tal-Perit:

Architect's Stamp:

Qies (metri kwadri): **A : 97 m²**

Area (square metres): **B : 10 m²**

Firma ta' l-Applikant:

Applicant's Signature:



LEGEND

MEMBERSHIP AT BASEMENT AND GROUND FLOOR LEVELS ONLY.

Dritt imballas
Fee Paid

LR 348044

ANNEX A5

Estratt mis-Central Malta Local Plan – Policies CG07 u IK05

Residential Areas

The Local Plan designates Residential Areas (RAs) within the Urban Development Boundaries of the following settlements as indicated in the relative Area Policy Maps:

Attard, Balzan, Birkirkara, Gharghur, Hamrun, Iklin, Lija, Mosta, Naxxar, Qormi and Sta. Venera

The following is a list of acceptable land-uses (new uses, extensions to existing uses, and change of uses) within all frontages located within the RAs.

- i. A mix of Class 1 (Use Classes Order, 1994) terraced residential development as detailed in the DC 2005, Part 3, and in accordance with the specific zoning conditions indicated in the same guidance, unless otherwise stated by a policy in this Local Plan;
 - ii. Class 2 (Use Classes Order, 1994) residential institutions, provided that:
 - they are of a small scale and do not create adverse impacts on the residential amenity of the area;
 - Class 2 (a) institutions are located in close proximity to a town or local centre; and,
 - Class 2 (b) nursing homes and clinics are easily accessible from the arterial and distributor road network.
 - iii. Class 3 (Use Classes Order, 1994) hostels.
 - iv. Class 4 (Use Classes Order, 1994) small shops provided that:
 - the small shops (of any nature) are not to exceed a total floor area of 50 sqm each, and convenience shops are not to exceed a total floor area of 75 sqm each;
 - they comply with all the provisions of paras. 1.4.16 to 1.4.18 of the Interim Retail Planning Guidelines (2003); and
 - they comply with any relevant section of the DC2005 (design, access, amenity, etc.).
 - v. Supermarkets provided that they comply with all the provisions of Policy CG17.
 - vi. Class 5 (Use Classes Order, 1994) offices provided that:
 - the floorspace does not exceed 75 sqm;
 - they do not unacceptably exacerbate parking problems in a residential street that already has an acute under provision of parking spaces for residents; and,
 - they comply with any relevant section of the DC 2005 (design, access, amenity, etc.).
 - vii. Classes 7 and 9 (Use Classes Order, 1994) non-residential institutions, swimming bath or pool, skating rink, health club, sauna, sports hall, other indoor or outdoor land based sports or recreation uses not involving motorised vehicles or firearms, and interpretation centres, provided the facility:
 - is of a small scale and does not create adverse impacts on the residential amenity of the area;
 - is located on land already occupied by buildings and will replace these buildings provided they are not worthy of retention due to their historic/architectural merit and/or their contribution to the character of the area, unless land is specifically allocated for the facility by this Local Plan; and,
 - the immediate surroundings of the site are already of a mixed use character.

This policy also identifies those non-residential uses that can be located within the Residential Areas because they support and enhance community amenity (such as very small shops, old people's homes or kindergartens) and/or do not create adverse environmental impacts (such as small offices and small health facilities or visitor attractions). The policy specifically excludes land-uses that are deemed to be incompatible with Residential Areas due to their nature and scale of activity, such

3.3.21

This policy seeks to guide the future growth of Residential Areas primarily by encouraging the location of more dwelling units within them. It is not the intention of MEPA to create "dormitory towns" through a rigid zoning policy, but it is important that these areas remain primarily an attractive place to live in and remain predominantly residential in use. This policy applies to all sites within the Residential Areas, unless a specific site is controlled by other policies in this Local Plan, in which case the site-specific policy should take precedence.

3.3.20

Residential Areas are the predominant land use in the urban areas especially on levels above ground floor. The range of non-residential activities, especially at ground floor level, tends to be a mix of uses and includes shops and offices, mostly of a local scale and serving local need, spread throughout the predominantly residential area. Garage businesses, schools, showrooms, bars and other uses can also be found in some residential areas, but the range and scale of the mix of uses is greatly influenced by the locality itself.

3.3.19

Land-uses falling outside those mentioned above will not be considered favourably within the designated RAs, unless there are overriding reasons to locate such uses within these areas.

x.

Proposals to convert from existing Class 12 (Use Classes Order, 1994) general industry to Class 11 (Use Classes Order, 1994) business and light industry within designated Residential Areas shall only be considered acceptable by MEPA if all the conditions listed above are adhered to, and provided that it can be proven that the Class 12 Use (general industry) operation is a permitted one and the Class 11 Use (business and light industry) operation is actually more neighbourly compatible than the Class 12 Use operation it intends to replace.

Examples of acceptable uses considered by MEPA include tailor, cobbler, lace making and computer and electronic repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing, spray painting and bakery.

- The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products.
- Examples of acceptable uses considered by MEPA include tailor, cobbler, lace making and computer and electronic repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing, spray painting and bakery.
- The gross floor area of the premises does not exceed 50 sqm (including storage of materials and/or finished products);
- The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply;
- The activity conducted within the premises does not entail extensive and/or prolonged use of percussion hand tools (eg, hammers, mallets etc);
- The activity employs less than 5 people; and
- The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products.

ix.

Class 11 (Use Classes Order, 1994) business and light industry provided that: MEPA to allow the safe and neighbour compatible use of such facilities.

viii.

Class 8 (Use Classes Order, 1994) educational facilities, provided that access and the character of the area are taken into account and are deemed adequate by MEPA to allow the safe and neighbour compatible use of such facilities.

as bad neighbour industrial uses. In this regard, acceptable light industrial uses in residential areas shall only include very low impact industrial activities such as electronic repair, servicing and maintenance as well as handcrafts that do not inherently require the use of electrical machinery, especially those related to textiles. Activities which require the extensive use of manual percussive tools (eg. hammers, mallets etc) are not deemed compatible with residential areas.

CG08 Residential Priority Areas

The Local Plan designates Residential Priority Areas (RPAs) within the Urban Development Boundaries of the following settlements as indicated in the relative Area Policy Maps:

Attard, Balzan, Birkirkara, Għarġur, Hamrun, Iklın, Lija, Mosta, Naxxar and Sta. Venera

The acceptable land-uses (new uses, extensions to existing uses and change of uses) within all frontages located within the RPAs are:

- i. A mix of Class 1 (Use Classes Order, 1994) terrace houses, maisonnettes and flats on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan; and
- ii. A mix of Class 1 (Use Classes Order, 1994) detached and semi-detached dwellings on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan.

If a master plan agreed to by 75% of the owners of the gross floor area for each of the identified sites at Birkirkara, Hamrun and Santa Venera as indicated on Maps BKM1, HAMI and SVM1 is submitted to MEPA, the re/development of the identified villa sites to terrace houses, maisonnettes and flats may be considered favorably by MEPA under the following conditions:

- a) The uses comply with Policy CG07 Residential Areas; and
- b) The height limitation is for three floors plus semi-basement for all these sites notwithstanding that this does not conform to the building height limitation as indicated in the relevant Building Height Limitations Maps.

In the absence of an approved master plan, development of individual plots should follow the conditions set out in the DC 2005 for the relevant Villa Areas.

3.3.22 Residential Priority Areas are generally used exclusively for residential purposes. RPAs are distinct from other urban areas because of the particular building design of the existing semi-detached/detached dwellings and bungalows, lower densities and appreciable landscaped areas within individual sites. These areas can be extensive such as in the case of Naxxar and Iklın, or may consist of small enclaves such as in Birkirkara, Mosta and Blata-Bajda. The proliferation of non-residential uses within these RPAs is likely to have a serious impact on their particular residential character and amenity, and is therefore not permitted by MEPA.

9.1.14 Current trends in Iklm show that developers' efforts in maximizing the use of each site is resulting in high density developments. The cumulative affect of this trend may result in the Residential Area of Iklm being developed in a manner that is excessively dense to the detriment of the quality of life of residents. This Policy is thus intended to ensure that any redevelopment takes place at a density that is more compatible with the surrounding areas.

For sites that are located within the Iklm Residential Area as designated in Map IKM1, the development or redevelopment of residential units will only be allowed by MEPA provided that the net floor area of each residential unit exceeds 120 sqm. The provision of this Policy supersedes the DC2005 policy relating to the minimum size of dwellings for residential development applications in the Iklm Residential Area.

IK05

Iklm Residential Areas

9.1.13 The extent of "short cut taking" within the residential area is unclear, but, if traffic calming measures are to be installed, the inherent problem of excessively wide roads will need to be addressed if the measures are to be fully effective.

9.1.12 Triq il-Wied ta' Iklm is a popular commuter route, carrying about 400 vph in the morning peak hour (during the quieter summer period). The Local Council is understandably concerned that the construction of the Birguma By-pass will increase this flow. It is unlikely that traffic levels could be reduced without an unacceptable reduction in accessibility however, measures to reduce speeds and thereby improve road safety would be justified. If meaningful reductions in speed are to be achieved, then intensive action is required, including a narrower carriageway width, horizontal and vertical variations, and a significant reduction in the size of the roundabout at Triq San Mikiel. To bring speeds down to 20 mph (32kph) speed-reducing features need to be installed at least at 60m intervals. Good landscaping is important as it not only reduces forward visibility, but also beneficially changes the street scene.

MEPA will support the introduction of traffic calming measures along Triq il-Wied ta' Iklm and Triq Geronimo Abos to reduce the speed of traffic along this local access road. Additionally, similar measures could be installed in the primarily residential area to the east of Triq Geronimo Abos to discourage through traffic as shown in the Iklm Transport Policy Map.

IK04

Traffic Calming Measures

9.1.11 Given that no suitable land is available within scheme boundaries, an ODZ site is being indicated in the Iklm Area Policy Map to be further examined as a possible location for the school. The identified site has a suitable land area and is located directly adjacent to the scheme boundary. Approval of a school in this location will be subject to a Risk Assessment Report verifying the site as being safely located away from the fireworks factories. The policy also includes criteria intended to minimize the impact of the school on the adjoining residential area, and to reduce the impact of the arterial road on the school.

in government ownership for the construction of a new kindergarten and primary school that could accommodate about 400 pupils.

ANNEX B

Projets' 2A

68. Flot 2. Trig I-Iluagh, Swiegi

ANNEX B1

Site Plan ta' fejn jinsab il-Post



Sors - www.pa.com.mt

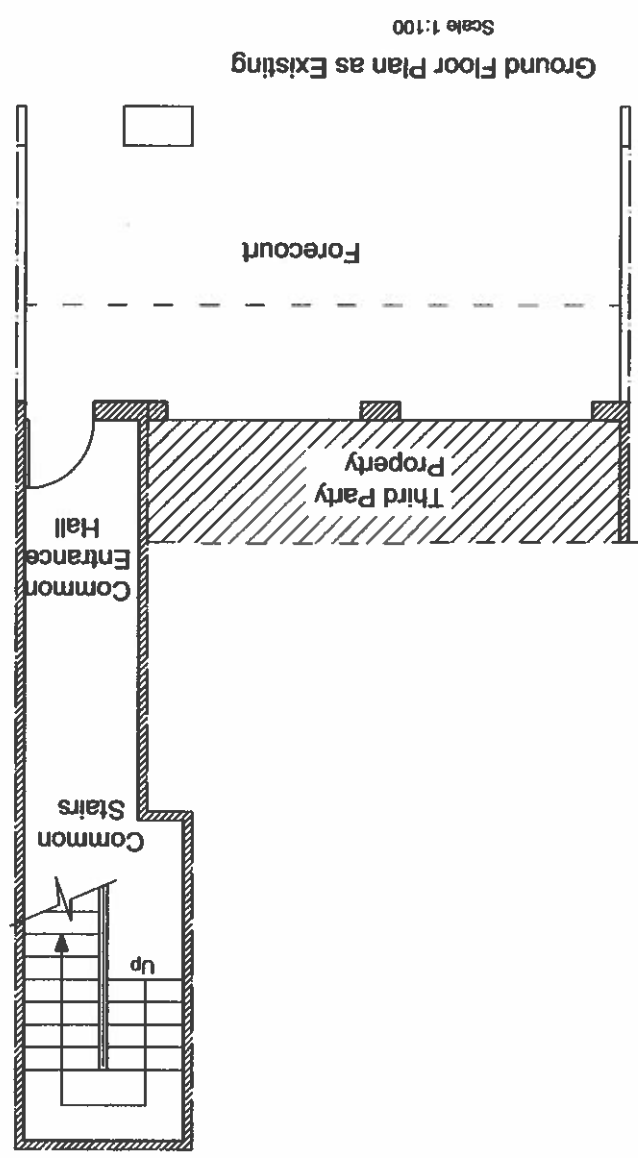
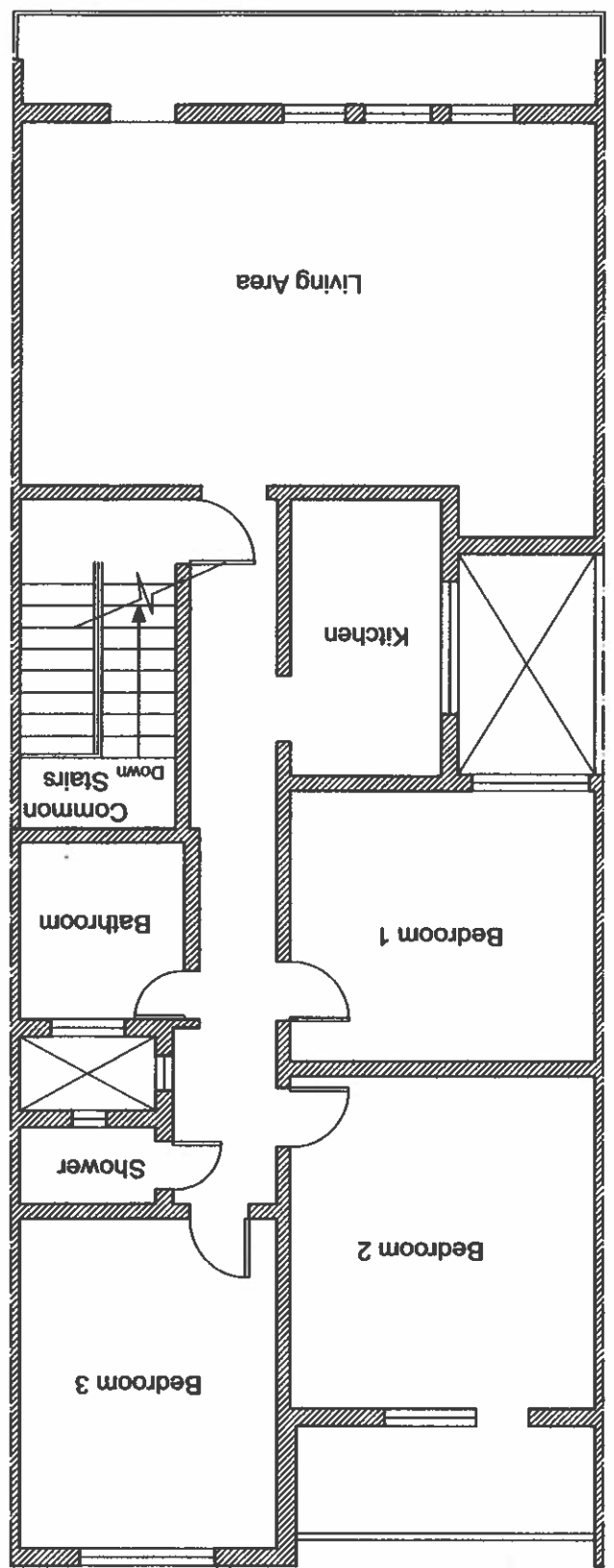
ANNEX B2

Pjanti tal-Propjeta'

Date:	29/03/24
Drawn By:	MM
Checked By:	MM
Scale:	1:100
Project No.:	A-200-01
Drawing Number:	DR-001
Sheet:	A4
Architect:	Perit Miriam Magn
Email:	miriam@perit.com
Row No.:	0
Property Address:	68, Apartment 2, Tiq I-tiqh, Swed
Drawing Title:	Ground Floor and Second Floor Plans as Existing

Scale 1:100

Second Floor Plan as Existing



Scale:	1:100
Drawn by:	MM
Date:	29/03/24
Project No.:	A-200-02
Project Name:	DR-001
Architect:	Pert Miriam Magri
Property Address:	68, Apartment 2, Trq L-lough, Swedq
Drawing Title:	Lower Roof and Upper Roof Plans as Existing

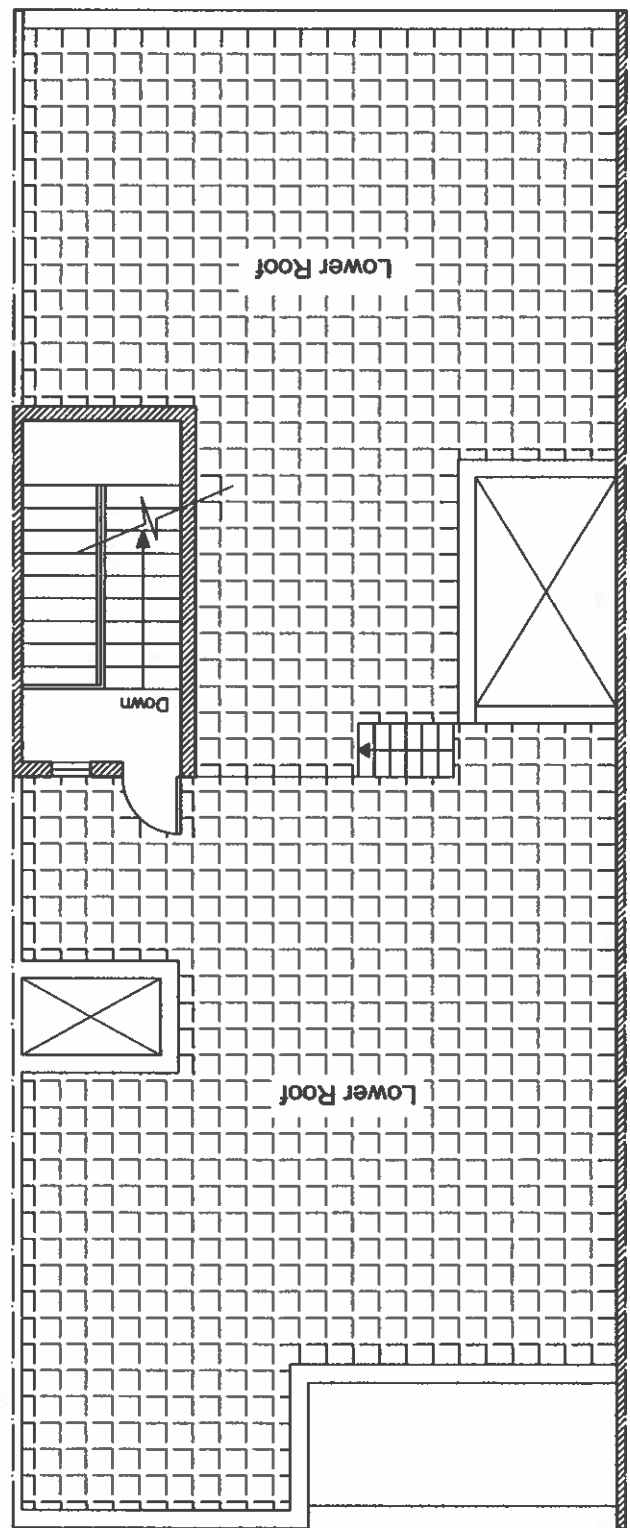
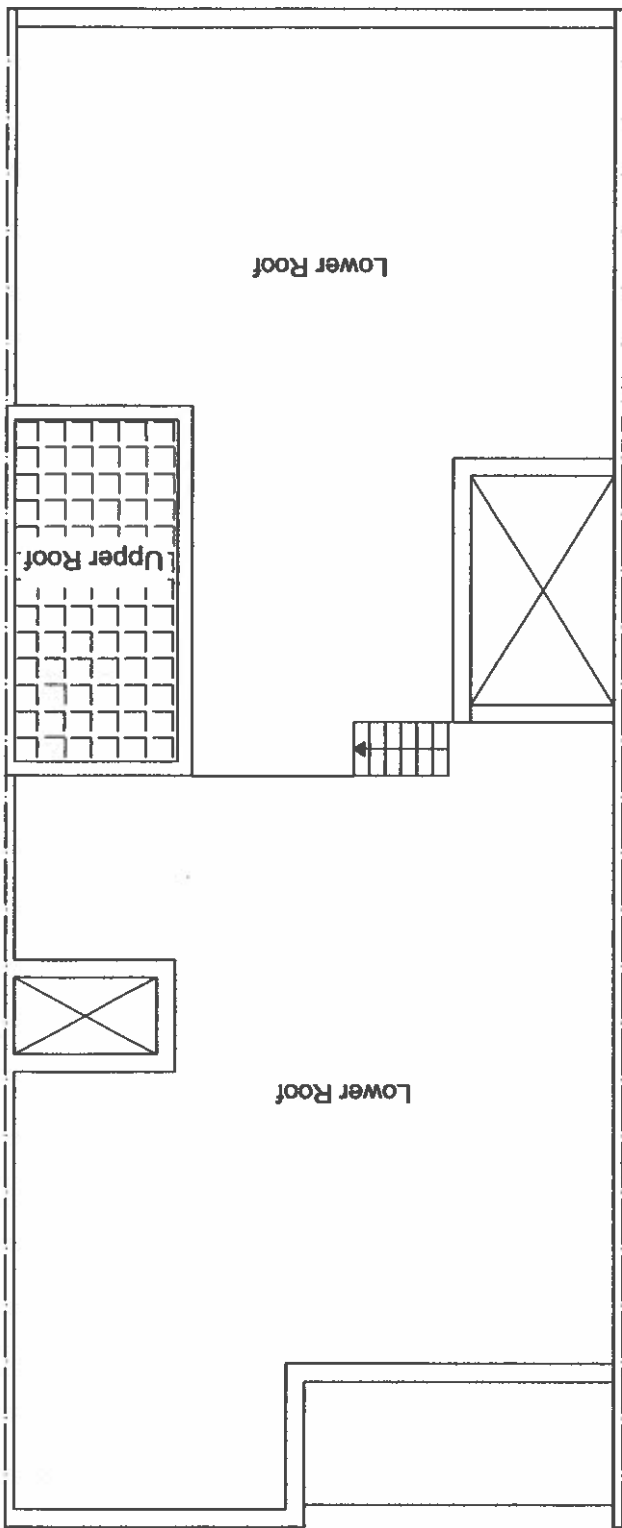


Scale 1:100

Roof Plan as Existing



Upper Roof Plan as Existing



ANNEX B3

Ritratti tal-Propjeta'

Ritratt 2: Ritratt iehor tal-faccata mehud minn Trig l-Ilqugh



Ritratt 1: Ritratt tal-faccata mehud minn Trig l-Ilqugh



Ritratt 3: Ritratt tal-bieb intern tal-appartament mehud mil-landing komuni



Ritratt 5: Ritratt tal-living room



Ritratt 4: Ritratt tal-living room



Ritratt 6: Ritratt tal-gallerija li thares għal fuq Triq l-Illuqgh



Ritratt 7: Ritratt tal-kurtur mehud minn gewwa l-living room



Ritratt 8: Ritratt tal-kuritur



Ritratt 9: Ritratt tal-keċina



Ritratt 10: Ritratt tal-kamra tas-sodda 1





Ritratt 11: Ritratt tal-gallarija magħluqa gewwa kamra tas-sodda 1



Ritratt 12: Ritratt tal-kamra tas-sodda 1

Ritratt 13: Ritratt tal-kamera tas-sodda 2



Ritratt 14: Ritratt tal-kamra tad-docca (shower room)



Ritratt 15: Ritratt tal-kamera tal-banju



Ritratt 16: Ritratt tat-tarag li jagħti għall-bejt



Ritratt 18: Ritratt tal-bejt



Ritratt 17: Ritratt tal-turretta



Ritratt 20: Ritratt tal-bejt



Ritratt 19: Ritratt tal-bejt



Ritratt 22: Ritratt tal-bejt



Ritratt 21: Ritratt tal-bejt



Ritratt 24: Ritratt tal-bejt



Ritratt 23: Ritratt tal-bejt



ANNEX B4

Pjanta tal-Land Registry

PROPERTY : 68, FLAT 2, TRIQ L-ILQUGH, SWIEQI

Dan hu dokument ufficiali għall-uzu biss fl-Agenzija ghar-Registrazzjoni tal-Artijiet

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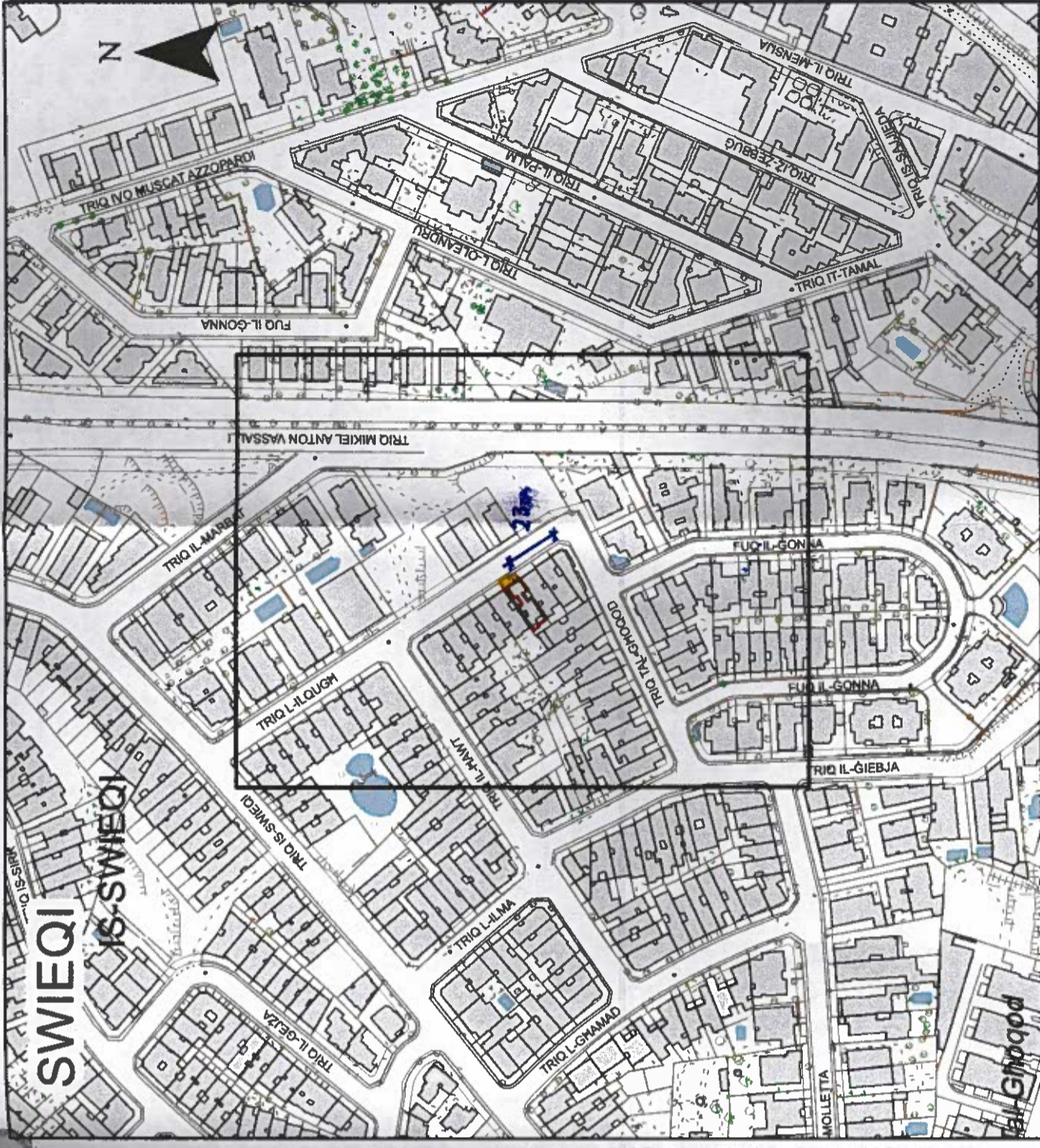


LEGEND

A: OWNERSHIP AT SECOND FLOOR LEVEL AND AIRSPACE.

B: COMMON AREA ON ALL LEVELS.

C: COMMON AREA AT GROUND FLOOR LEVEL AND OWNERSHIP AT SECOND FLOOR INCLUDING AIRSPACE



Pjanta tas-Sit 1:2500 Site Plan

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: 339771 E
Map Number:

Pozizzjoni Ċentrali: x = 53682
Centre Coordinates: y = 75364

Parti min S.S.: 5275
Extracted from S.S.:

Data: 26/02/2024
Date:

Perit: **HIRIAH MAGGI**
Architect:

Timbru tal-Perit:
Architect's Stamp:



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

A: 132 m²
B: 11 m²
C: 9 m²
D: 32 m²

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

Dritt imballas
Fee Paid

LR 340263

The acceptable land-uses (new uses, extensions to existing uses and change of uses) within all frontages located within the RPAs are:

- i. A mix of Class 1 (Use Classes Order, 1994) terrace houses, maisonnettes and flats on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan.
- ii. A mix of Class 1 (Use Classes Order, 1994) detached and semi-detached dwellings on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan.
- iii. Class 5 (Use Classes Order, 1994) offices for sites located within the Ta' Xbix RPA only, and provided that all the provisions of Policy NHGT11 are adhered to.

4.4.4 Residential Priority Areas are used exclusively for residential purposes, and are distinct from the rest of the urban area because of their particular building design and appreciable landscaped areas within individual sites (e.g. villa and bungalow areas). These areas can be extensive such as in Swieqi, Ta' Xbix and San Gwann, or small enclaves such as in Gzira, Msida, Pembroke, St. Julian's and Paceville. The proliferation of businesses in the Residential Priority Areas can have a serious negative impact on their particular character and amenity, and therefore the location of new businesses is being prohibited to ensure that no bad neighbour developments are permitted. The only exception to this rule is for the RPA of Ta' Xbix as explained in Policy NHGT11.

4.4.5 The Residential Priority Areas that have been designated for Swieqi, Madiena and L-Ibragg areas are dominated by detached and semi-detached villas. The remaining area is dominated by terraced houses and other terraced development. The design regulations and low densities for Madiena and L-Ibragg have created a unique character of relative space which needs to be protected. Business uses are not considered appropriate with the character of Swieqi and have been excluded from these areas.

NHH003 Directing New Housing to Sustainable Locations

In line with the Structure Plan, the Local Plan designates land for new dwelling units during the plan period. The majority of these new units are to be accommodated within the Limits of Development for Pembroke and Swieqi where new community facilities are proposed and where, given their proximity to the Regional Road, further congestion in the Inner Harbours area will be minimised. Within the Inner Harbours area the emphasis will be towards the creation of new dwellings through rehabilitation rather than new-build.

Major housing development schemes are also encouraged in the following locations:

- i. Tigné and Manoel Island;
- ii. Valley Road, Msida;
- iii. Pender Place, Paceville;
- iv. Gzira Stadium Site;
- v. Central Madiena Opportunity Site; and
- vi. Ta' Xbix Opportunity Site.

4.4.6 A key Structure Plan goal is "To use land and buildings efficiently, and consequently to channel urban development activity into existing and planned development areas". In line with this, new housing will be linked more efficiently with areas of new employment and access to the Regional Road and the wider transport network. This in turn helps in reducing the overall need to travel for employment and local services and will ease further increases in congestion in the Inner Harbours Area.

ANNEX C

Propjeta' 2B

Garage Numru 70, Triq l-Illugh, Swieqi

ANNEX C1

Site Plan ta' fejn jinsab il-Post



Sors - www.pa.com.mt

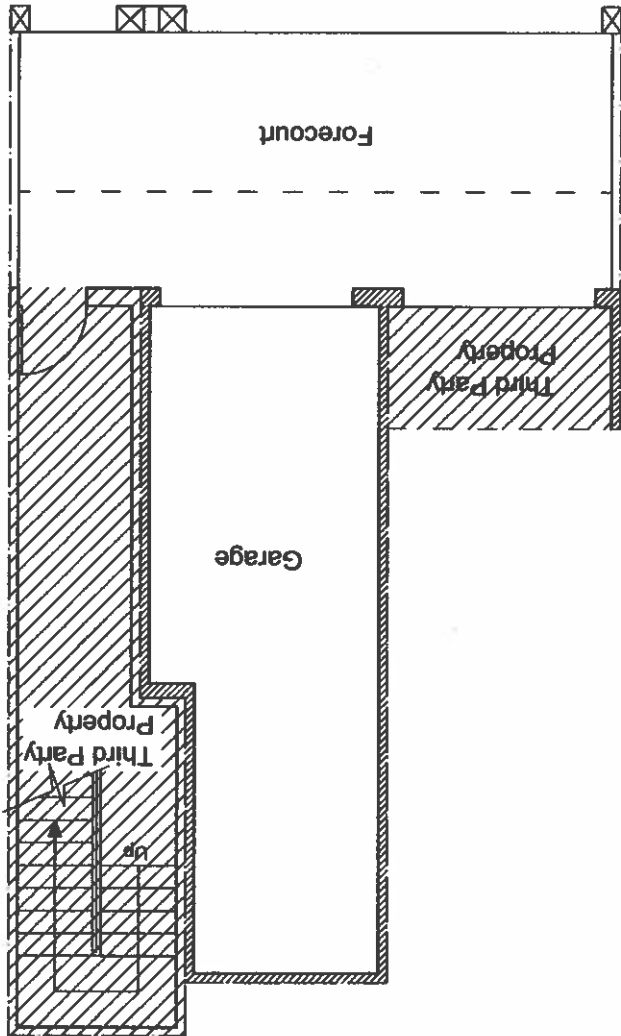
ANNEX C2

Pjanti tal-Propjeta'

Scale:	1:100
Drawn By:	MM
Checked By:	MM
Date:	29/03/24
Project No.:	A-300-01
Drawing Number:	DR-001
Sheet:	A4
Author:	Perit Miriam Magrin
Email:	miriam@pml.com
Row No.:	0
Property Address:	Garage No 70, Trg H-lugth, Svedl
Drawing Title:	Ground Floor Plan as Existing



Ground Floor Plan as Existing
Scale 1:100



ANNEX C3

Ritratti tal-Propjeta'

Ritratt 2: Ritratt tal-bieb tal-garaxx u tal-forecourt



Ritratt 1: Ritratt tal-faccata mehud minn Triq l-Illugh



Ritratt 4: Ritratt tal-garaxx minn gewwa



Ritratt 3: Ritratt tal-garaxx minn gewwa



Ritratt 5: Ritratt tal-garaxx minn gewwa



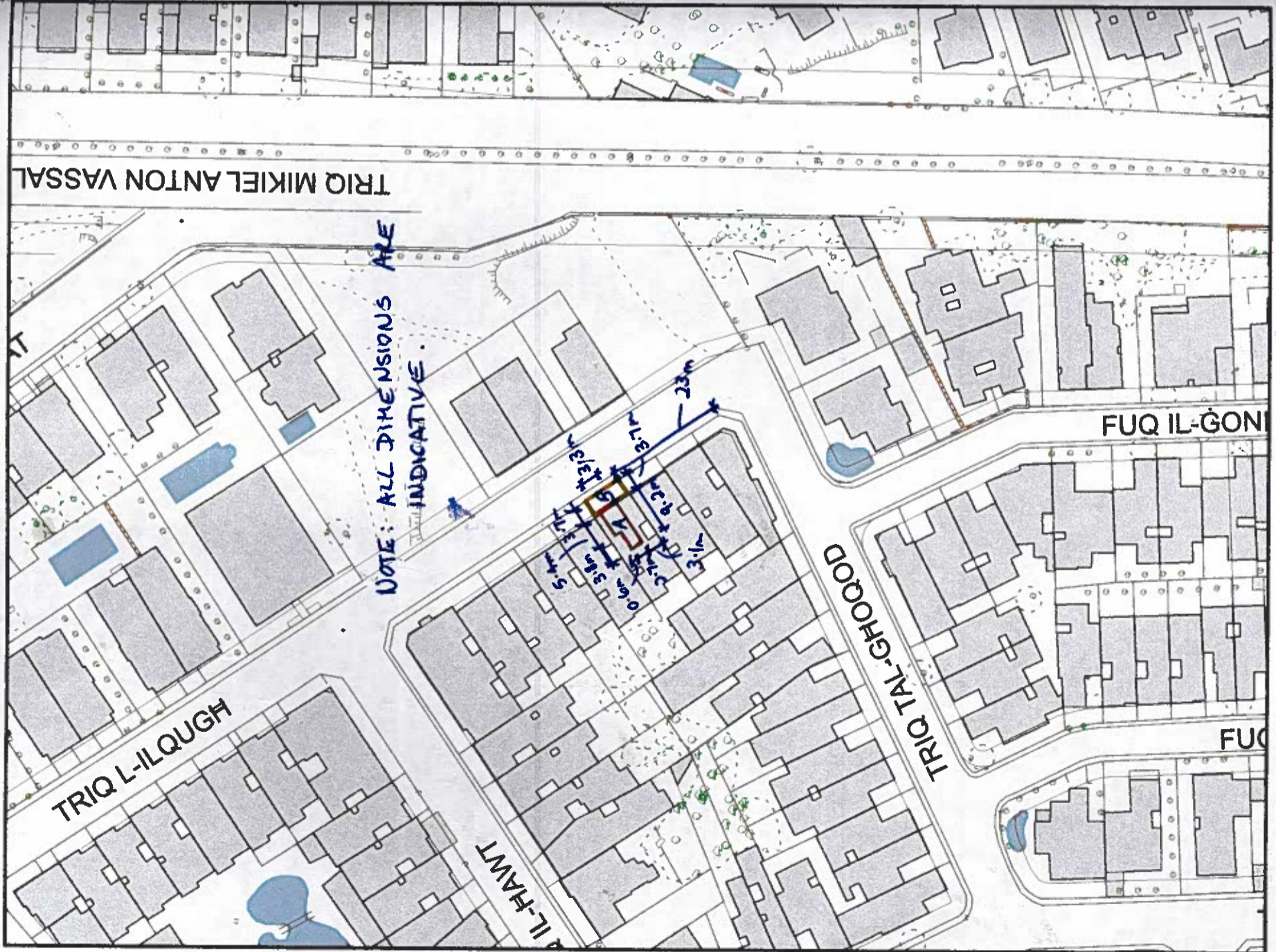
ANNEX C4

Pjantatalland Registry

PROPERTI : GARAGE N° 70, TRIQ L-ILQUGH, SWIEQI

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

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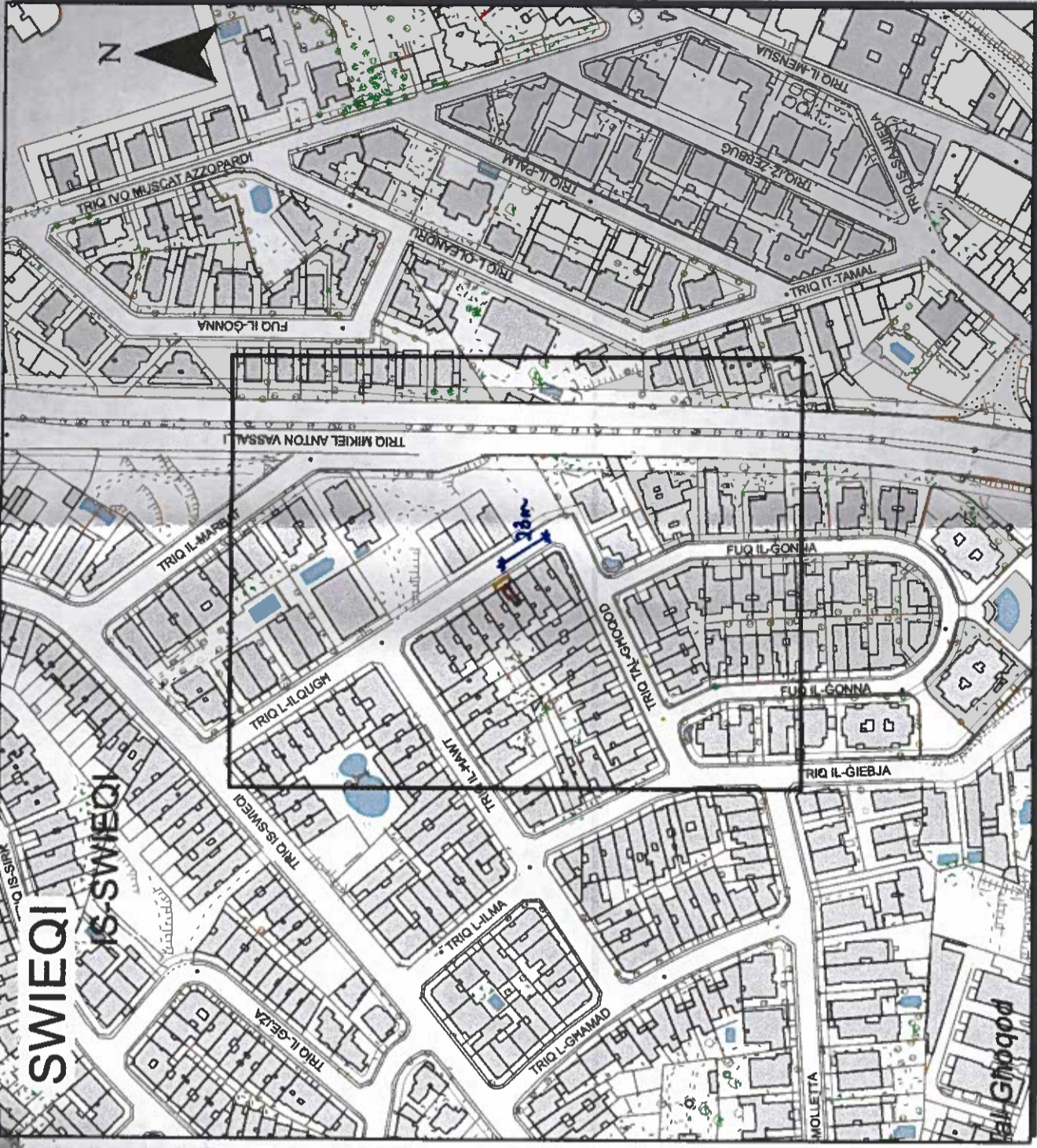


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Scale 1:1000



LEGEND



Pjanta tas-Sit 1:2500 Site Plan



Agenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Land Registration Agency

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: **339771 E**
Map Number:

Pozizzjoni Ċentrali: **x = 53682**
Centre Coordinates: **y = 75364**

Parċ min S.S.: **5275**
Extracted from S.S.:

Data: **26/02/2024**
Date:

Perit: **KIRIAH HAGR**
Architect:

Qies (metri kwadri): **A: 27m²**
Area (square metres): **B: 30m²**

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



Timbru tal-Perit:
Architect's Stamp:

ANNEX C5

Estrat min-North Harbour Local Plan – Policy NH002

The Local Plan designates Residential Priority Areas (RPAs) within the Urban Development Boundaries of the following settlements as indicated in the relative Area Policy Maps:
Gzira, Ta' Xbiex, Msida, Pembroke, Paceville, San Gwann, St. Julian's, and Swiġet.

Residential Priority Areas

NHH002

4.4.3 This policy also identifies those non-residential uses that can be located within the Residential Areas because they support and enhance community amenity (such as very small shops, old people's homes or kindergartens) and/or do not create adverse environmental impacts (such as small offices and small health facilities or visitor attractions). The policy specifically excludes land-uses that are deemed to be incompatible with Residential Areas due to their nature and scale of activity, such as bad neighbour industrial uses. In this regard, acceptable light industrial uses in residential areas shall only include very low impact industrial activities such as electronic repair, servicing and maintenance as well as handicrafts that do not inherently require the use of electrical machinery, especially those related to textiles. Activities which require the extensive use of manual percussive tools (eg. hammers, mallets etc) are not deemed compatible with residential areas.

4.4.2 This policy seeks to guide the future growth of Residential Areas primarily by encouraging the location of more dwelling units within them. It is not the intention of MEPA to create "dormitory towns" through a rigid zoning policy, but it is important that these areas remain primarily an attractive place to live in and remain predominantly residential in use. This policy applies to all sites within the Residential Areas, unless a specific site is controlled by other policies in this Local Plan, in which case the site-specific policy should take precedence.

4.4.1 Residential Areas are the predominant land use in the urban areas especially on levels above ground floor. The range of non-residential activities, especially at ground floor level, tends to be a mix of uses and includes shops and offices, mostly of a local scale and serving local need, spread throughout the predominantly residential area. Garage businesses, schools, showrooms, bars and other uses can also be found in some residential areas, but the range and scale of the mix of uses is greatly influenced by the locality itself.

Land-uses falling outside those mentioned above will not be considered favourably within the designated RAs, unless there are overriding reasons to locate such uses within these areas.

x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.
Proposals to convert from existing Class 12 (Use Classes Order, 1994) general industry to Class 11 (Use Classes Order, 1994) business and light industry within designated Residential Areas shall only be considered acceptable by MEPA if all the conditions listed above are adhered to, and provided that it can be proven that the Class 12 Use (general industry) operation is a permitted one and the Class 11 Use (business and light industry) operation is actually more neighbourhood compatible than the Class 12 Use operation it intends to replace.

- The activity conducted within the premises does not entail the generation of combustion, chemical or particulate by products.
 - The activity employs less than 5 people; and
 - The activity conducted within the premises does not entail extensive and/or prolonged use of percussive hand tools (eg. hammers, mallets etc);
 - The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply;
- Examples of acceptable uses considered by MEPA include tailor, cobbler, lace making and computer and electronic repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing, spray painting and bakery.

The acceptable land-uses (new uses, extensions to existing uses and change of uses) within all frontages located within the RPAs are:

- i. A mix of Class 1 (Use Classes Order, 1994) terrace houses, maisonettes and flats on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan.
- ii. A mix of Class 1 (Use Classes Order, 1994) detached and semi-detached dwellings on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan.
- iii. Class 5 (Use Classes Order, 1994) offices for sites located within the Ta' Xbiex RPA only, and provided that all the provisions of Policy NHGT11 are adhered to.

4.4.4 Residential Priority Areas are used exclusively for residential purposes, and are distinct from the rest of the urban area because of their particular building design and appreciable landscaped areas within individual sites (e.g. villa and bungalow areas). These areas can be extensive such as in Swieqi, Ta' Xbiex and San Gwann, or small enclaves such as in Gzira, Msida, Pembroke, St. Julian's and Paceville. The proliferation of businesses in the Residential Priority Areas can have a serious negative impact on their particular character and amenity, and therefore the location of new businesses is being prohibited to ensure that no bad neighbour developments are permitted. The only exception to this rule is for the RPA of Ta' Xbiex as explained in Policy NHGT11.

4.4.5 The Residential Priority Areas that have been designated for Swieqi, Msidena and L-Ibragg areas are dominated by detached and semi-detached villas. The remaining area is dominated by terraced houses and other terraced development. The design regulations and low densities for Msidena and L-Ibragg have created a unique character of relative space which needs to be protected. Business uses are not considered appropriate with the character of Swieqi and have been excluded from these areas.

NHH003

Directing New Housing to Sustainable Locations

In line with the Structure Plan, the Local Plan designates land for new dwelling units during the plan period. The majority of these new units are to be accommodated within the Limits of Development for Pembroke and Swieqi where new community facilities are proposed and where, given their proximity to the Regional Road, further congestion in the Inner Harbours area will be minimised. Within the Inner Harbours area the emphasis will be towards the creation of new dwellings through rehabilitation rather than new-build.

Major housing development schemes are also encouraged in the following locations:

- i. Tigné and Manoel Island;
- ii. Valley Road, Msida;
- iii. Pender Place, Paceville;
- iv. Gzira Stadium Site;
- v. Central Msidena Opportunity Site; and
- vi. Ta' Xbiex Opportunity Site.

4.4.6 A key Structure Plan goal is "To use land and buildings efficiently, and consequently to channel urban development activity into existing and planned development areas". In line with this, new housing will be linked more efficiently with areas of new employment and access to the Regional Road and the wider transport network. This in turn helps in reducing the overall need to travel for employment and local services and will ease further increases in congestion in the Inner Harbours Area.

ANNEX D

Propjeta' 3

1. Lara Buildings, Penthouse, Trig Guzeppi Calleja, Iklín

ANNEX D1

Site Plan ta' fejn jinsab il-Post



Sors - www.pa.com.mt

ANNEX D2

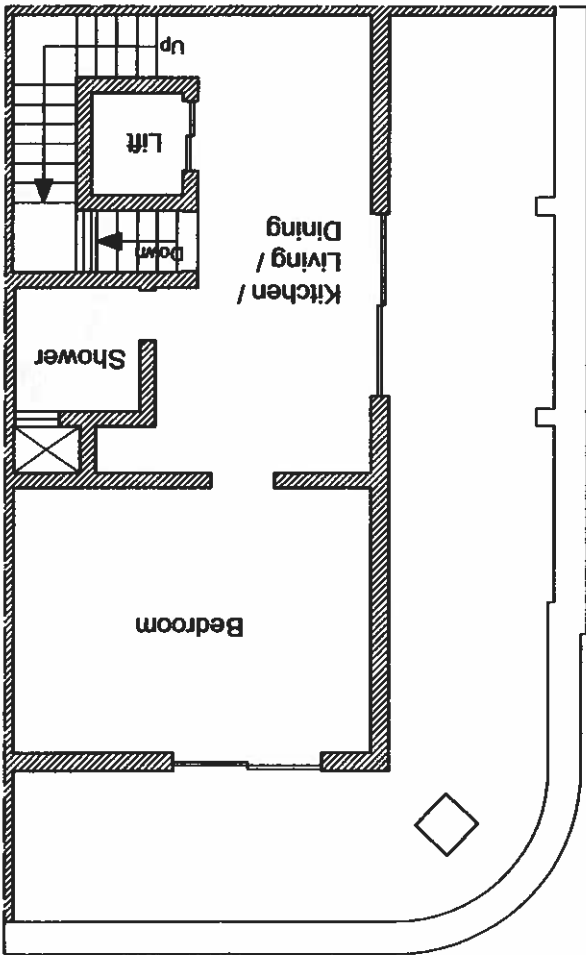
Pjanti tal-Propjeta'

Scale: 1:100	Drawn By: MM	Checked By: MM	Date: 28/03/24
Sheet: A4	Project No: DR-001	Drawing Number: A-400-01	
Architect: Periti Miriam Magri	Email: miriam@gpmi.com	Rev No: 0	
Property Address: 1, Lara Buildings, Penthouse, Trq Guzeppi Calleja, Ildin			
Drawing Title: Ground Floor and Penthouse Levels as Existing			



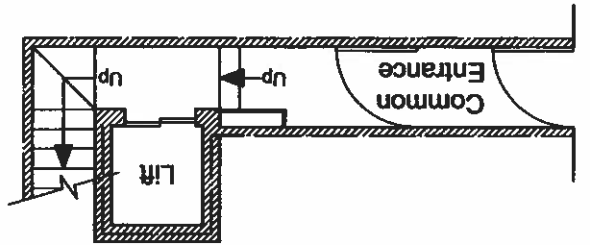
Handwritten signature

Penthouse Plan as Existing
Scale 1:100



Trq Dun Karm

Ground Floor Plan as Existing
Scale 1:100



Trq Guzeppi Calleja



ANNEX D3

Ritratti tal-Propjeta'

Ritratt 1: Ritratt tal-faccata mehud minn Triq Dun Karm



Ritratt 2: Ritratt iehor tal-faccata mehud minn Triq Dun Karm



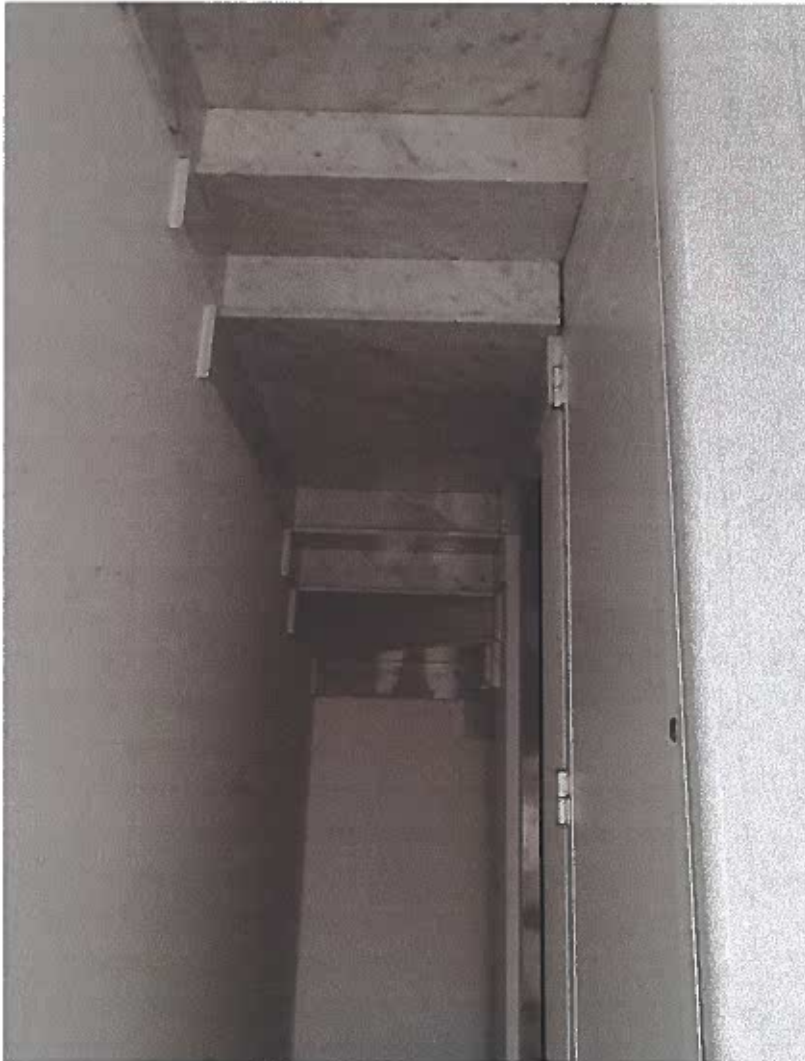
Ritratt 3: Ritratt tal-entratura komuni fil-livell tal-ground floor



Ritratt 4: Ritratt tat-tarag komuni fl-livell tal-ground floor



Ritratt 5: Ritratt tat-tarag komuni fil-livell tal-ground floor



Ritratt 7: Ritratt tal-kamra tas-sodda



Ritratt 6: Ritratt intern tal-kitchen / dining



Ritratt 8: Ritratt tal-kamra tas-sodda



Ritratt 9: Ritratt tal-kamera tas-sodda



Ritratt 10: Ritratt tal-kamera tas-shower



Ritratt 11: Ritratt tal-bieb tal-lift



Ritratt 12: Ritratt tat-tarag gewwa l-appartament



Ritratt 13: Ritratt tat-tarag gewwa l-appartament



Ritratt 14: Ritratt tat-tieqa fit-tarag ta' gewwa l-penhouse li tagħti access għas-servizzi fuq it-tromba tat-tarag komuni



Ritratt 15: Ritratt tat-terazzin tal-penthouse



Ritratt 16: Ritratt tat-terazzin tal-penthouse



Ritratt 17: Ritratt tat-terazzin tal-penthouse



Ritratt 18: Ritratt tat-terazzin tal-penthouse



ANNEX D4

Pjanta tal-Land Registry

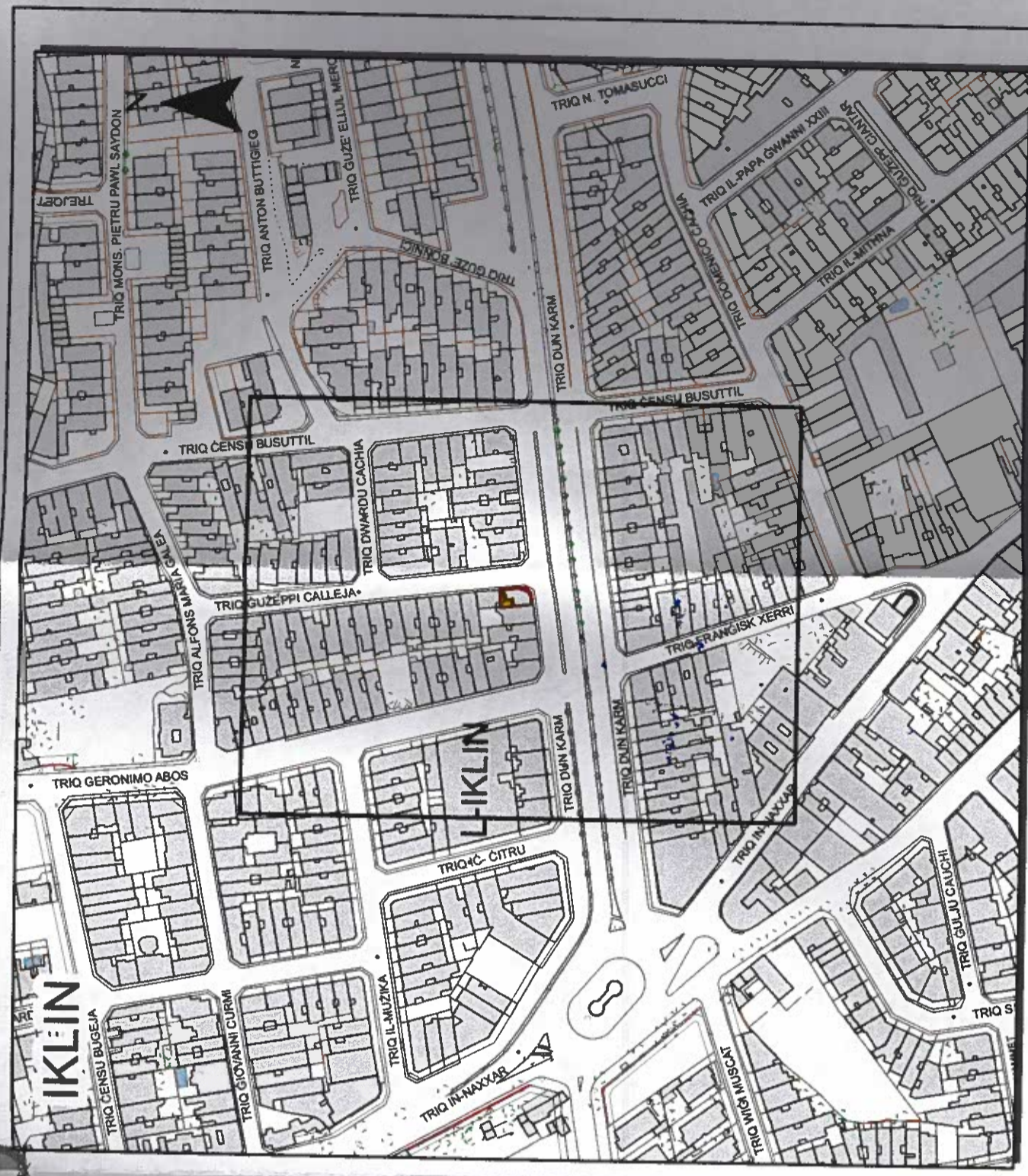
PROPERTY: 1, LARA BUILDINGS, PENTHOUSE, TRIQ GUZEPI CALLEJA, IKLIN
 Dan hu dokument ufficiali għall-użu biss fl-Aġenzija għar-Registrazzjoni tal-Artijiet

This is an official document for Land Registration Agency use only



NOTE: ALL DIMENSIONS ARE INDICATIVE.

Scale 1:1000
 : OWNERSHIP AT THIRD FLOOR LEVEL AND AIRSPACE.
 : COMMON AREA AT GROUND FLOOR LEVEL.
 : COMMON AREA ON ALL LEVELS.
 : COMMON SPA AREA ON FIRST AND SECOND FLOOR LEVELS.



Pjanta tas-Sit 1:2500 Site Plan

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

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

Nru tal-Mappa: 343724 E	Pożizzjoni Ċentrali: x = 50776	Parti min S.S.: 5073	Data: 27/03/2024
Map Number:	Centre Coordinates: y = 73482	Extracted from S.S.:	Date:
Perit: MIRIAM MAGRI		Qies (metri kwadri): A: 84 85m²	
Architect:		Area (square metres): B: 8 m²	
Timbru tal-Perit:		Firma ta' l-Applikant: C: 4 m²	
Architect's Stamp:		Applicant's Signature:	D: 8 m²

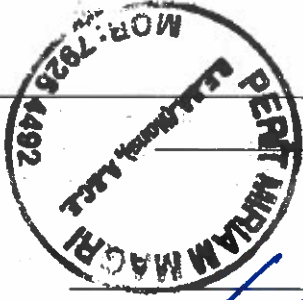


LR 348043

Dritt imħallas
 Fee Paid

It-Tmien Skeda

ANNEX D5



Numru tal-Warrant: 636 Timbru: _____

Data: 16/04/2024 Firma tal-Pert: _____

* Jinkludi l-ortijiet kollha u għona imma jekk sulari addizzjonali, soffa u washrooms
 ... Jinkludi tikkil, elettriku, ilma u madum
 .. Jinkludi .. kif ukoll kmamar tal-banju w operturi

Arja	<input checked="" type="checkbox"/> Bl-arja tiegħu	<input type="checkbox"/> Mingħajr l-arja	<input type="checkbox"/> Bl-arja ma' terzi
Facilitajiet <small>Testar immarka aktar minn waħda</small>	<input checked="" type="checkbox"/> Bla Garaxx	<input type="checkbox"/> Garaxx karozza waħda	<input type="checkbox"/> Garaxx żewġ karozzi
	<input type="checkbox"/> Bil-Gnien	<input type="checkbox"/> Bil-Pool	<input type="checkbox"/> Bil-lift
Kundizzjoni	<input checked="" type="checkbox"/> Tqajeb	<input type="checkbox"/> Adekwat	<input type="checkbox"/> Hozin
Stat ta' Kostruzzjoni	<input type="checkbox"/> Gebel u saqaf	<input type="checkbox"/> Nofsu Lest...	<input checked="" type="checkbox"/> Lest...
Ambjent	<input type="checkbox"/> Zona kwjeta	<input checked="" type="checkbox"/> Zona Traffikuza	<input type="checkbox"/> Zona ta' divertiment
	<input type="checkbox"/> Zona Industrijali		
Il-Madwar	<input type="checkbox"/> Veduca tal-baħar	<input type="checkbox"/> Veduca tal-kampanja	<input checked="" type="checkbox"/> Urbana
Kemm ilha mlbinja	<input checked="" type="checkbox"/> 0-20 sena	<input type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Qabel it-Tieni Gwerra
Tip ta' Propjeta'	<input checked="" type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanin	<input type="checkbox"/> Maisonette
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terrain	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Flat/Apartment		

IMMARKA FEJN APPLIKABBLI (Imma kaxxa waħda f'kull kaz minbarra fejn indikat mod ieħor)

Lokalizz	<u>IKLIN</u>
Indirizz	<u>1, LARA BUILDING, PENTHOUSE, TRIA GUZEPPI CALLESA, IKLIN</u>
Oles tal-Binja <small>Kollha trasferita *</small>	<u>89 m²</u>

KARATTERISTIĊI FIZIĊALI-PROPIETA' IMMOBBLI

ANNEX D6

Estratt mis-Central Malta Local Plan – Policies CG07

Residential Areas

The Local Plan designates Residential Areas (RAs) within the Urban Development Boundaries of the following settlements as indicated in the relative Area Policy Maps:

Attard, Balzan, Birkirkara, Charghur, Hamrun, Iklun, Lija, Mosta, Naxxar, Qormi and Sta. Venera

The following is a list of acceptable land-uses (new uses, extensions to existing uses, and change of uses) within all frontages located within the RAs.

- i. A mix of Class 1 (Use Classes Order, 1994) terraced residential development as detailed in the DC 2005, Part 3, and in accordance with the specific zoning conditions indicated in the same guidance, unless otherwise stated by a policy in this Local Plan;
 - ii. Class 2 (Use Classes Order, 1994) residential institutions, provided that:
 - they are of a small scale and do not create adverse impacts on the residential amenity of the area;
 - Class 2 (a) institutions are located in close proximity to a town or local centre; and,
 - Class 2 (b) nursing homes and clinics are easily accessible from the arterial and distributor road network.
 - iii. Class 3 (Use Classes Order, 1994) hostels.
 - iv. Class 4 (Use Classes Order, 1994) small shops provided that:
 - the small shops (of any nature) are not to exceed a total floor area of 50 sqm each, and convenience shops are not to exceed a total floor area of 75 sqm each;
 - they comply with all the provisions of paras. 1.4.16 to 1.4.18 of the Interim Retail Planning Guidelines (2003); and
 - they comply with any relevant section of the DC2005 (design, access, amenity, etc.).
 - v. Supermarkets provided that they comply with all the provisions of Policy CG17.
 - vi. Class 5 (Use Classes Order, 1994) offices provided that:
 - the floorspace does not exceed 75 sqm;
 - they do not unacceptably exacerbate parking problems in a residential street that already has an acute under provision of parking spaces for residents; and,
 - they comply with any relevant section of the DC 2005(design, access, amenity, etc.).
 - vii. Classes 7 and 9 (Use Classes Order, 1994) non-residential institutions, swimming bath or pool, skating rink, health club, sauna, sports hall, other indoor or outdoor land based sports or recreation uses not involving motorised vehicles or firearms, and interpretation centres, provided the facility:
 - is of a small scale and does not create adverse impacts on the residential amenity of the area;
 - is located on land already occupied by buildings and will replace these buildings provided they are not worthy of retention due to their historic/architectural merit and/or their contribution to the character of the area, unless land is specifically allocated for the facility by this Local Plan; and,
 - the immediate surroundings of the site are already of a mixed use character.

3.3.21 This policy also identifies those non-residential uses that can be located within the Residential Areas because they support and enhance community amenity (such as very small shops, old people's homes or kindergartens) and/or do not create adverse environmental impacts (such as small offices and small health facilities or visitor attractions). The policy specifically excludes land-uses that are deemed to be incompatible with Residential Areas due to their nature and scale of activity, such

3.3.20 This policy seeks to guide the future growth of Residential Areas primarily by encouraging the location of more dwelling units within them. It is not the intention of MEPA to create "dormitory towns" through a rigid zoning policy, but it is important that these areas remain primarily an attractive place to live in and remain predominantly residential in use. This policy applies to all sites within the Residential Areas, unless a specific site is controlled by other policies in this Local Plan, in which case the site-specific policy should take precedence.

3.3.19 Residential Areas are the predominant land use in the urban areas especially on levels above ground floor. The range of non-residential activities, especially at ground floor level, tends to be a mix of uses and includes shops and offices, mostly of a local scale and serving local need, spread throughout the predominantly residential area. Garage businesses, schools, showrooms, bars and other uses can also be found in some residential areas, but the range and scale of the mix of uses is greatly influenced by the locality itself.

Land-uses falling outside those mentioned above will not be considered favourably within the designated RAs, unless there are overriding reasons to locate such uses within these areas.

x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.
Proposals to convert from existing Class 12 (Use Classes Order, 1994) general industry to Class 11 (Use Classes Order, 1994) business and light industry within designated Residential Areas shall only be considered acceptable by MEPA if all the conditions listed above are adhered to, and provided that it can be proven that the Class 12 Use (general industry) operation is a permitted one and the Class 11 Use (business and light industry) operation is actually more neighbourhood compatible than the Class 12 Use operation it intends to replace.

ix. Class 11 (Use Classes Order, 1994) business and light industry provided that:
• The gross floor area of the premises does not exceed 50 sqm (including storage of materials and/or finished products);
• The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply;
• The activity conducted within the premises does not entail extensive and/or prolonged use of percussion hand tools (eg, hammers, mallets etc);
• The activity employs less than 5 people; and
• The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products.
Examples of acceptable uses considered by MEPA include tailor, cobbler, lace making and computer and electronic repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing, spray painting and bakery.

viii. Class 8 (Use Classes Order, 1994) educational facilities, provided that access and the character of the area are taken into account and are deemed adequate by MEPA to allow the safe and neighbour compatible use of such facilities.

as bad neighbour industrial uses. In this regard, acceptable light industrial uses in residential areas shall only include very low impact industrial activities such as electronic repair, servicing and maintenance as well as handicrafts that do not inherently require the use of electrical machinery, especially those related to textiles. Activities which require the extensive use of manual percussive tools (eg. hammers, mallets etc) are not deemed compatible with residential areas.

CG08 Residential Priority Areas

The Local Plan designates Residential Priority Areas (RPAs) within the Urban Development Boundaries of the following settlements as indicated in the relative Area Policy Maps:

Attard, Balzan, Birkirkara, Gharburg, Hamrun, Ikin, Lija, Mosta, Naxxar and Sta. Venera

The acceptable land-uses (new uses, extensions to existing uses and change of uses) within all frontages located within the RPAs are:

- i. A mix of Class 1 (Use Classes Order, 1994) terrace houses, maisonettes and flats on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan; and
- ii. A mix of Class 1 (Use Classes Order, 1994) detached and semi-detached dwellings on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan.

If a master plan agreed to by 75% of the owners of the gross floor area for each of the identified sites at Birkirkara, Hamrun and Santa Venera as indicated on Maps BKM1, HAM1 and SVM1 is submitted to MEPA, the re/development of the identified villa sites to terrace houses, maisonettes and flats may be considered favorably by MEPA under the following conditions:

- a) The uses comply with Policy CG07 Residential Areas; and
- b) The height limitation is for three floors plus semi-basement for all these sites notwithstanding that this does not conform to the building height limitation as indicated in the relevant Building Height Limitations Maps.

In the absence of an approved master plan, development of individual plots should follow the conditions set out in the DC 2005 for the relevant Villa Areas.

3.3.22 Residential Priority Areas are generally used exclusively for residential purposes. RPAs are distinct from other urban areas because of the particular building design of the existing semi-detached/detached dwellings and bungalows, lower densities and appreciable landscaped areas within individual sites. These areas can be extensive such as in the case of Naxxar and Ikin, or may consist of small enclaves such as in Birkirkara, Mosta and Blata-I-Bajda. The proliferation of non-residential uses within these RPAs is likely to have a serious impact on their particular residential character and amenity, and is therefore not permitted by MEPA.

ANNEX E

Projeta' 4

35, Flat 7, Trig tal-Labour, Naxxar

ANNEX E1

Site Plan ta' fejn jinsab il-Post



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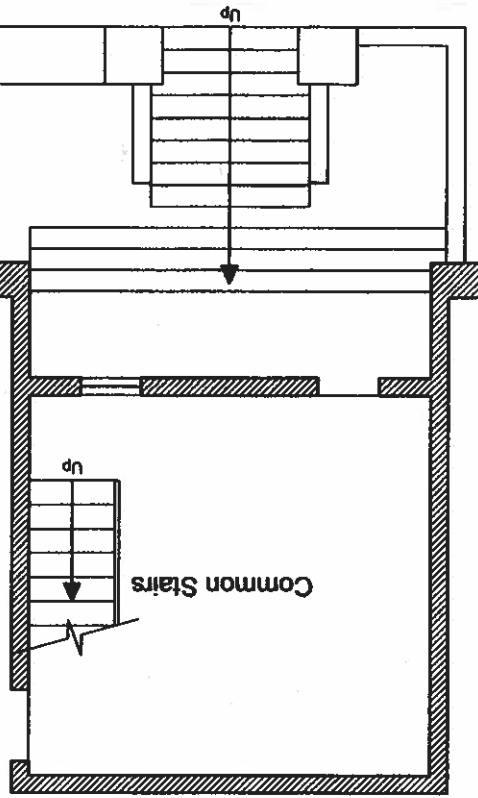
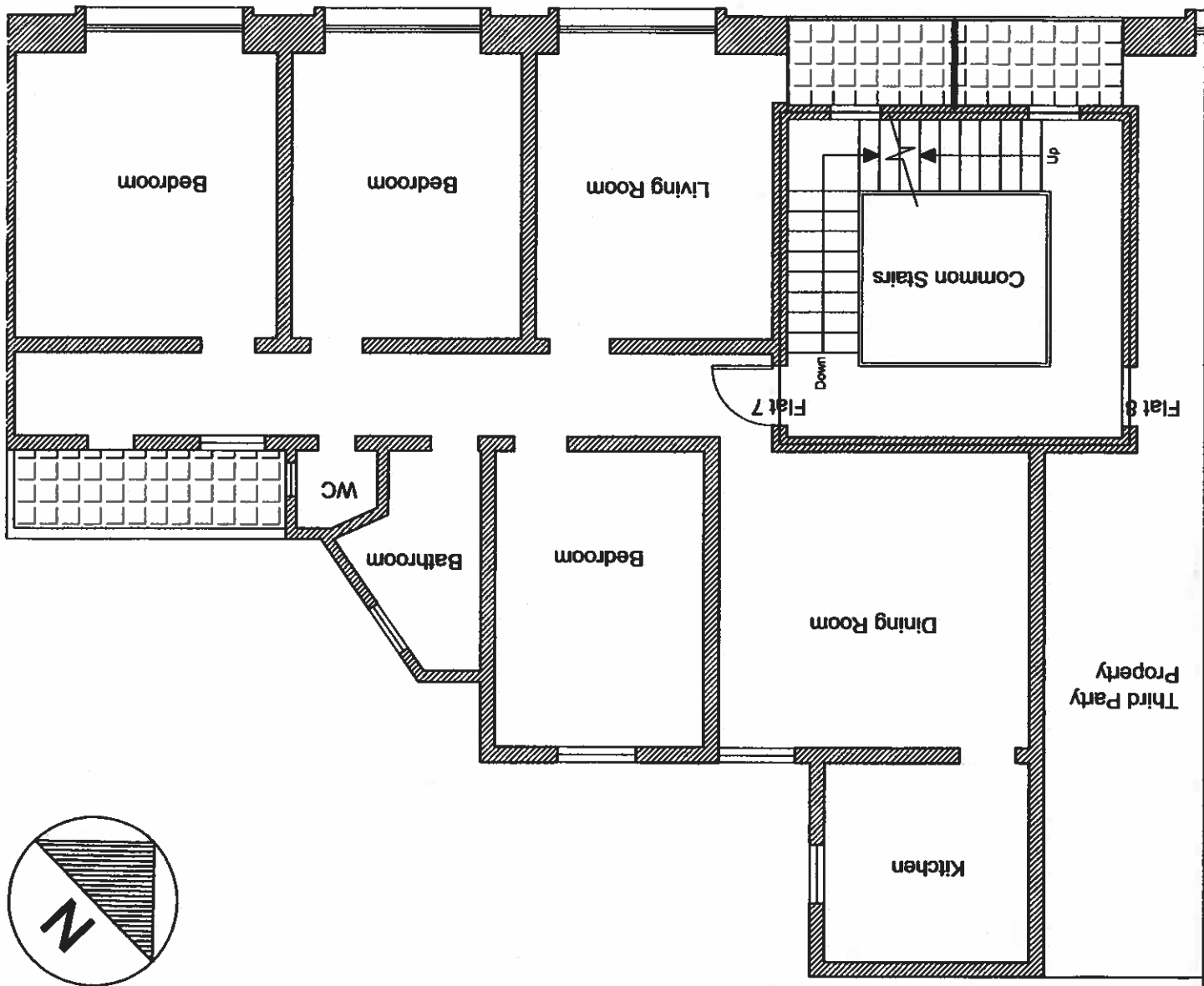
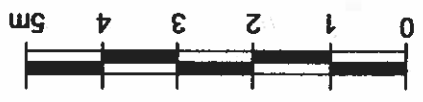
Pjanti tal-Propjeta'

ANNEX E2

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Project No.:	DR-001	Scale:	A4	Architect:	Perit Miriam Magri
Architect:	Perit Miriam Magri	Email:	miriam@perit.com	Property Address:	35, Sprettu Buildings, Flat 7, Labour Avenue, Naxos
Property Address:	35, Sprettu Buildings, Flat 7, Labour Avenue, Naxos				
Drawing Title:	First Floor and Fourth Floor Plans as Existing				

First Floor Plan as Existing
Scale 1:100

Fourth Floor Plan as Existing
Scale 1:100



ANNEX E3

Ritatti tal-Propjeta'

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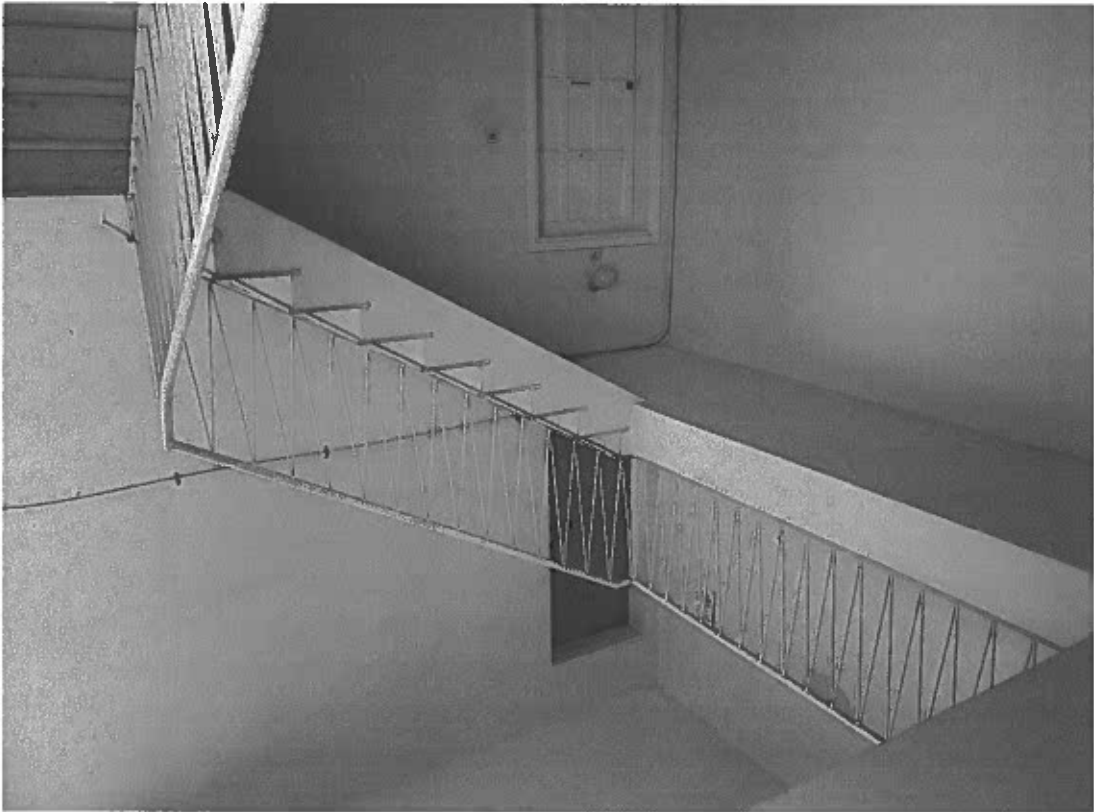
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Ritratt 4: Ritratt tat-tarag komuni



Ritratt 3: Ritratt tat-tarag komuni



Ritratt 6: Ritratt tal-keina



Ritratt 5: Ritratt tal-kamra tal-pranzu



Ritratt 7: Ritratt tal-kurritur



Ritratt 9: Ritratt tal-ewwel kamra tas-sodda



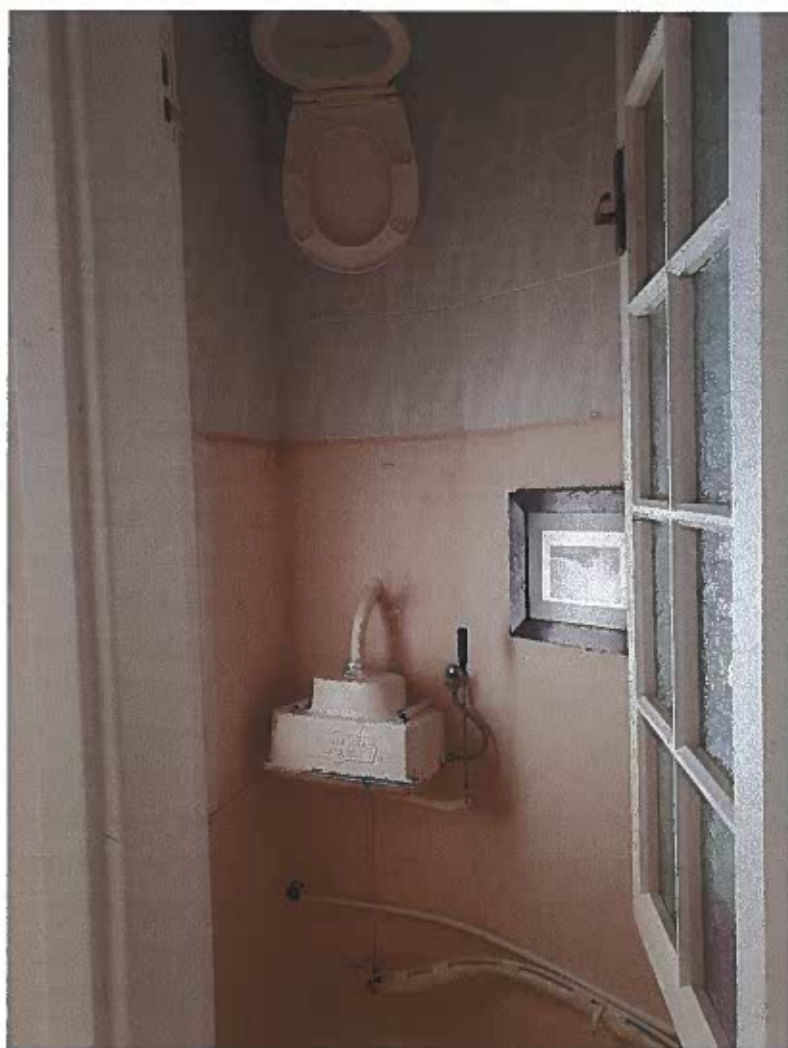
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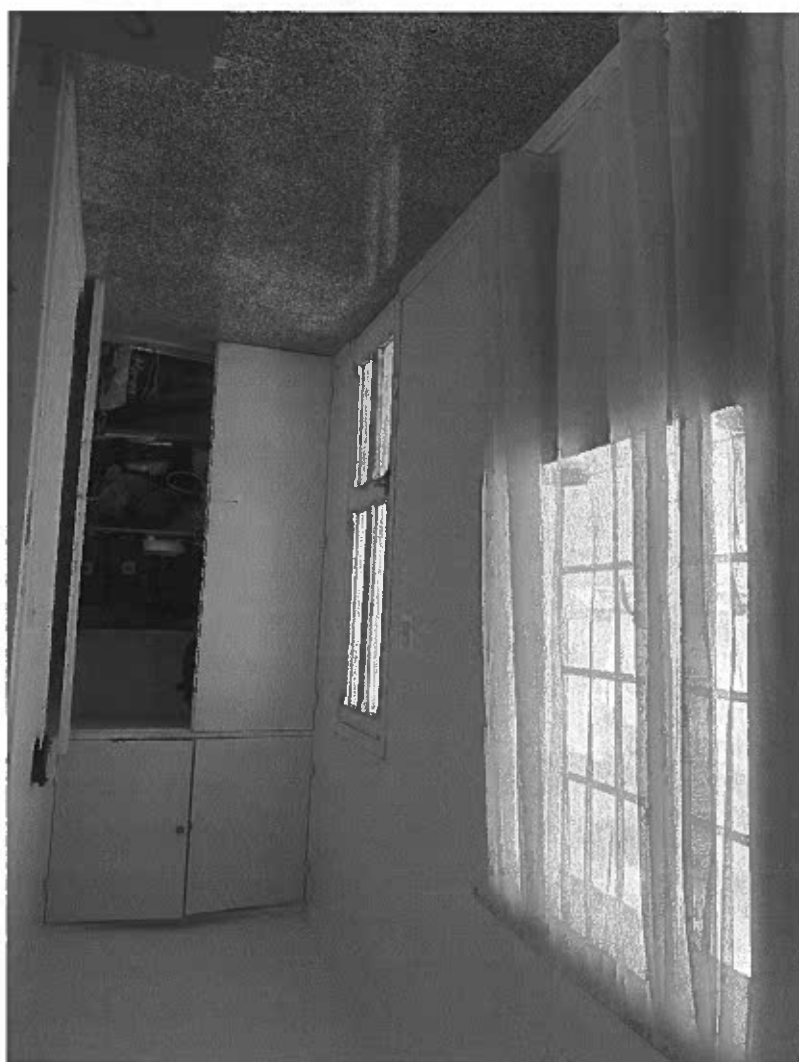
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Ritratt 11: Ritratt tal-kamra tat-toilet



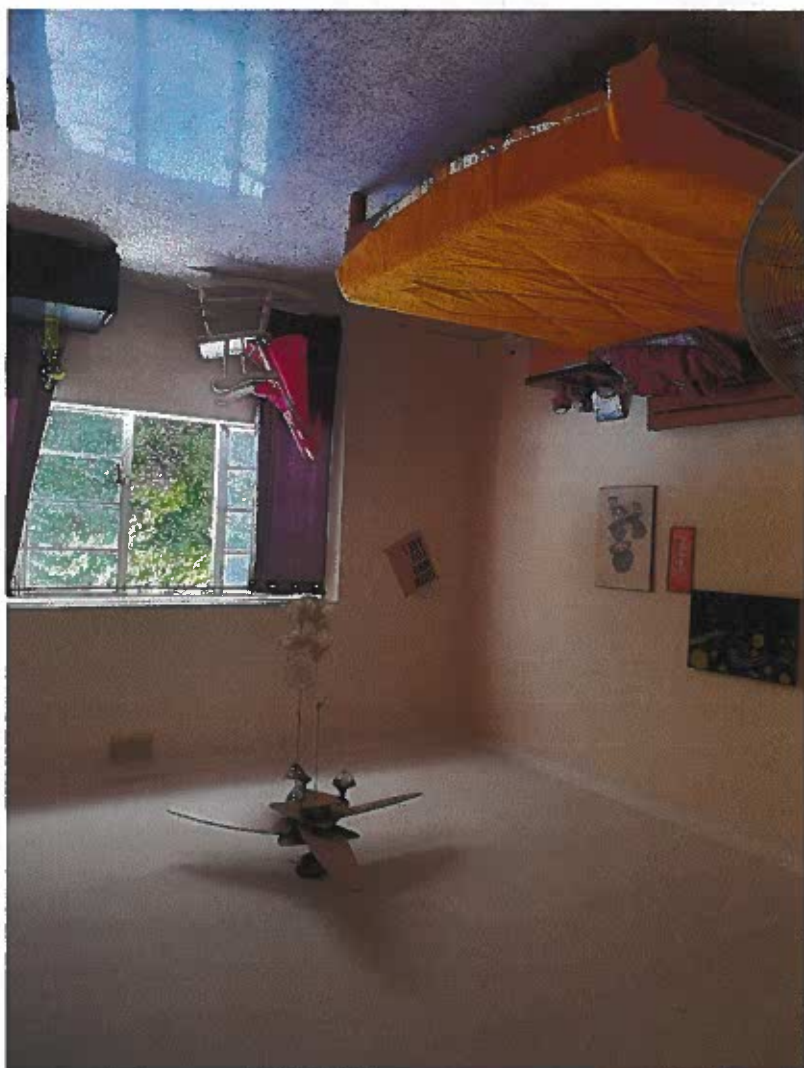
Ritratt 12: Ritratt tal-kurtur



Ritratt 13: Ritratt tal-gallarija



Ritratt 14: Ritratt tat-tieni kamra tas-sodda



Ritratt 15: Ritratt tal-kuritur



Ritratt 17: Ritratt tal-living room



Ritratt 16: Ritratt tat-tielet kamra tas-sodda



ANNEX E4

Pjanta tal-Land Registry

PROPERTY: 1, LARA BUILDINGS, PENTHOUSE, TRIQ GUZEPI CALLEJA, IKLIN
 Dan hu dokument ufficiali għall-użu biss fl-Aġenzija għar-Registrazzjoni tal-Artijiet

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

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

Nru tal-Mappa: 343724 E
 Pożizzjoni Ċentrali: x = 50776
 Map Number: Centre Coordinates: y = 73482

Parti min S.S.: 5073
 Extracted from S.S.:
 Date: 27/03/2024

Perit: **MIRIAM MAGRI**
 Architect:

Qies (metri kwadri):
 Area (square metres):
 A: 84 85m²
 B: 8 m²

Timbru tal-Perit:
 Architect's Stamp:



Firma ta' l-Applikant:
 Applicant's Signature:
 C: 4 m²
 D: 8 m²

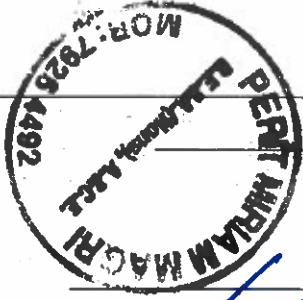
Scale 1:1000
 : OWNERSHIP AT THIRD FLOOR LEVEL AND AIRSPACE.
 : COMMON AREA AT GROUND FLOOR LEVEL.
 : COMMON AREA ON ALL LEVELS.
 : COMMON SPA AREA ON FIRST AND SECOND FLOOR LEVELS.

LR 348043

Dritt imħallas
 Fee Paid

It-Tmien Skeda

ANNEX D5



Numru tal-Warrant: 636 Timbru: _____

Data: 16/04/2024 Firma tal-Pert: _____

* Jinkludi l-ortijiet kollha u għona imma jekk sulari addizzjonali, soffa u washrooms
 ... Jinkludi tikkil, elettriku, ilma u madum
 .. Jinkludi .. kif ukoll kmamar tal-banju w operturi

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	<input type="checkbox"/> Bil-Gnien	<input type="checkbox"/> Bil-Pool	<input type="checkbox"/> Bil-lift
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Stat ta' Kostruzzjoni	<input type="checkbox"/> Gebel u soqaf	<input type="checkbox"/> Nofsu Lest...	<input checked="" type="checkbox"/> Lest...
Ambjent	<input type="checkbox"/> Zona kwjeta	<input checked="" type="checkbox"/> Zona Traffikuza	<input type="checkbox"/> Zona ta' divertiment
	<input type="checkbox"/> Zona Industrijali		
Il-Madwar	<input type="checkbox"/> Veduca tal-baħar	<input type="checkbox"/> Veduca tal-kampanja	<input checked="" type="checkbox"/> Urbana
Kemm ilha mlbinja	<input checked="" type="checkbox"/> 0-20 sena	<input type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Qabel it-Tieni Gwerra
Tip ta' Propjeta'	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow
	<input checked="" type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanin	<input type="checkbox"/> Maisonette
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terrain	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Flat/Appartment		

IMMARKA FEJN APPLIKABBLI (Imma kaxxa waħda f'kull kaz minbarra fejn indikat mod ieħor)

Lokalizz	<u>IKLIN</u>
Indirizz	<u>1, LARA BUILDING, PENTHOUSE, TRIA GUZEPPI CALLESA, IKLIN</u>
Oles tal-Binja <small>Kollha trasferita *</small>	<u>89 m²</u>

KARATTERISTIĊI FIZIĊALI-PROPIETA' IMMOBBLI

ANNEX D6

Estratt mis-Central Malta Local Plan – Policies CG07

Residential Areas

The Local Plan designates Residential Areas (RAs) within the Urban Development Boundaries of the following settlements as indicated in the relative Area Policy Maps:

Attard, Balzan, Birkirkara, Charghur, Hamrun, Iklin, Lija, Mosta, Naxxar, Qormi and Sta. Venera

The following is a list of acceptable land-uses (new uses, extensions to existing uses, and change of uses) within all frontages located within the RAs.

- i. A mix of Class 1 (Use Classes Order, 1994) terraced residential development as detailed in the DC 2005, Part 3, and in accordance with the specific zoning conditions indicated in the same guidance, unless otherwise stated by a policy in this Local Plan;
 - ii. Class 2 (Use Classes Order, 1994) residential institutions, provided that:
 - they are of a small scale and do not create adverse impacts on the residential amenity of the area;
 - Class 2 (a) institutions are located in close proximity to a town or local centre; and,
 - Class 2 (b) nursing homes and clinics are easily accessible from the arterial and distributor road network.
 - iii. Class 3 (Use Classes Order, 1994) hostels.
 - iv. Class 4 (Use Classes Order, 1994) small shops provided that:
 - the small shops (of any nature) are not to exceed a total floor area of 50 sqm each, and convenience shops are not to exceed a total floor area of 75 sqm each;
 - they comply with all the provisions of paras. 1.4.16 to 1.4.18 of the Interim Retail Planning Guidelines (2003); and
 - they comply with any relevant section of the DC2005 (design, access, amenity, etc.).
 - v. Supermarkets provided that they comply with all the provisions of Policy CG17.
 - vi. Class 5 (Use Classes Order, 1994) offices provided that:
 - the floor space does not exceed 75 sqm;
 - they do not unacceptably exacerbate parking problems in a residential street that already has an acute under provision of parking spaces for residents; and,
 - they comply with any relevant section of the DC 2005 (design, access, amenity, etc.).
 - vii. Classes 7 and 9 (Use Classes Order, 1994) non-residential institutions, swimming bath or pool, skating rink, health club, sauna, sports hall, other indoor or outdoor land based sports or recreation uses not involving motorised vehicles or firearms, and interpretation centres, provided the facility:
 - is of a small scale and does not create adverse impacts on the residential amenity of the area;
 - is located on land already occupied by buildings and will replace these buildings provided they are not worthy of retention due to their historic/architectural merit and/or their contribution to the character of the area, unless land is specifically allocated for the facility by this Local Plan; and,
 - the immediate surroundings of the site are already of a mixed use character.

3.3.21 This policy also identifies those non-residential uses that can be located within the Residential Areas because they support and enhance community amenity (such as very small shops, old people's homes or kindergartens) and/or do not create adverse environmental impacts (such as small offices and small health facilities or visitor attractions). The policy specifically excludes land-uses that are deemed to be incompatible with Residential Areas due to their nature and scale of activity, such

3.3.20 This policy seeks to guide the future growth of Residential Areas primarily by encouraging the location of more dwelling units within them. It is not the intention of MEPA to create "dormitory towns" through a rigid zoning policy, but it is important that these areas remain primarily an attractive place to live in and remain predominantly residential in use. This policy applies to all sites within the Residential Areas, unless a specific site is controlled by other policies in this Local Plan, in which case the site-specific policy should take precedence.

3.3.19 Residential Areas are the predominant land use in the urban areas especially on levels above ground floor. The range of non-residential activities, especially at ground floor level, tends to be a mix of uses and includes shops and offices, mostly of a local scale and serving local need, spread throughout the predominantly residential area. Garage businesses, schools, showrooms, bars and other uses can also be found in some residential areas, but the range and scale of the mix of uses is greatly influenced by the locality itself.

Land-uses falling outside those mentioned above will not be considered favourably within the designated RAs, unless there are overriding reasons to locate such uses within these areas.

x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.
Proposals to convert from existing Class 12 (Use Classes Order, 1994) general industry to Class 11 (Use Classes Order, 1994) business and light industry within designated Residential Areas shall only be considered acceptable by MEPA if all the conditions listed above are adhered to, and provided that it can be proven that the Class 12 Use (general industry) operation is a permitted one and the Class 11 Use (business and light industry) operation is actually more neighbourhood compatible than the Class 12 Use operation it intends to replace.

ix. Class 11 (Use Classes Order, 1994) business and light industry provided that:
• The gross floor area of the premises does not exceed 50 sqm (including storage of materials and/or finished products);
• The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply;
• The activity conducted within the premises does not entail extensive and/or prolonged use of percussion hand tools (eg, hammers, mallets etc);
• The activity employs less than 5 people; and
• The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products.
Examples of acceptable uses considered by MEPA include tailor, cobbler, lace making and computer and electronic repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing, spray painting and bakery.

viii. Class 8 (Use Classes Order, 1994) educational facilities, provided that access and the character of the area are taken into account and are deemed adequate by MEPA to allow the safe and neighbour compatible use of such facilities.

as bad neighbour industrial uses. In this regard, acceptable light industrial uses in residential areas shall only include very low impact industrial activities such as electronic repair, servicing and maintenance as well as handicrafts that do not inherently require the use of electrical machinery, especially those related to textiles. Activities which require the extensive use of manual percussive tools (eg. hammers, mallets etc) are not deemed compatible with residential areas.

CG08 Residential Priority Areas

The Local Plan designates Residential Priority Areas (RPAs) within the Urban Development Boundaries of the following settlements as indicated in the relative Area Policy Maps:

Attard, Balzan, Birkirkara, Gharburg, Hamrun, Ikin, Lija, Mosta, Naxxar and Sta. Venera

The acceptable land-uses (new uses, extensions to existing uses and change of uses) within all frontages located within the RPAs are:

- i. A mix of Class 1 (Use Classes Order, 1994) terrace houses, maisonettes and flats on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan; and
- ii. A mix of Class 1 (Use Classes Order, 1994) detached and semi-detached dwellings on sites zoned in the relative Area Policy Maps for these specific forms of residential development. This development is to be in accordance with the relevant conditions as detailed in the DC2005, Part 3, unless otherwise stated by a policy in this Local Plan.

If a master plan agreed to by 75% of the owners of the gross floor area for each of the identified sites at Birkirkara, Hamrun and Santa Venera as indicated on Maps BKM1, HAM1 and SVM1 is submitted to MEPA, the re/development of the identified villa sites to terrace houses, maisonettes and flats may be considered favorably by MEPA under the following conditions:

- a) The uses comply with Policy CG07 Residential Areas; and
- b) The height limitation is for three floors plus semi-basement for all these sites notwithstanding that this does not conform to the building height limitation as indicated in the relevant Building Height Limitations Maps.

In the absence of an approved master plan, development of individual plots should follow the conditions set out in the DC 2005 for the relevant Villa Areas.

3.3.22 Residential Priority Areas are generally used exclusively for residential purposes. RPAs are distinct from other urban areas because of the particular building design of the existing semi-detached/detached dwellings and bungalows, lower densities and appreciable landscaped areas within individual sites. These areas can be extensive such as in the case of Naxxar and Ikin, or may consist of small enclaves such as in Birkirkara, Mosta and Blata-I-Bajda. The proliferation of non-residential uses within these RPAs is likely to have a serious impact on their particular residential character and amenity, and is therefore not permitted by MEPA.

ANNEX E

Projeta' 4

35, Flat 7, Trig tal-Labour, Naxxar

ANNEX E1

Site Plan ta' fejn jinsab il-Post

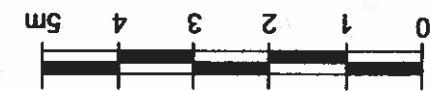


Sors - www.pa.com.mt

Pjanti tal-Propjeta'

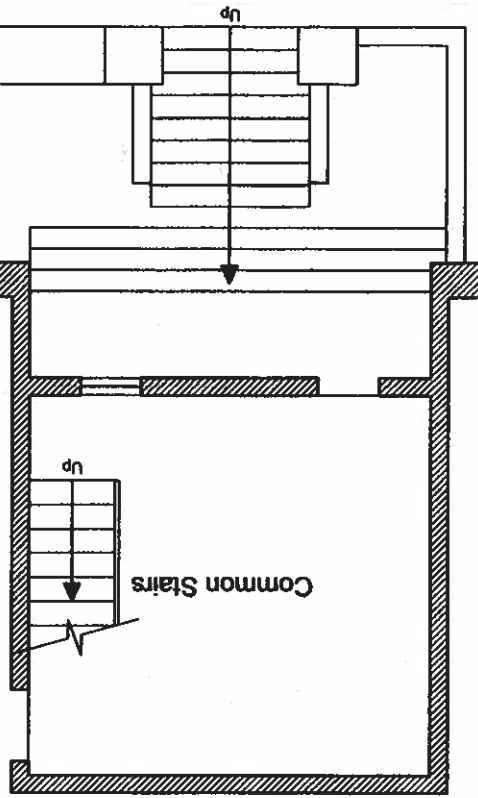
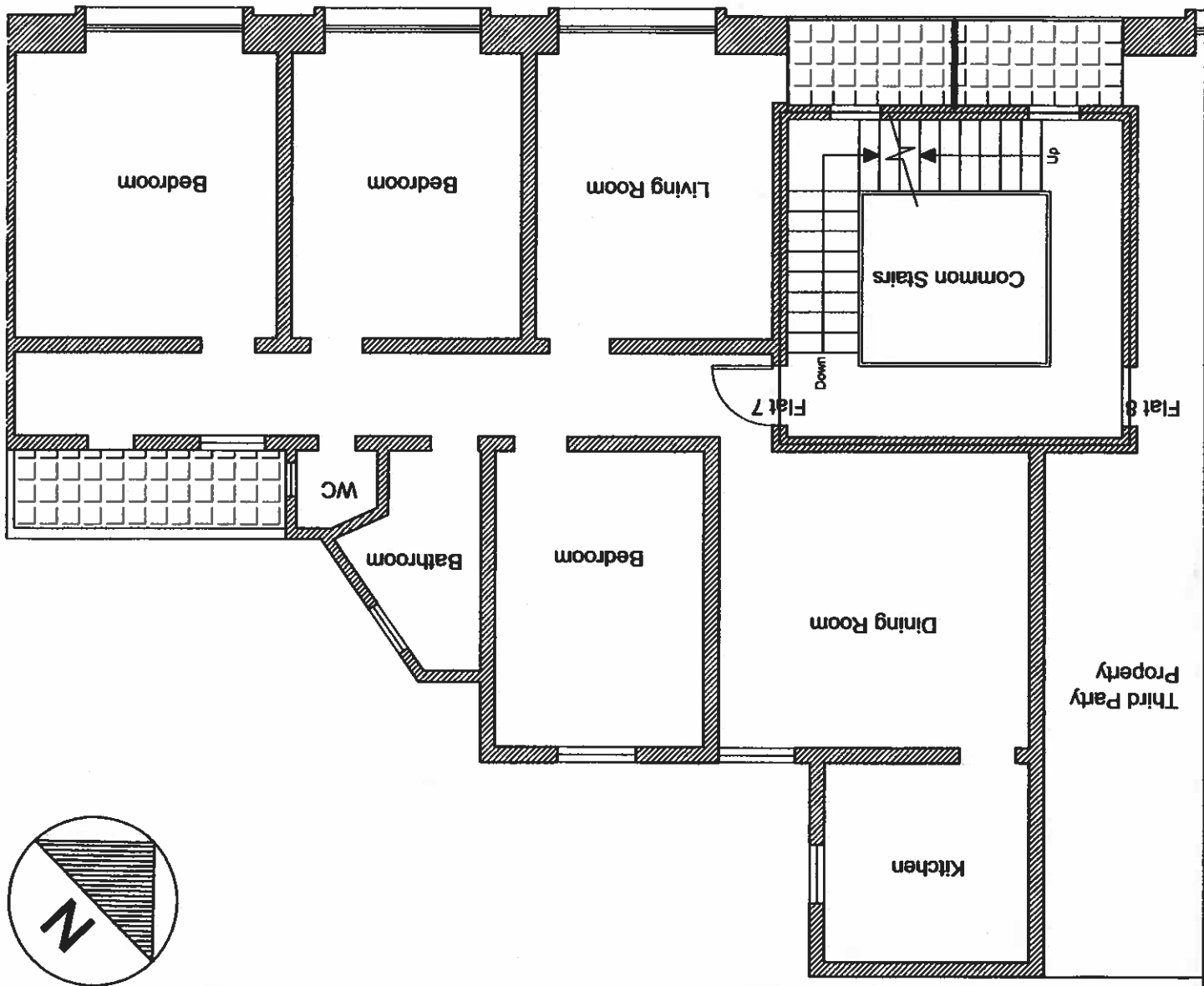
ANNEX E2

Date:	29/03/24	MM	MM	Scale:	1:100
Drawn By:	MM	Checked By:	MM	Project No.:	A-500-01
Project No.:	DR-001	Scale:	A4	Architect:	Pertt Milram Magri
Architect:	Pertt Milram Magri				
Property Address:	35, Sprettu Buildings, Flat 7, Labour Avenue, Navora				
Drawing Title:	First Floor and Fourth Floor Plans as Existing				



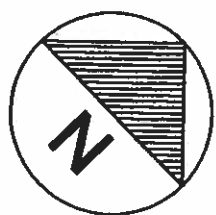
First Floor Plan as Existing
Scale 1:100

Fourth Floor Plan as Existing
Scale 1:100



Third Party Property

Third Party Property



ANNEX E3

Ritatti tal-Propjeta'

Ritratt 1 : Ritratt tal-faccata mehud minn Trig tal-Labour



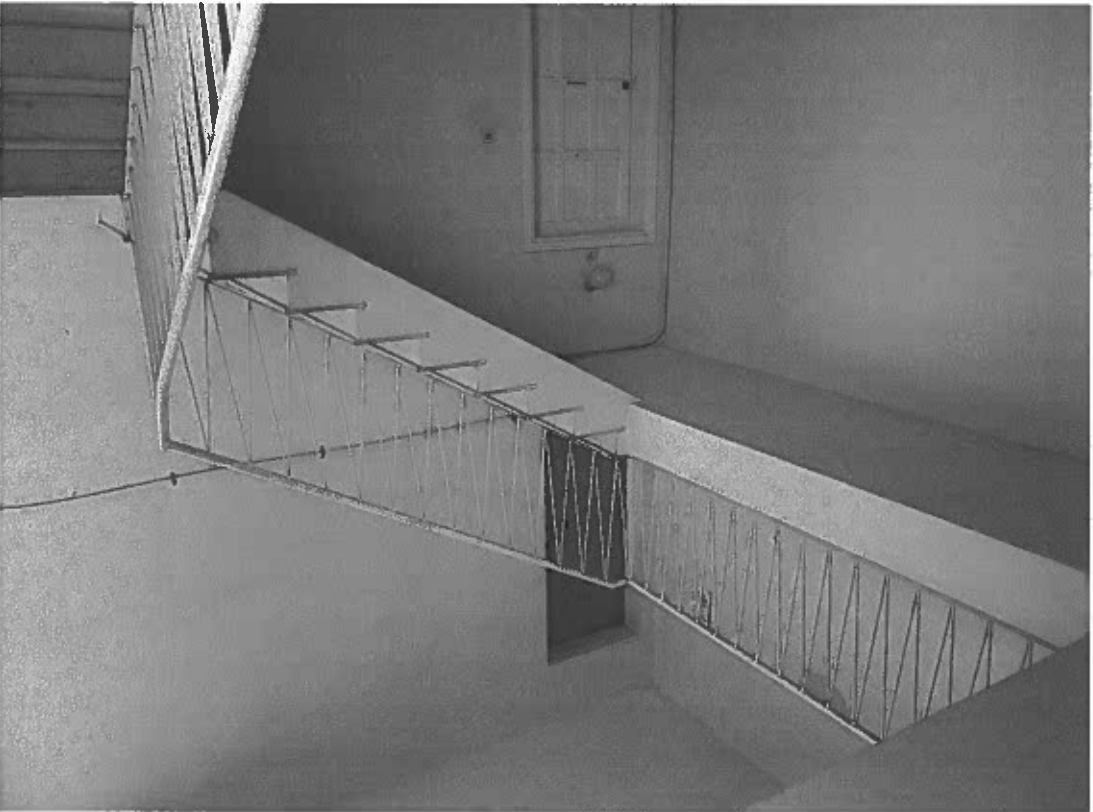
Ritratt 2: Ritratt iehor tal-entrataura komuni għall-blokka tal-appartamenti



Ritratt 4: Ritratt tat-tarag komuni



Ritratt 3: Ritratt tat-tarag komuni



Ritratt 6: Ritratt tal-keina



Ritratt 5: Ritratt tal-kamra tal-pranzu



Ritratt 7: Ritratt tal-kuritur



Ritratt 9: Ritratt tal-ewwel kamra tas-sodda



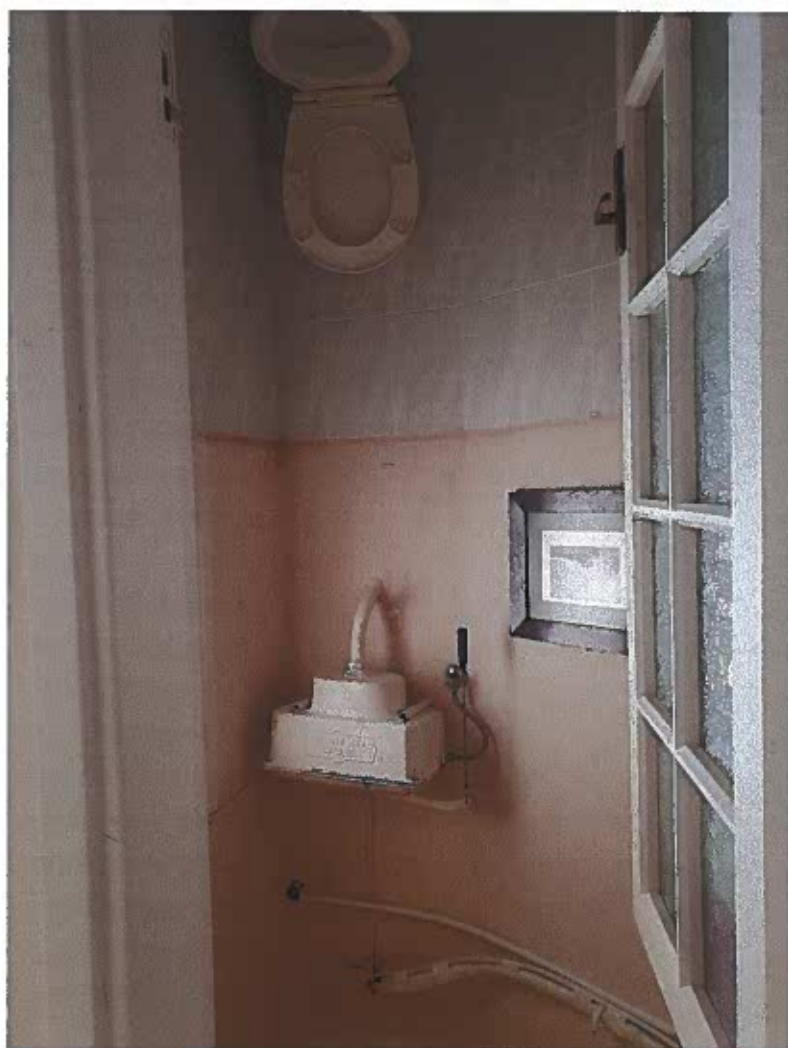
Ritratt 8: Ritratt tal-ewwel kamra tas-sodda



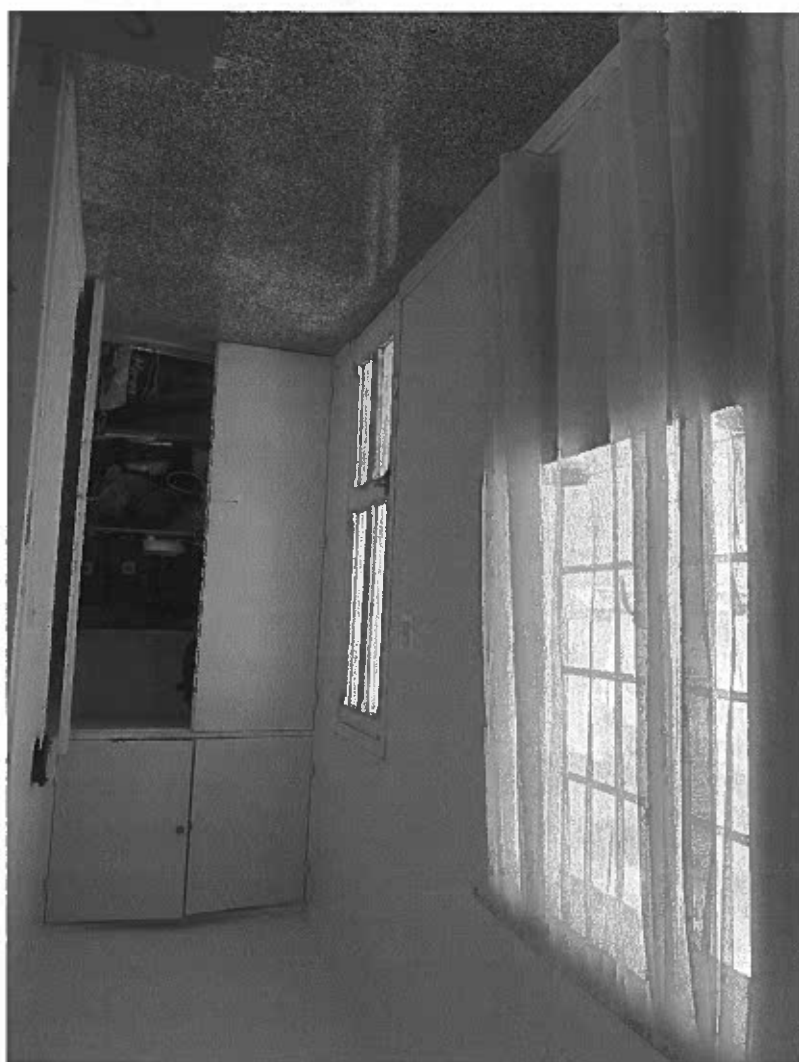
Ritratt 10: Ritratt tal-kamra tal-banju



Ritratt 11: Ritratt tal-kamra tat-toilet



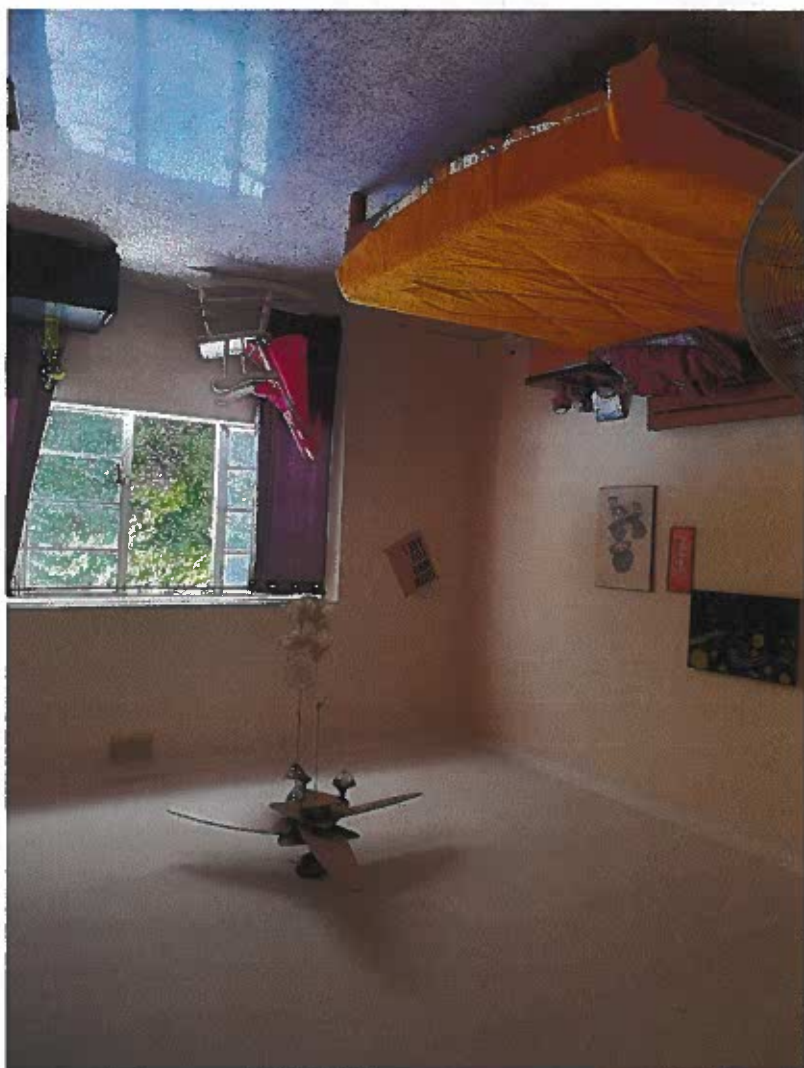
Ritratt 12: Ritratt tal-kuritur



Ritratt 13: Ritratt tal-gallarija



Ritratt 14: Ritratt tat-tieni kamra tas-sodda



Ritratt 15: Ritratt tal-kurtur



Ritratt 17: Ritratt tal-living room



Ritratt 16: Ritratt tat-tielet kamra tas-sodda

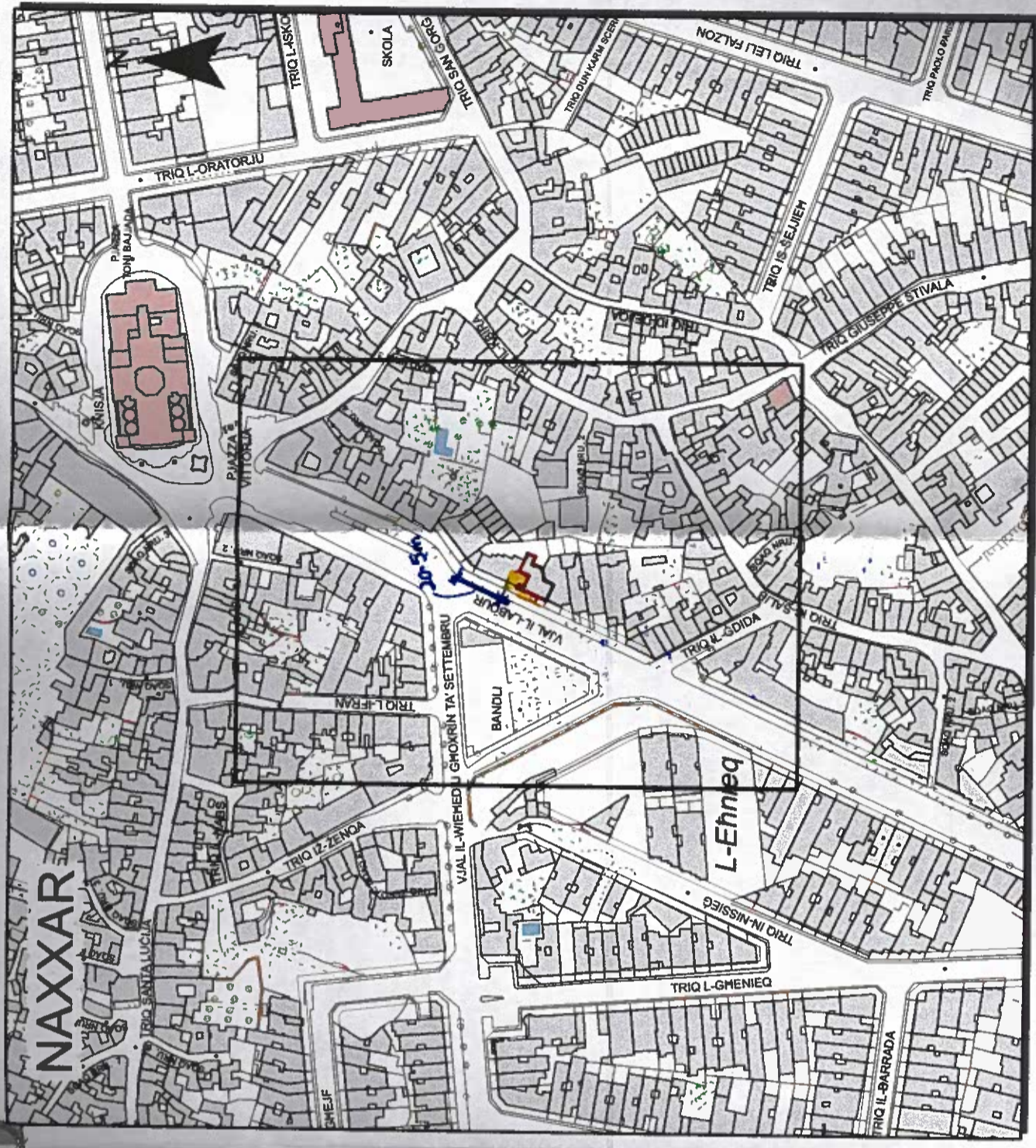
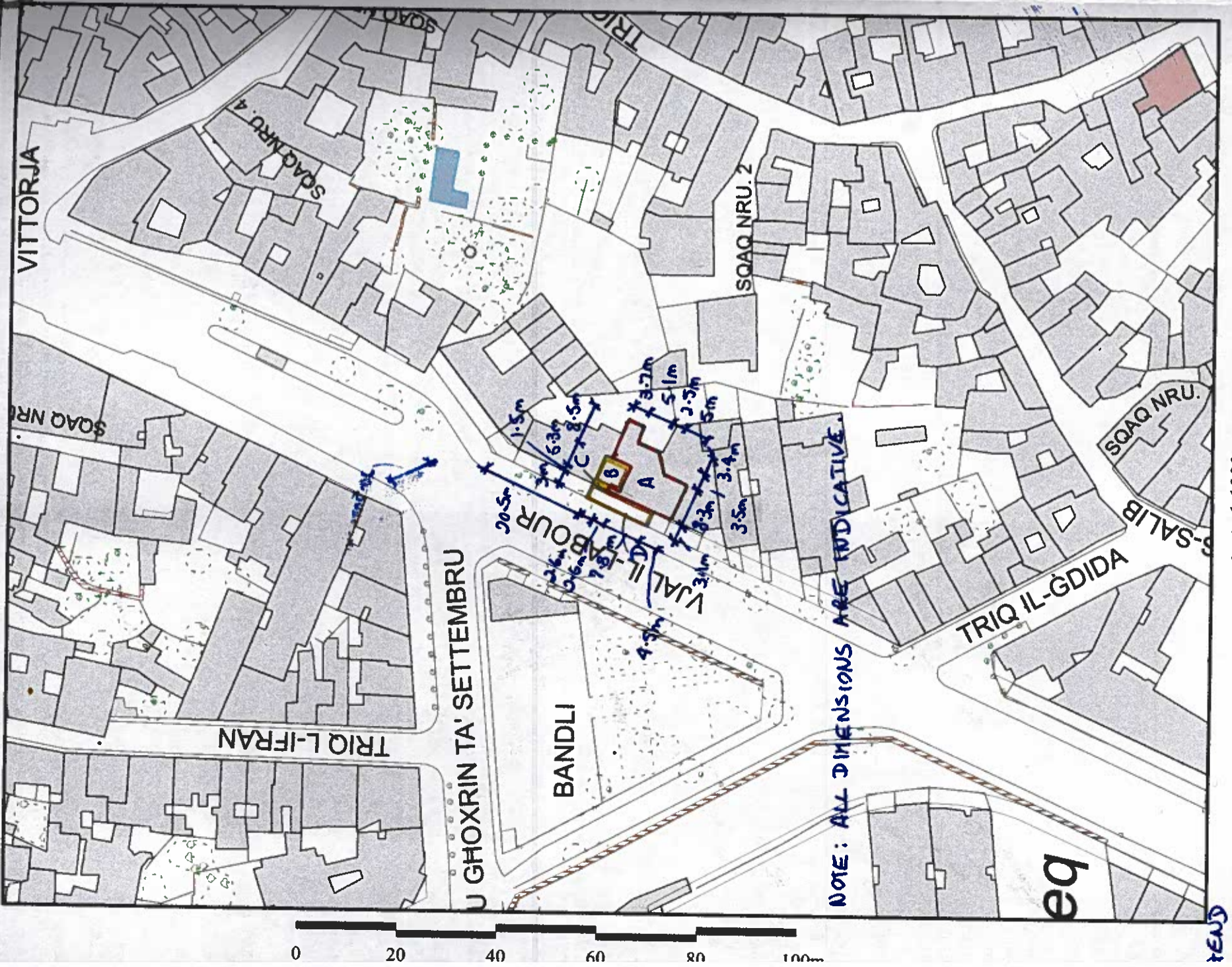


ANNEX E4

Pjanta tal-Land Registry

PROPERTY: 35, SPRETO BUILDINGS, FLAT 7, LABOUR AVENUE, NAXXAR
 Dan hu dokument ufficjali għall-użu biss fl-Aġenzija għar-Registrazzjoni tal-Artijiet

This is an official document for Land Registration Agency use only



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

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

Nru tal-Mappa: 343721 E	Pożizzjoni Ċentrali: x = 49880	Parti min S.S.: 4874	Data: 27/03/2024
Map Number:	Centre Coordinates: y = 74680	Extracted from S.S.:	Date:
Perit: MIRIAM MAGRI	Architect: MIRIAM MAGRI	Qies (metri kwadri): A: 159 m²	B: 29 m²
Timbru tal-Perit:	Architect's Stamp:	Area (square metres): C: 4 m²	D: 40 m²

IR 348022

Dritt imħallas

It-Tmien Skeda

ANNEX E5



Warrant Number: 636
 Date: 23/04/2024
 Perit's Signature: [Signature]
 Rubber Stamp: _____

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

Property Attribute	Options
Type of Property	<input type="checkbox"/> Villa <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Bungalow <input checked="" type="checkbox"/> Flat/Apartment <input type="checkbox"/> Maisonette <input type="checkbox"/> Farmhouse
Age of Premises	<input type="checkbox"/> 0-20 years <input checked="" type="checkbox"/> Over 20 years <input type="checkbox"/> Pre WWII
Surroundings	<input type="checkbox"/> Sea View <input type="checkbox"/> Country View <input checked="" type="checkbox"/> Urban
Environment	<input type="checkbox"/> Quiet <input checked="" type="checkbox"/> Traffic <input type="checkbox"/> Entertainment <input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell <input type="checkbox"/> Semi-Finished** <input checked="" type="checkbox"/> Finished***
Level of Finishes	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Poor
Amenities	<input type="checkbox"/> With Garden <input checked="" type="checkbox"/> No Garage <input type="checkbox"/> With Pool <input type="checkbox"/> With Lift <input type="checkbox"/> With Basement <input type="checkbox"/> One car Garage <input type="checkbox"/> Two Car Garage <input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof <input checked="" type="checkbox"/> No Ownership of Roof <input type="checkbox"/> Shared Ownership

TICK WHERE APPLICABLE (Tick one box in each case except where indicated otherwise)

Locality: NAXXAR
 Address: 35, SKRETTU BUILDINGS, FLAT 7, LABOUR AVENUE, NAXXAR
 Total Footprint of Area Transferred: 159 m²

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

EIGHTH SCHEDULE



ANNEX E6

Estratt mis-Central Malta Local Plan – Policies CG12

3.5 Commerce and Industry



Town Centres

MEPA designates the following town centres within the local plan area:

Type of Centre	Locality	Area Policy Map
Primary Centres	Birkirkara	BKMI
	Hamrun	HAMI
	Mosta	MOMI, MOM2
	Naxxar	NAMI, NAM2
Secondary Centres	Qormi	QOMI

The boundaries of these town centres are indicated in the relevant Area Policy Maps. The acceptable land uses (new uses, extensions to existing uses, and change of uses) within all frontages located within these designated town centres are listed below. However the listed town centre uses are only allowed at ground floor level in Triq il-Kbira, Triq Mike Pulls, Triq is-Santwarju and Triq Tumas Fenech in the designated Birkirkara town centre, with dwelling units allowed on upper floors.

- i. Class 1 (Use Classes Order, 1994) dwelling units on upper floors only. Proposals for residential development at ground level will only be considered by MEPA provided that the proposed development scheme includes one dwelling unit only. Conversions from existing Commercial Uses at Ground Floor level to new Residential units will not be permitted by MEPA.
- ii. Class 2 (Use Classes Order, 1994) residential institutions on upper floors only.
- iii. Class 3 (Use Classes Order, 1994) hostels.
- iv. Class 4 (Use Classes Order, 1994) retail uses including, shopping malls and speciality shopping, but excluding showrooms, provided they comply with the provisions of MEPA's Interim Retail Planning Guidelines (2003).
- v. Supermarkets provided that they comply with all the provisions of Policy CG17.
- vi. Class 5 (Use Classes Order, 1994) offices.
- vii. Class 6 (Use Classes Order, 1994) Food and Drink, including hot food take-away. However take-aways are not to be allowed above ground level.
- viii. Class 7 (Use Classes Order, 1994) non-residential institutions including interpretation centres. However public halls are to have a floor area that does not exceed 150 sqm.
- ix. Class 8 (Use Classes Order, 1994) educational facilities.
- x. Class 9 (Use Classes Order, 1994) assembly and leisure.
- xi. Class 11 (Use Classes Order, 1994) business and light industry provided that:
 - The gross floor area of the premises does not exceed 50 sqm (including storage of materials and/or finished products);
 - The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply;
 - The activity conducted within the premises does not entail extensive and/or prolonged use of percussion hand tools (eg. hammers, mallets etc);
 - The activity employs less than 5 people; and
 - The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products.

Examples of acceptable uses considered by MEPA include tailor, cobbler and computer repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing and spray painting.

- Proposals to convert from existing Class 12 (Use Classes Order, 1994) general industry to Class 11 (Use Classes Order, 1994) business and light industry within designated Town Centres shall only be considered acceptable by MEPA if all the conditions listed above are adhered to, and provided that it can be proven that the Class 12 Use (general industry) operation is a permitted one and the Class 11 Use (business and light industry) operation is actually more neighbourhood compatible than the Class 12 Use operation it intends to replace.
- xii. Class 17 (Use Classes Order, 1994) storage facilities only provided that the gross floor area does not exceed 75 sqm.
- xiii. Taxi Business or for the hire of motor vehicles.
- xiv. Band club and social club.
- xv. Cleaning of clothes in venues where articles are brought by the public, provided that the gross floor area does not exceed 75 sqm.
- xvi. Conference Centre.
- xvii. Indoor shooting range provided that all the conditions of the Guidance on Shooting Ranges are fully adhered to.
- xviii. Bakery and Confectionery with provision for outside catering.
- MEPA will support initiatives from public agencies and the private sector that contribute to the enhancement of the external environment of town centres and add to their attraction as a community and retail hub. Proposals for appropriate pedestrianisation schemes, landscaping schemes and traffic management will also be considered favourably. MEPA will strongly encourage the establishment of town centre management initiatives in the primary town centres.
- 3.5.1 The town centre is the focus for a range of commercial and community activities, resulting in a mix of, often interdependent, land uses that provide a focus for identity, social interaction and business opportunities. It includes a combination of features; historic buildings, cultural, civic and governmental buildings, as well as public open spaces. This physical form and mix of functions, which have evolved over a considerable period of time, makes a town centre different from a shopping centre and provides much of its character which can be further enhanced by introducing appropriate new uses into historic buildings. It also has a high level of accessibility to employment, services, and facilities for all the community. Shopping provision is a key component of town centres, and makes a major contribution to their vitality and viability. It is important therefore that they retain retailing as a core function.
- 3.5.2 The term "town centre" is used generally to cover city and town centres which provide a broad range of facilities and services and act as a focus for both the community and for public transport. It excludes small clusters of shops of purely local significance. The size of the centre will influence the range of activities that it offers and its function. The scale of development possible and the opportunities available will differ from place to place.
- 3.5.3 The Retail Strategy defined a primary town centre as a town centre with a regional or sub-regional function for non-food shopping. A secondary centre is a town centre with a significant non-food shopping element but serving local residents or residents of closely neighbouring villages and used at least by 2,500 people for non-food shopping. Non-food shopping is to be considered as comparison goods, which include clothing, footwear, furniture, household textiles, electrical goods, hardware, chemist goods, jewellery, recreational and other miscellaneous goods. Convenience

The acceptable land uses (new uses, extensions to existing uses, and change of uses) within all frontages located within these designated Local Centres are as follows:

i. Class 1 (Use Classes Order, 1994) dwelling units on upper floors only. Proposals for residential development at ground level will only be considered by MEPA provided that the proposed development scheme includes one dwelling unit only. Conversions from existing Commercial Uses at ground floor level to new Residential units will not be permitted by MEPA.

ii. Class 2 (a) (Use Classes Order, 1994) residential accommodation and care to people in need of care on upper floors only.

1. Misrah Ninu Cremona in Iklin as per Policy IK01;
2. Bata l-Gholja as per Policy MO02;
3. Is-Sagħtar in Mosta as per Policy MO03; and,
4. Malta Trade Fair site as per Policy NA02.

Detailed comprehensive development plans for the Local Centres in the following locations are to be approved by MEPA before the Authority considers any development applications in these Centres:

Area Policy Map	Location
ATMI	Trig il-Mosta, Attard
ATMI	Trig il-Pirkali, Attard
ATMI	Piazza Tommaso Dingh, Attard
BZMI	Trig Wied Hal-Balkan, Balkan
BZMI	Piazza Bertu Fenech, Balkan
BKMI	Trig Fleur de-Lys, Birkirkara
GKMI	Misrah il-Knisja and Trig San Bartolomew, Għajburi
HAMI	Tar-Rabbat, Hamrun
IKMI	Misrah Ninu Cremona, Iklin
LJMI	Piazza Traustguzza, Lija
MOM2	Bata l-Gholja, Mosta
MOM1	Sta. Margherita, Mosta
MOM2	Is-Sagħtar, Mosta
NAMI	Trig San Pawl, Naxxar
NAMI	Malta Trade Fair Site, Naxxar
NAMI	Trig ix-Xambekk, Bahar ic-Cagħaq

MEPA designates the following Local Centres within the local plan area:

CG13 Local Centres

3.5.5 Creating liveable communities requires integrated initiatives aimed at improving the quality of life of citizens. A quality physical external environment can act as the catalyst for investment, economic growth and social well-being.

3.5.4 Although retailing is a dominant activity in a town centre, the attraction of each centre for the location of other businesses and social and community facilities were taken into account in identifying the acceptable range and mix of uses indicated in the policy. The vitality and viability of town centres depends on a varied mix of uses and activities that encourage people to visit the centre whilst ensuring that they remain an attractive place to live in.

goods retail outlets are to be directed towards local centres that are the appropriate commercial areas for this type of shopping.

ANNEX G

Konferma mill-Awtorita' tad-Djar rigward registrazzjoni ta' kirja



Miriam Magri <miriamusc@gmail.com>

Rent Registration of Apartments

1 message

Pert Miriam Magri <miriamusc@gmail.com>
To: rentregistration.ha@ha.gov.il

To whom it may concern,

I have been engaged by the Civil Court to inspect and prepare valuation reports on a number of properties owned by Lara Investments Limited as per attachment

Upon inspecting the listed properties hereunder, it was evident that these apartments are being rented out to third parties. Since I am duty bound to note this in my report which I shall be submitting to court shortly, I would like to know whether these rental agreements were duly registered by Mr Jeffrey Altard obo Lara Investments Ltd with Housing Authority.

The properties are the following:

1. 68, Apartment 2, Triq Li-ghgh, Swieqi
2. 1, Lara Buildings, Penthouse, Triq Guzeppi Calleja, I-Likin
3. 35, Sprettu Buildings, Flat 7, Labour Avenue, Naxxar

Given that the owner was very difficult and did not cooperate to provide access to these properties, the submission of the required documentation had to be delayed substantially. I now need to present the required documentation during the first week of April, so I would appreciate if you could get back to me by Thursday 28th March.

Should you need to contact me, you may do so on 79264492.

Regards,

Pert Miriam Magri
B.E.&A (Hons.) (Mell), A.C.E.

This email and any attachments thereto are intended solely for the use of the addressee or his authorized agent. This email may contain confidential material. If you have received this email in error kindly notify the sender immediately and delete it from your system. If you are not the intended recipient it is strictly prohibited to disseminate, distribute or copy any part of this message with any third party. Thank you for your cooperation and understanding.

Hatra tal-Espert.pdf
207K



Miriam Magri <mimusc@gmail.com>

Hatra tal-Espert

Thu, Mar 28, 2024 at 11:06 AM

Spiet Ivan at HA <ivan.b.spiet@ha.gov.mt>
To: Perit Miriam Magri <mimusc@gmail.com>, Zammit Thomas at HA <thomas.zammit.2@ha.gov.mt>
Cc: Fenech Romina at HA <romina.a.fenech@ha.gov.mt>

Dear Perit Magri,

Kindly note that no registrations were found for:

68, Apartment 2, Triq Hliqugh, Swied!

1, 'Lara Buildings', Penthouse, Triq Guzeppi Calleja, L-Ikkin

2 active registrations were found for: 35, Sprettu Buildings, Flat 7, Labour Avenue, Naxxar. One of the registrations has 5 lesses, while the other has 6 lesses.

Regards,



Ivan Spiet

MANAGER REGISTRATION & CUSTOMER RELATIONS

Property Market

www.housingauthority.gov.mt

t: +356 22891402 e: ivan.b.spiet@ha.gov.mt

22, Pietro Floriani Street,
Floriana FRN1060 - Malta

Kindly consider your environmental responsibility before printing this e-mail

From: Perit Miriam Magri <mimusc@gmail.com>
Sent: Tuesday, 28 March 2024 17:10

To: Zammit Thomas at HA <thomas.zammit.2@ha.gov.mt>

Cc: Spiet Ivan at HA <ivan.b.spiet@ha.gov.mt>; Fenech Romina at HA <romina.a.fenech@ha.gov.mt>

Subject: Re: Hatra tal-Espert

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

Dear Dr Zammit,

[Quoted text hidden]

Legal Extract.pdf 429K

ANNEX H

Kopji tal-Ircevuġi Mhallsa

COURT SERVICES AGENCY



Registry: COURTS OF JUSTICE - REGISTRU SUPERJURI - CIVILI

Received from
CAMILLERI VICTOR KI 581757M ET

Seven euro

NOTIFIKA - Cash No: 9/1/2024 -
Received on: 02/01/2024
CAMILLERI VICTOR KI 581757M ET
vs LARA INVESTMENT LIMITED
C24441

When payment is made by cheque, this receipt is valid subject to bank clearance

Receipt No: 000557695

Date: 02/01/2024

Payment Method HLAS KONTANTI
Cashier CAMILLERI PHIENNE
Signature

Net	7.00
%VAT	
Total	7.00

GOVERNMENT OF MALTA



Receipt No: 000557717

Ministry/Department

COURTS OF JUSTICE - REGISTRU SUPERJURI - CIVILI

Received from MM

the sum of
Fourteen euro

in respect of
NOTIFIKA - Cash No: 43/01/2024 - Received on: 03/01/2024
CAMILLERI VICTOR KI 581757M ET vs LARA INVESTMENT
LIMITED C24441

When payment is made by cheque, this receipt is valid subject to bank clearance

Date 03 Jan 2024	
Net	14.00
% VAT	
Total	14.00
Payment Method	
Cashier SEABROOK ABIGAIL	
Signature	

ACCI