

VAT Exempt

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Fil-Prim Awla' tal-Qorti Civili

Fil-Atti tas-Subbasta Nru. 12/23

Victor Camilleri KI 581757M

Vs

Lara Investments Limited C 4441

Relazzjoni tal-Perit Arkitett

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



It-Tnejn, 25 ta' Marzu, 2024

Peress li jien hawn that iffirmata gejt mahtura bhala esperta fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobбли 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-proprietajiet u dati ta' meta saru l-accessi fuq il-post

Referenza	Proprieta'	Data tal-Access
Proprieta' 1	Fond kummercjali bla numru u bla isem (fil-livelli tal-ground floor u basement), Triq Guzeppi Calleja, l-Iklin.	28 t'Ottubru 2023 fis-13.30
Proprieta' 2A	Appartament internament immarkat Numru 2, formanti minn blokk Numru 68, Triq l-Ilquugh, Swieqi.	24 ta' Frar 2024 fil-11.00
Proprieta' 2B	Garaxx Numru 70, Triq l-Ilquugh, Swieqi.	26 ta' Frar 2024 fis-19.00
Proprieta' 3	Penthouse (fit-third floor level) tal-blokk kummercjali 'Lara Buildings', Numru 1, Triq Guzeppi Calleja kantuniera ma' Triq Dun Karm Psaila, l-Iklin.	15 ta' Jannar 2024 fil-11.30
Proprieta' 4	Flat Numru 7 (fil-hames livell) fil-blokk Numru 35, Sprettu Buildings, Labour Avenue, Naxxar	28 t'Ottubru 2023 fis-14.30

Qed jigi nnutat li kien hemm diffikulta' biex issir l-ispezzjoni fil-proprietajiet tas-Swieqi minhabba li s-sid baqa' jippostponi biex jiprovdi l-access. Minhabba f'hekk, jien hawn that iffirms ipprezentajt rikors fejn tlakt direzzjoni lil Din l-Onorab bli Qorti. Permezz ta' digriet mahrug fit-18 ta' Dicembru 2023 Din l-Onorab bli Qorti awtorizzat li l-access isir permezz ta' sgass fil-prezenza tal-Marixxall tal-Qorti u tal-Pulizija Ezekuttiva. Minnufih bdew isiru l-arrangamenti necessarji sabiex isir l-isgass. Pero, fl-ahhar hin is-sid ipprovda l-access ghal dawn il-proprietajiet u ghaldaqstant l-isgass ma kellux ghaflejñ isir.

List ta' Annessi Mehma ma' dan ir-Rapport

Anness A

Informazzjoni Addizjonali fuq Proprieta' 1:

Fond kummercjal bla numru u bla isem (*ground floor u basement*), Triq Guzeppi Calleja,

Ikklin

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

Anness A2 – Pjanti tal-proprietà'

Anness A3 – Ritratti tal-proprietà'

Anness A4 – Pjanta tal-Land Registry

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

Anness B

Informazzjoni Addizjonali fuq Proprieta' 2A - 68, Flat 2, Triq l-Ilquugh, Swieqi

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

Anness B2 – Pjanti tal-proprietà'

Anness B3 – Ritratti tal-proprietà'

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 permissibili f' Residential Priority Areas (*Terraced Houses, Maisonettes & Flats*)

Anness C

Informazzjoni Addizjonali fuq Proprieta' 2B - Garaxx Numru 70, Triq l-Ilquugh, Swieqi

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

Anness C2 – Pjanta tal-proprietà'

Anness C3 – Ritratti tal-proprietà'

Anness C4 – Pjanta tal-Land Registry

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

Anness D

Informazzjoni Addizjonali fuq Proprieta' 3

'Lara Buildings', Penthouse, Triq Guzeppi Calleja kantuniera ma' Triq Dun Karm Psaila, I-Iklin

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

Anness D2 – Pjanti tal-proprieta'

Anness D3 – Ritratti tal-proprieta'

Anness D4 – Pjanta tal-*Land Registry*

Anness D5 – It-Tmien Skeda

Anness D6 – Estratt mis-Central Malta Local Plan li turi lista ta' uzi li huma permissibili f' Residential Areas (*Terraced Houses, Maisonettes & Flats*)

Anness E

Informazzjoni Addizjonali fuq Proprieta' 4

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

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

Anness E2 – Pjanti tal-proprieta'

Anness E3 – Ritratti tal-proprieta'

Anness E4 – Pjanta tal-*Land Registry*

Anness E5 – It-Tmien Skeda

Anness E6 – Silta mis-Central Malta Local Plan li turi lista ta' uzi li huma permissibili f' Secondary Town Centre

Anness G

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

Anness H – Kopja tal-ircevuti mhallsa

Propjeta' 1

Fond Kummerċjali bla numru u bla isem fi Triq Guzeppi Calleja , Iklīn

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

Fond

Il-fond li għandu l-entratura tieghu mill-kantuniera ta' bejn Triq Guzeppi Calleja u Triq Dun Karm gewwa l-Iklīn limiti ta' Hal Balzan, jikkonsisti fi proprjeta' kummerċjali mifruxa fuq zewg livelli; il-livell tal-*ground floor* kif ukoll il-*basement level*.

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

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

Minkejja li l-*files* relatati ma' dan l-Att tas-subbasta Nru 12/23 li jinsabu gewwa l-ufficju tas-subbasti gewwa l-Qorti ta' Malta gew ezaminati fid-dettall, il-kuntratt tal-akkwist ta' din il-proprjeta' 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-ohra li tinsab fil-kantuniera bejn iz-zewg toroq għandha wisa' ta' madwar 3.9 metri.

Din il-propjeta' hija mifuxa fuq zewg livelli. Il-bieb principali jipprovdi l-access ghall-ground floor. L-gholi intern f'dan il-livell (*clear floor to ceiling height*) jidher li huwa ta' madwar 2.83m. Il-basement li huwa accessibili minn tarag intern, għandu għoli ta' madwar 3.07m. Fil-prezent, dan il-fond jikkonsisti f'showroom fil-ground floor level bl-armatura tal-hgieg fuq it-tliet faccati kif ukoll *goods lift* u tarag li jagħti ghall-basement level. Il-basement level huwa spazju li kien uzza tħala store u li mieghu hemm kamra tas-shower, u l-machine room tal-lift. Ta' min wieħed jinnota li l-basement level ma fi l-ebda apertura li tagħti direttament ghall-barra peress li jinsab kompletament taht il-livell tat-triq.

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

Kundizzjoni tal-Fond

Għalkemm l-istruttura fil-ground floor hija fil-maggoranza tagħha mghottija bil-finishes, b'mod generali, il-propjeta' tidher li hija mibnija b'hitan tal-gebel / bricks u soqfa precast tal-konkos. F'dawk il-postijiet limitati fejn l-istruttura setghet tigi spezzjonata, ma kienx hemm indikazzjonijiet li hemm hsarat strutturali f'dan il-livell. Min-naha l-ohra 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-propjeta' għandhom parti sostanzjali minnhom bil-hgieg immuntati fuq frame tal-aluminium. Fuq barra, il-faccati huma miksijin b'kisi ta' kulur cream. Il-hitan minn gewwa huma miksija bil-gypsum. Is-saqaf tas-showroom huwa kollu kemm hu mghotti b'suffett filwaqt li l-art hija mghottija b'tip ta' vinyl flooring. L-art u s-saqaf tal-basement huma magħmulin minn konkoz espost u mingħajr finishes.

Bhalissa dan il-fond muwiex qed jintuza u minhabba f'hekk certu zoni bhall-istore u l-kamra tas-shower fil-basement għandhom bzonn li ssirilhom manutenzjoni. Minbarra f'hekk jidher li l-post għandu bzonn ukoll li jigi mmodernizzat.

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

Permessi tal-Bini fuq dan il-fond

Wara tfittxija *online* fis-sit elettroniku tal-Awtorita' tal-Ippjanar ghall-permessi fuq dan is-sit, instabett ir-referenza tal-applikazzjoni ghall-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 laqgha mal-ufficjali tal-Awtorita', qed jigi kkonfermat li l-permess jirrelata ghall-kostruzzjoni tal-blokka 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 innutati xi differenzi minn dak li hemm approvat ghal dak li jezisti fir-realta'. Id-differenzi ewlenin huma dawn. Fil-pjanta approvata tal-basement jidher li taht l-art tal-store kien ippjanat li jsir bir. Dan il-bir jidher li ma giex kostruit. Il-kamra tas-shower ezistenti f'dan il-livell ma tidhix fil-pjanta approvata. Fil-livell tal-ground floor, l-ispezju fejn illum hemm is-showroom kellu jkun maqsum fi tnejn. Il-parti li fil-bicca l-kbira thares fuq Triq Dun Karm hija approvata bhala *Class 4 shop* mentri l-parti tas-showroom li thares fuq Triq Guzeppi Calleja hija approvata bhala garaxx.

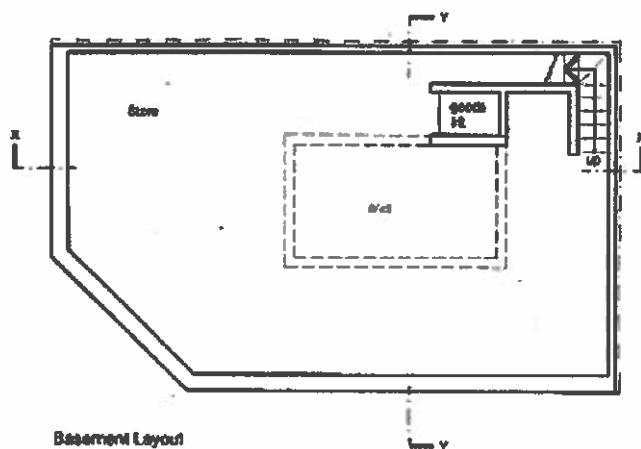
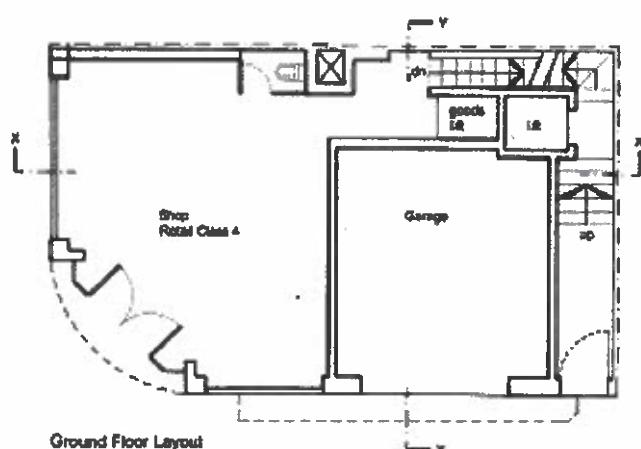


Fig 1 – Basement u Ground Floor Layouts kif approvati f' PA 03063/04



Permessi ohra relatati mal-blokka imma li ma jirreferux direttament ghall-fond

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

“To Construct a Penthouse”.

Din l-applikazzjoni giet approvata mill-Awtorita’ tal-Ippjanar fl-10 t’April 2006.

Skemi ta’ l-Awtorita’ ta’ l-Ippjanar

Il-propjeta’ tinsab gewwa *area* residenzjali gewwa l-Iklin li hija kkunsidrata bhala *Residential Area*, hekk kif jidher minn Mappa IKM1 - ‘*Iklan Area Policy Map*’ li tifforma 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*’ qegħda tigi annessa ma’ dan ir-rapport f’ Anness A5.

Konsiderazzjonijiet relatati mal-Permess Ezistenti tal-Fond u Potenzjal fl-Uzu ta’ dan l-istess Fond

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

Konsiderazzjonijiet Ohra

Din il-propjeta’ hija libera u franka bid-drittijiet u l-pertinenzi kollha tagħha.

Valutazzjoni

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

Tliet mijha u elfejn ewro (€302,000)

Propjeta' 2A

68, Flat 2, Triq l-Ilquugh, Swieqi

Access fil-propjeta' hawn fuq imsemmija sar nhar is-Sibt, 24 ta' Frar 2024, għall-habta tal-hdax ta' filghodu (11.00am). L-access sar b'koordinazzjoni mas-sur Jeffrey Attard f'isem Lara Investments Limited imma li 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-Ilquugh, Swieqi, liema blokka tifforma parti minn kumpless ta' sitt appartamenti maghrufa bhala "Lacon Flats" fl-istess Triq l-Ilquugh, Swieqi. Dan l-appartament jinsab fil-livell tas-second floor u huwa sovrapost ghall-appartament internament immarkat bin-numru wiehed (1) li min-naha tieghu huwa sovrapost għal zewg garaxxijiet fil-pjan terran.

Dan il-fond huwa konfinanti mil-lyant ma' Triq l-Ilquugh, min-nofsinhar ma' beni ta' l-aventi kawza ta' Stanley Joseph u mit-tramuntana ma' l-aventi kawza ta' Agnes Martha Darkin jew irrijhat verjuri u jgawdi l-komunjoni mal-appartament sottopost il-partijiet komuni tal-blokka li huma l-bieb principali, entratura, tarag, indani u drains pero eskluza l-bejt u l-arja sovrapost ghall-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 tiswija tal-istess tank tal-ilma u *aerial tat-television*.

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

Deskrizzjoni

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

L-access ghal dan il-fond huwa mill-bieb komuni tal-blokka ta' dan l-appartament li hu accessibili minn Triq l-Ilqugh li jaghti ghal tarag li jibqa' tiela' sa fuq il-bejt. M'hemm l-ebda lift gewwa din il-blokka.

L-entratura tal-appartament huwa permezz ta' bieb intern fuq il-livell *tas-second floor*. Dan il-bieb intern jaghti ghal go kuritur li jghaqquad il-kmamar kollha. Fil-fatt, il-kuritur jaghti ghal *living room* li tinkludi wkoll gallarija thares fuq Triq l-Ilqugh. Magenb il-*living room* tinsab il-kcina li għandha tieqa thares fuq bitha interna ta' terzi persuni. Biswit il-kcina, hemm l-ewwel kamra tas-sodda (immarkata bhala *Bedroom 1* fuq il-pjanta annessa) li wkoll għandha tieqa li tagħti għal fuq il-bitha nterna ta' terzi persuni. It-tieni kamra tas-sodda (*Bedroom 2*) tinsab fuq wara nett tal-propjeta'. Din il-kamra għandha tieqa u bieb li jagħtu għal go gallarija msaqqfa u magħluqa bl-*aluminium*. Fuq in-naha ta' wara tal-propjeta' hemm ukoll it-tielet kamra tas-sodda (*Bedroom 3*) li għandha tieqa tagħti fuq bitha ta' terzi persuni. Accessibili wkoll mill-kuritur hemm ukoll kamra tas-*shower* kif ukoll kamra tal-banju.

It-tromba tat-tarag tagħti l-access ghall-bejt li jikkonsisti fl-ispazju fuq l-appartament hawn fuq deskrirtt.

Il-fond fiċċejl superficjali ta' madwar 141 metru kwadru, b'faccata wiesgha madwar 8 metri. Dan l-appartament għandu fond massimu ta' madwar 21 metru (jekk tinkludi l-għalliha ta' quddiem kif ukoll il-għalliha msaqqfa fuq in-naha ta' wara). L-gholi intern tal-propjeta' (*clear floor to ceiling height*) huwa ta' madwar 2.69 metri.

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

Kundizzjoni tal-Fond

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

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 għandhom 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 għandu bżonn jigi mmodernizzat. Il-kamra tas-shower u kif ukoll il-kamra tal-banju jidhru li m'humiex mizmumin f'kundizzjoni tajba u nadifa. Apparti minn hekk, waqt l-ispezzjoni, gie nnutat li go l-appartament kien hemm riha qawwija ta' gheluq.

Skont informazzjoni migubra mingħand 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 registrata fuq dan l-appartament. Din il-konferma hija mehmua f'Anness G.

Ta' min wieħed jinnota li gewwa l-appartament kien hemm numru ta' annimali domestici bhal qstates li qed jghixu hemm.

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

Permessi tal-Bini fuq dan il-fond

Wara tfittxija *online fis-survey sheets* ta' l-Awtorita' tal-Ippjanar li jkopru s-snin bejn 1-1969 sal-lum, ta' min jghid li nstabu numru ta' referenzi ghall-applikazzjonijiet għal zvilupp.

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

Wara tfittxija 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 fil-11 ta' Gunju 2009.

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

Permessi ohra relatati mal-blokka imma li ma jirreferux direttament ghall-fond

PA 00919/95 – Lacon Flats, Triq 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, Triq l-Ilqugh, Swieqi

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

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

DN 03706/01- 62/63, Lacon Flats, Triq 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 bhala *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 NHH002* fin-'*North Harbour Local Plan*' qegħda tigi annessa ma' dan ir-rapport f'Anness B6.

L-gholi permessibili f'din iz-zona kif skemat mill-Awtorita' tal-Ippjanar m' għandux 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* meħuda minn ‘*North Harbour Local Plan*’. Skont *Policy P35* u *Annex 2* fil-linji gwida tad-disinn mahrugin mill-Awtorita' tal-Ippjanar, dan l-gholi massimu huwa ekwivalenti għal 17.5m fi proprijetajiet li għandhom 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-arja, din il-proprietà fiha potenzjal għal zvilupp ulterjuri ta' sular iehor kif ukoll ta' *penthouse*.

Waqt l-ispezzjoni deher car li l-gallarija ta' wara tal-proprietà hija magħluqa bi struttura tal-aluminium. Peress li tali struttura mhix normalment permessibili mill-Awtorita' tal-Ippjanar u peress li mit-tfittxija fuq il-permessi tal-fond, ma nstabet l-ebda applikazzjoni biex din tigi ssanzjonata, jidher li allura hemm bżonn tiddahhal applikazzjoni mal-Awtorita' tal-Ippjanar biex din tigi sanzjonata jew regolarizzata.

Konsiderazzjonijiet Ohra

L-imsemmija appartament kif ukoll il-garaxx hawn deskrift f'dan ir-rapport taht Proprietà 2B huma soggetti għas-subsidi annwu u perpetwu ta' mijja u disa u tletin punt sebgha u sitta 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 l-lokalita', it-tip u l-kundizzjoni tal-proprietà, il-potenzjal, l-iskemi ta' bini ezistenti applikabbli fuq is-sit kif ukoll kunsiderazzjonijiet ohra, l-esponent jistma l-proprietà fl-ammont ta'

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

Propjeta' 2B

Garage No. 70, Triq l-Ilqugh, Swieqi

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

Fond

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

Dan il-fond huwa konfinanti mil-lvant ma' Triq l-Ilqugh, min-nofsinhar ma' beni tas-successuri fit-titolu ta' Island Properties Limited u mit-tramuntana mal-entratura u tarag li jagħtu access ghaz-żewġ appartamenti.

Deskrizzjoni

Dan il-garaxx li huwa fl-istess livell tat-triq fih kejl superficjali ta' madwar 27 metru kwadru u huwa accessibili minn *forecourt* komuni mal-garaxx ta' hdejh u mal-entratura komuni tal-appartamenti tal-blokka. Dan il-*forecourt* huwa accessibili minn Triq l-Ilqugh.

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

Pjanti ta' din il-propjeta', kif ukoll ritratti huma pprezentati 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 setghux jigu spezzjonati. F'dawk il-postijiet limitati fejn l-

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

Il-hitan tal-garaxx huma mizbughin. Pero mill-areas li setghu jigu ccekjati gie nnutat li z-zebgha f'xi partijiet mill-garaxx qegħda tfarfar. 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 fuq dan il-fond

Wara tfittxija *online fis-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 għal zvilupp.

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

Permessi ohra relatati mal-blokka imma li ma jirreferux direttament għall-fond

PA 00919/95 – Lacon Flats, Triq l-Ilquġi, 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-Ilquġi, Swieqi

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

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

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

“Extension of basement”

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

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

Din l-applikazzjoni giet approvata mill-Awtorita’ tal-Ippjanar fil-11 ta’ Gunju 2009.

Skemi ta’ l-Awtorita’ ta’ l-Ippjanar

Il-propjeta’ tinsab gewwa *area residenzjali* gewwa s-Swieqi li hija kkunsidrata bhala *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 NHH002* fin-‘*North Harbour Local Plan*’ qegħda tigi annessa ma’ dan ir-rapport f’Anness C5.

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

Konsiderazzjonijiet Ohra

L-imsemmi garaxx u appartament hawn deskritt f’dan ir-rapport taht Propjeta’ 2A huma soggetti għas-sħabek annwu u perpetwu ta’ mijha u disa u tletin punt sebgha u sitta 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-lokalita’, it-tip u l-kundizzjoni tal-propjeta’, il-potenzjal, l-iskemi ta’ bini ezistenti applikabbli fuq is-sit kif ukoll kunsiderazzjonijiet ohra, l-esponent jistma l-propjeta’ fl-ammont ta’

Hamsa u sittin elf ewro (€65,000)

Propjeta' 3

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

Iklin

Access fil-propjeta' hawn fuq imsemmija sar nhar it-Tnejn, 15 ta' Jannar 2024, ghall-habta tal-hdex u nofs ta' filghodu (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 residenti fl-indirizz hawn fuq imsemmi.

Fond

Il-fond li huwa accessibili mill-entratura komuni fi Triq Guzeppi Calleja gewwa l-Iklin limiti ta' Hal Balzan, jikkonsisti f'penthou fil-livell tat-*third floor*.

Din il-propjeta' hija mibnija fuq sit li qabel kien okkupat mill-fond li kien jismu 'Danian' u tifforma parti minn blokk *flats* u kif ukoll showroom kummercjali propjeta' tal-kumpanija debitrici. 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-nofsinhār ma' Triq Dun Karm u mit-tramuntana kif ukoll mill-punent ma' propjeta' ta' terzi persuni.

Minkejja li l-files relatati ma' dan l-Att tas-subbasta Nru 12/23 li jinsabu gewwa l-ufficċju tas-subbasti 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 89 metru kwadru li jinkludi terazzin fuq zewg nahat tal-propjeta'. Din il-penthouse hi accessibili minn entratura u kif ukoll tarag u lift komuni maz-zewg appartamenti l-ohra li jinsabu fl-istess blokka.

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*

height) jidher li jvarja u huwa ta' 2.587m gewwa l-kamra tas-sodda u 2.598m gewwa l-kamra tas-shower. Fih ukoll tarag li jaghti ghal-tieqa li taghti access ghall-bejt ta' fuq it-tromba tat-tarag.

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

Kundizzjoni tal-Fond

Dan il-fond jidher li huwa f'kundizzjoni tajba u waqt l-ispezzjoni, ma kienx hemm indikazzjonijiet li hemm xi tip ta' hsara strutturali f'dan il-livell. Iz-zewg *sliding doors* li jagħtu għat-terazzin huma *double-glazed* immuntati fuq frame tal-aluminium. Fuq barra, il-faccati huma miksijin b'kisi ta' kulur *cream*. Il-hitan minn gewwa huma miksija bil-gypsum. Ta' min wieħed jinnota li fit-terazzin hemm arblu ghall-bandiera (flag post).

Bhalissa dan il-fond jidher li huwa mikri peress li waqt l-ispezzjoni kien hemm inkwilin li kien qed jghix fih. Minkejja dan, jidher li m'hemm l-ebda kirja rregistrata fuq din il-penthouse mal-Awtorita' tad-Djar. Din il-konferma hija meħmuza f'Anness G.

Permessi tal-Bini fuq dan il-fond

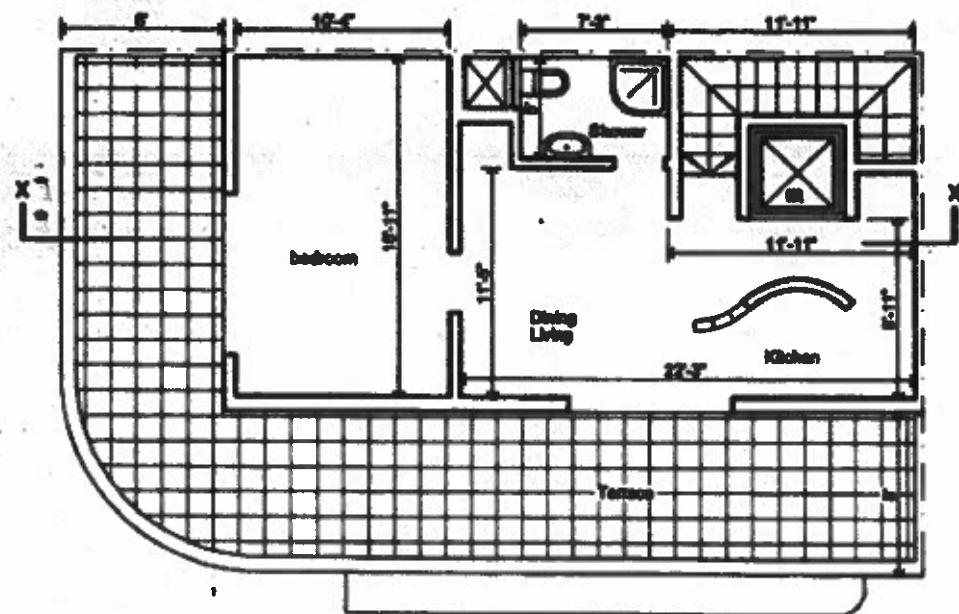
Wara tfittxi ja online fis-sit elettroniku tal-Awtorita' tal-Ippjanar ghall-permessi fuq dan is-sit, instabel ir-referenza tal-applikazzjoni ghall-izvilupp li hija PA 06294/05 – “*To construct a penthouse*”. Il-file gie ornat mill-Awtorita' u wara laqgha mal-ufficjali tal-Awtorita', qed jiġi kkonfermat li l-permess jirrelata ghall-kostruzzjoni ta' din il-penthouse fuq il-blokka li kienet diga ezistenti. Il-permess gie approvat fl-10 t'April 2006.

Permessi ohra relatati mal-blokka imma li ma jirreferux direttament ghall-fond

PA 03063/04 – Danrian, Triq Guzeppi Calleja c/w, Triq Dun Karm, L-Iklin

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

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



Penthouse Floor Layout

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

Skemi ta’ l-Awtorita’ ta’ l-Ippjanar

Il-propjeta’ tinsab gewwa *area residenzjali* gewwa l-Iklin li hija kkunsidrata bhala *Residential Area*, hekk kif jidher minn Mappa IKM1 - ‘*Iklan Area Policy Map*’ li tifforma 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*’ qegħda tigi annessa ma’ dan ir-rapport f’ Anness D6.

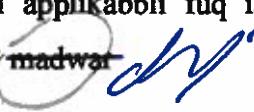
Konsiderazzjonijiet relatati mal-Permess Ezistenti tal-Fond u Potenzjal fl-Uzu ta’ dan l-istess Fond

Dan il-permess gie ezaminat fid-dettall u jidher li l-post huwa mqassam skont il-pjanti approvati. Id-differenzi nnutati huma minimi bhal per exemplu l-arblu tal-bandiera (l-*flagpost*) li jinsab fuq il-post pero ma jidhixx fil-pjanta tal-permess.

Min-naha l-ohra, gie nnutat li l-gholi tal-penthouse (*clear floor to ceiling height*) huwa inqas mill-minimu accettabli skont il-ligi tas-sanita’ li huwa dak ta’ 2.6m. Din tfisser li biex il-fond ikun kopert b’permess li jkun jirrifletti l-fond hekk kif inhu mibni b’dan l-gholi, trid tidhol applikazzjoni l-Awtorita’ tal-Ippjanar biex dan l-gholi jigi rregolarizzat. Din l-applikazzjoni

hija dejjem suggett ghal skrutinju u analizi mill-Awtorita' ta' l-Ippjanar u d-decizjoni finali jekk tali permess għandux johrog jew le tibqa' dejjem fi hdan l-istess Awtorita'.

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 applikabbi fuq is-sit u kunsiderazzjonijiet ohra, l-esponent jistma l-propjeta' fl-ammont ta' madwar 

Mitejn u disghin elf ewro (€290,000)

ANNESS A

Projeta' 1

Fond Kummercjali bla numru u bla isem fi Triq Guzeppe Calleja , Iklan

Propjeta' 4

35, Sprettu Buildings, Flat 7, Vjal il-Labour, Naxxar

Access fil-propjeta' hawn fuq imsemmija sar nhar is-Sibt, 28 t'Ottubru 2023, ghall-habta tas-saghejn 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 prezenti u fil-prezenza tal-inkwilini 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 tieghu hija minn entrata komuni bin-numru hamsa u tletin (35) accessibili minn Vjal il-Labour. Taht dan il-fond, fil-livell tat-triq jinsabu numru ta' propjetajiet kummercjali li huma wkoll propjeta' ta' terzi.

Dan l-appartament huwa ezenti mill-pagament tac-cens annwu u perpetwu li jiggrrava l-blokk kollu, minn haga bhala liberu u frank bid-drittijiet guistijiet u pertinenzi kollha tieghu minghajr l-arja relativa stante illi l-imsemmija arja hija proprjeta' ta' terzi. Inkluz hemm ukoll sehem indiviz tal-partijiet komuni tal-blokk fosthom l-entrata, tromba tat-tarag, il-pjanijiet, it-tarag u l-indani, komunikazzjoni tad-*drains* u drenagg pero minghajr il-bejt bil-kundizzjoni li s-sidien tal-bejt jipprovdu s-servizzi ezistenti fuq l-oghla bejt a spejjeż tagħhom f'kaz li jinbnew sulari ohra fuq il-bejt. Huwa nkluz ukoll id-dritt li jinzam tank tal-ilma u *aerial tat-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 gej.

Dan il-fond fiċċi kejl superficjali ta' madwar 159 metru kwadru. Huwa accessibili minn tarag komuni mal-appartamenti l-ohra li jinsabu fl-istess blokka. Din il-blokka ma fihiex lift.

Dan il-fond jikkonsisti f'appartament bi tliet kmamar tas-sodda wahda, kamra tal-banju, wc, kcina, kamra tal-pranzu u *living room*. L-gholi intern f'dan il-livell (*clear floor to ceiling height*) jidher li jvarja u huwa ta' 2.53m gewwa l-kamra tal-banju u 3.02m gewwa l-kamra tas-toilet, 2.9m gewwa l-kmamar tas-sodda u kwazi 3m fil-kuritur.

Pjanti ta' din il-proprjeta', kif ukoll ritratti huma pprezentati f'Annessi E1, E2, E3 u E4.

Kundizzjoni tal-Fond

Waqt l-ispezzjoni, ma kienx hemm indikazzjonijiet li hemm xi tip ta' hsara strutturali. L-aperturi huma *single-glazed* bi frame tal-hadid. Fuq barra, il-faccati jinsabu fuq il-fil filwaqt li fuq gewwa l-hitan huma mizbugħin. Ghalkemm il-fond jinsab f'kunizzjoni adekwata, il-post jidher li għandu bzonn jigi mmodernizzat.

Bhalissa dan il-fond jidher li huwa mikri peress li waqt l-ispezzjoni kien hemm numru ta' inkwilini li kien qed jghixu fi. Rigward dan l-aspett, l-Awtorita' tad-Djar ikkonfermat li hemm kirja rregistrata fuq dan l-appartament. Din il-konferma hija meħmuza f'Anness G.

Permessi tal-Bini fuq dan il-fond

Wara tfittxija *online* fis-sit elettroniku tal-Awtorita' tal-Ippjanar ghall-permessi fuq dan is-sit, ma nstabet l-ebda referenza ghall-applikazzjoni originali tal-izvilupp tal-binja.

Permessi ohra relatati mal-blokka imma li ma jirreferux direttament għall-fond

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

"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."

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

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

“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 fit-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 tifforna parti minn ‘*Central Malta Local Plan*’ li huwa dokument ufficjali ta’ l-Awtorita’ tal-Ippjanar. Lista ta’ uzi differenti li huma accettabli gewwa *Secondary Town Centre* skont Policy CG12 fis-‘*Central Malta Local Plan*’ qegħda tigi annessa ma’ dan ir-rapport f’Anness E6.

Peress li l-fond huwa sovrstanti appartamenti u proprjeta’ ta’ terzi u sottostanti ghall-bejt li hu wkoll proprjeta’ 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 ohra, l-esponent jistma l-propjeta’ fl-ammont ta’

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

Konkluzjoni

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

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

Perit Miriam Magri

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



Illum 2.MAY.2024

Ipprezentata minn Perit M. Magri

bla dok/b dokumenti.

Adrian Mallie
Dep/Reg.

Illum 18 ta Gugju, 2024
Leħħur li-Perit Legali / Tekniku: <u>M. Magri</u>
I i wara li ddikjara tħallas Leħħen - illi dovut, halfeh/haġiex il-qeda/qdiet fedelment u onestament ħinkarigu mogħiġi illu/ha.
Deputat Registratur

ANNESS A1

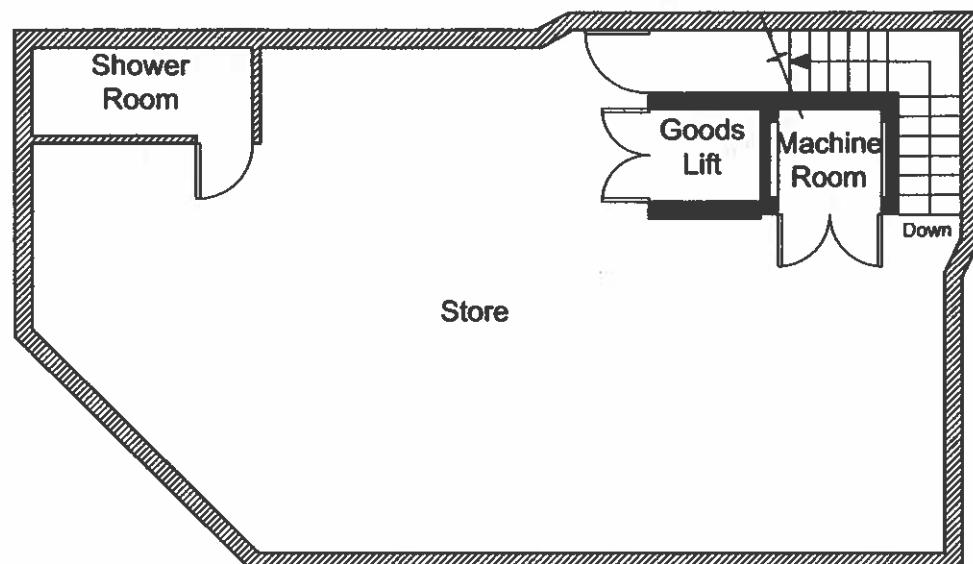
Site Plan ta' fejn jinsab il-Post



Sors – www.pa.com.mt

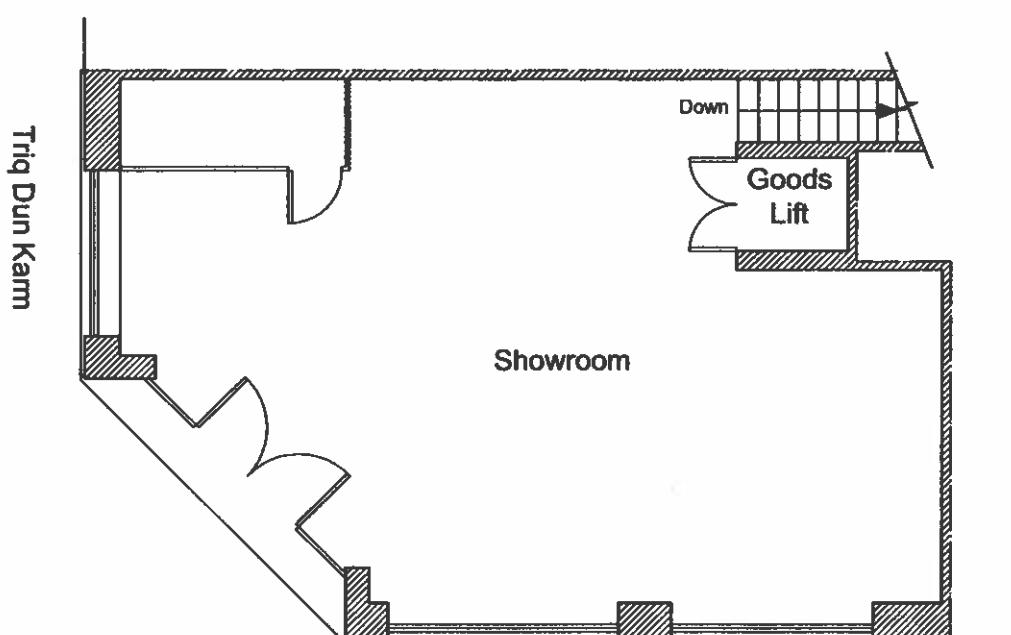
ANNESS A2

Pjanti tal-Proprjeta'



Basement Level as Existing

Scale 1:100



Triaq Guzeppi Calleja

Ground Floor Level as Existing

Scale 1:100



Drawing Title:
Existing Basement and
Ground Floor Plans

Property Address:
Fond Kummericjali,
Triaq Guzeppi Calleja, I-Lklin

Rev No:	
0	

Architect:
Perit Miriam Magri
Email: mirmusc@gmail.com

Drawing Number:	A-01-01	Project No:	DR-001	Size:	A4
Date:	24/04/24	Drawn By:	MM	Checked By:	MM

Scale:
1:100

ANNESS A3

Ritratti tal-Proprieta'



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



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



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



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



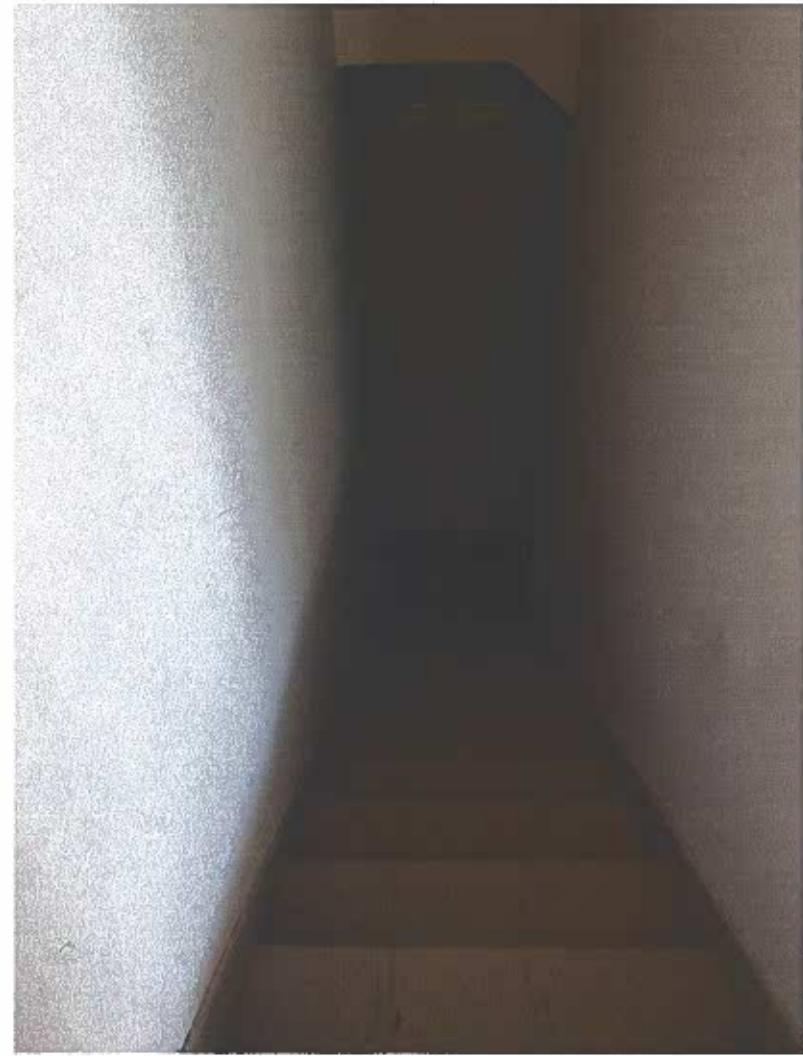
Ritratt 5: Ritratt tas-showroom fil-livell tal-ground floor



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



Ritratt 7: Ritratt tal-bieb principali tas-showroom



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



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



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



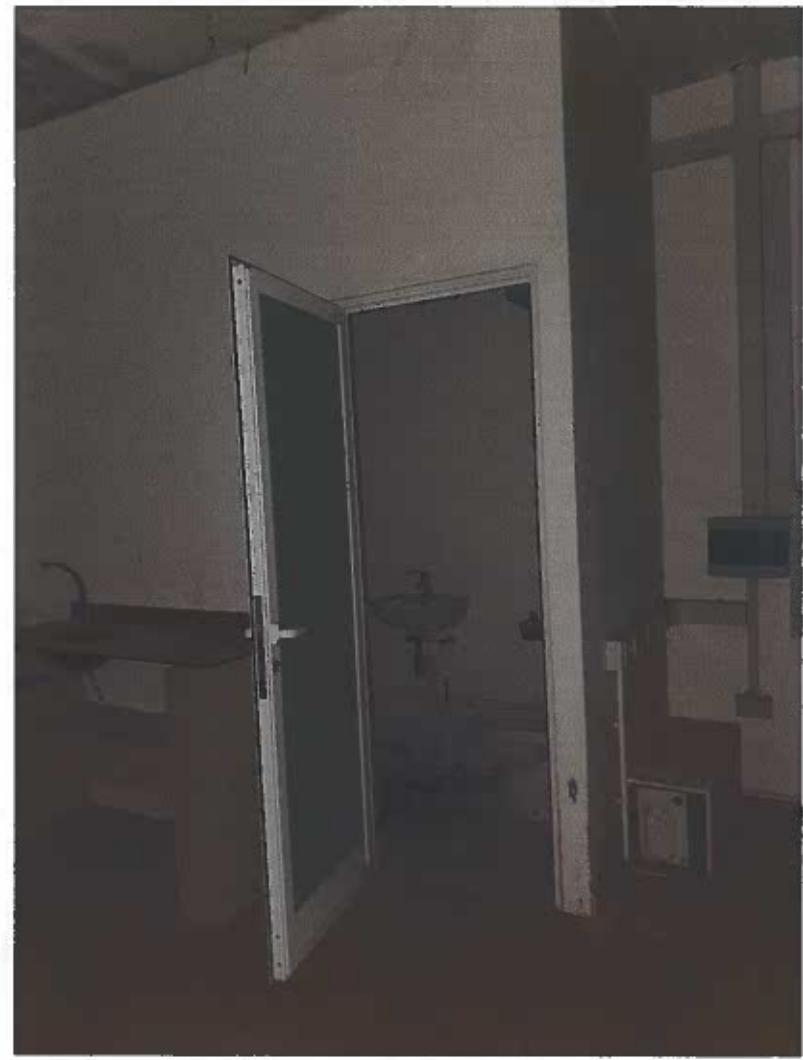
Ritratt 11: Ritratt tas-store fil-livell tal-basement



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



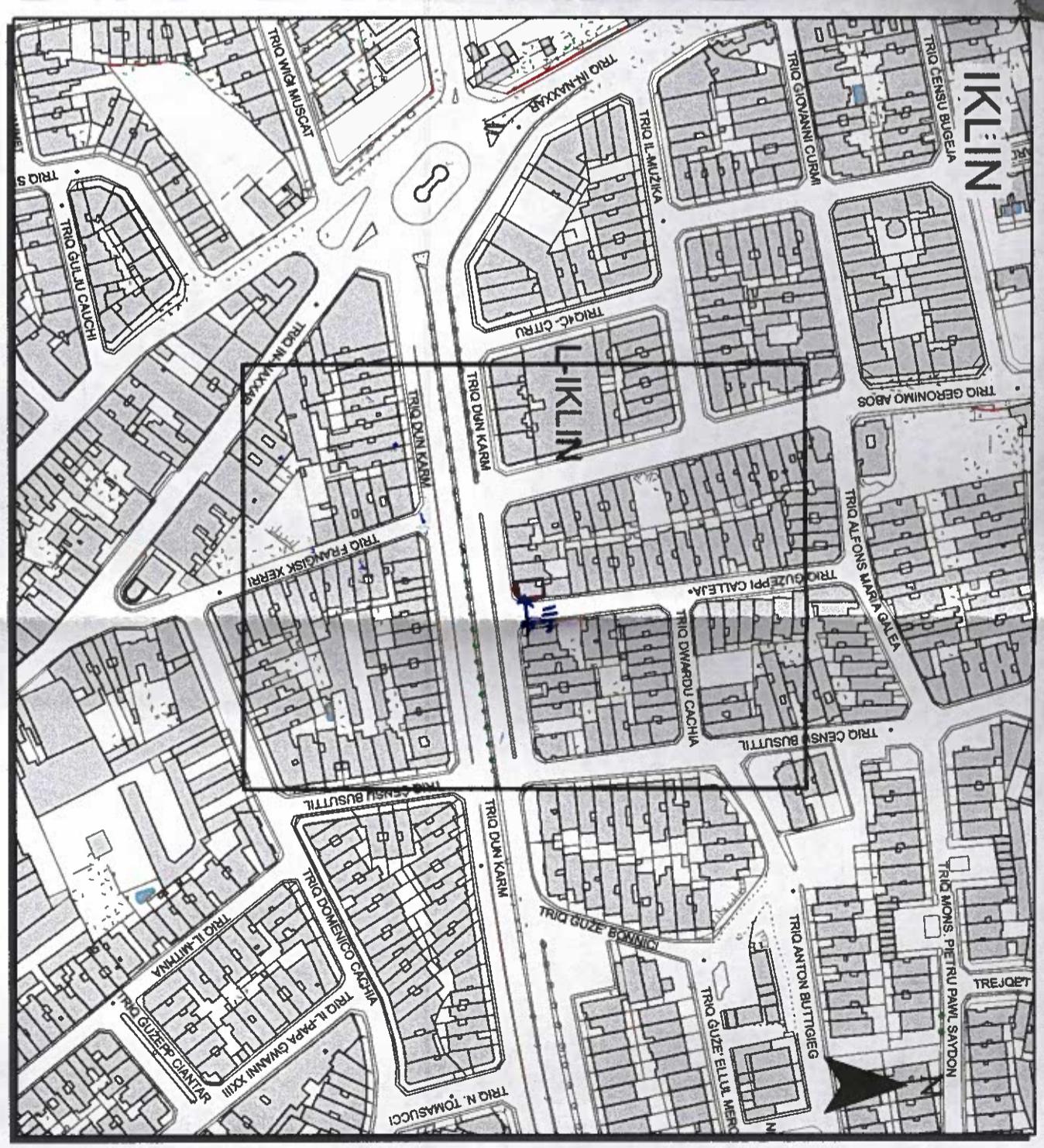
Ritratt 13: Ritratt tal-machine room fil-basement



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

ANNESS A4

Pjanta tal-*Land Registry*



Agenzia 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

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

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

Nru tal-Mappa:	343724 E	Poizizzjoni Ċentrali: x = 50776
Map Number:		Centre Coordinates: y = 73482
Perit:		Parti min S.S.: 5073
Architect:	MIRIAM HAGRU	Extracted from S.S.: Date:
Timbru tal-Perit:		
Architect's Stamp:		
Firma ta' l-Applicant:	A : 117 m²	Data: 27/03/2024
Announcement Signature:	B : 10 m²	Date:

Firma ta' l-Applicant:

Timbru tal-Perit:

LEGEND

• OWNERSHIP AT BASEMENT AND GROUND FLOOR LEVELS ONLY

A circular library stamp with the text "PERIT MIRIA LIBRARIES" around the top edge and "Balaclava, New Zealand" in the center. The date "1926" is stamped at the bottom right. The stamp is slightly faded.

LR 348044

Dritt imhallass
Fee Paid

ANNESS A5

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

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, Ikklin, 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.

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.

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.

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.

x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.

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.

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.

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.

3.3.21 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

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, Ghargħur, Hamrun, Ikklin, 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 BK1, 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 Ikklin, or may consist of small enclaves such as in Birkirkara, Mosta and Blata-l-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.

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

- 9.1.11 Given that no suitable land is available within scheme boundaries, an ODZ site is being indicated in the Iklin 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.

IK04

Traffic Calming Measures

MEPA will support the introduction of traffic calming measures along Triq il-Wied ta' l-Iklin 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 Iklin Transport Policy Map.

- 9.1.12 Triq il-Wied ta' l-Iklin 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 Mikael. 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.
- 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.

IK05

Iklin Residential Areas

For sites that are located within the Iklin 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 Iklin Residential Area.

- 9.1.14 Current trends in Iklin 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 Iklin 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.

ANNESS B

Propjeta' 2A

68, Flat 2, Triq l-Ilquugh, Swieqi

ANNESS B1

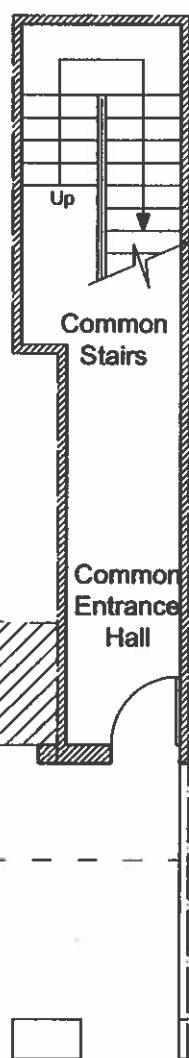
Site Plan ta' fejn jinsab il-Post



Sors – www.pa.com.mt

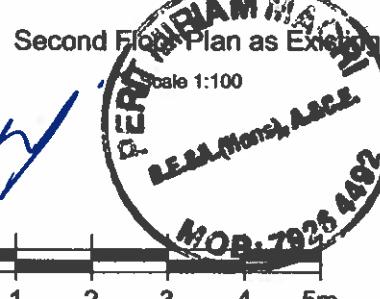
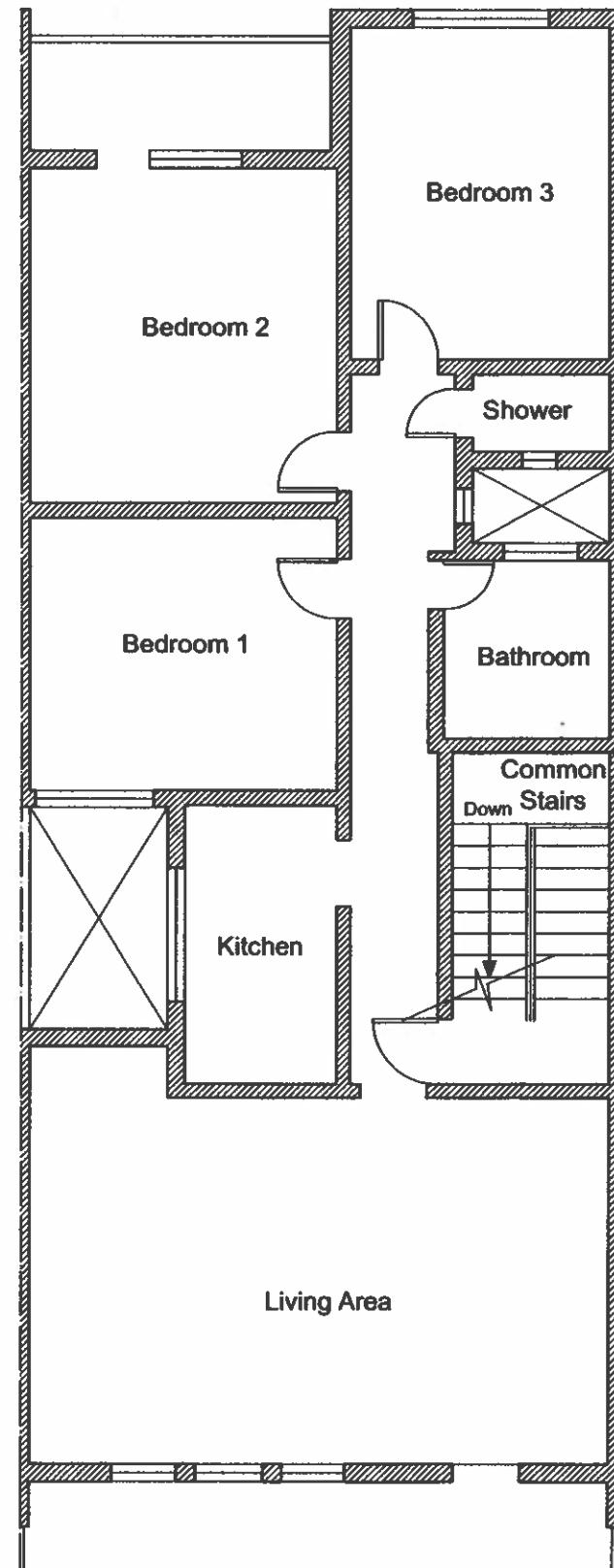
ANNESS B2

Pjanti tal-Proprjeta'



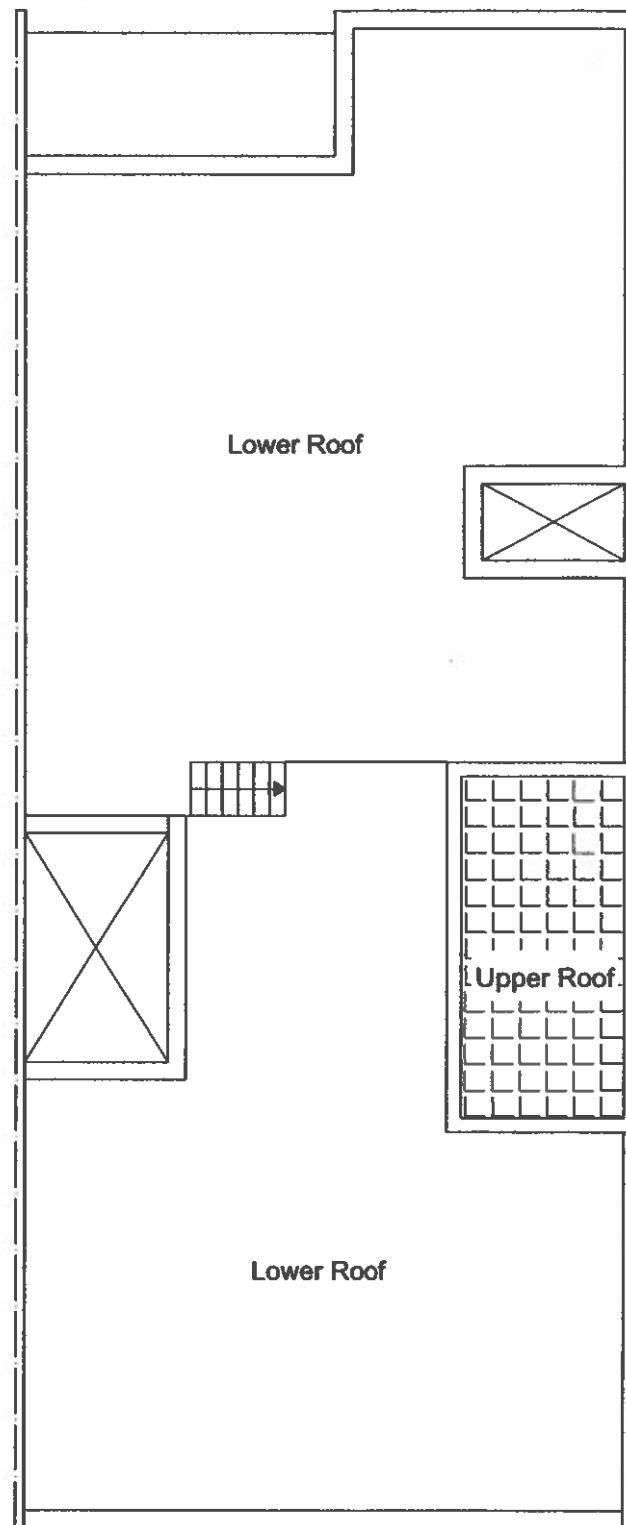
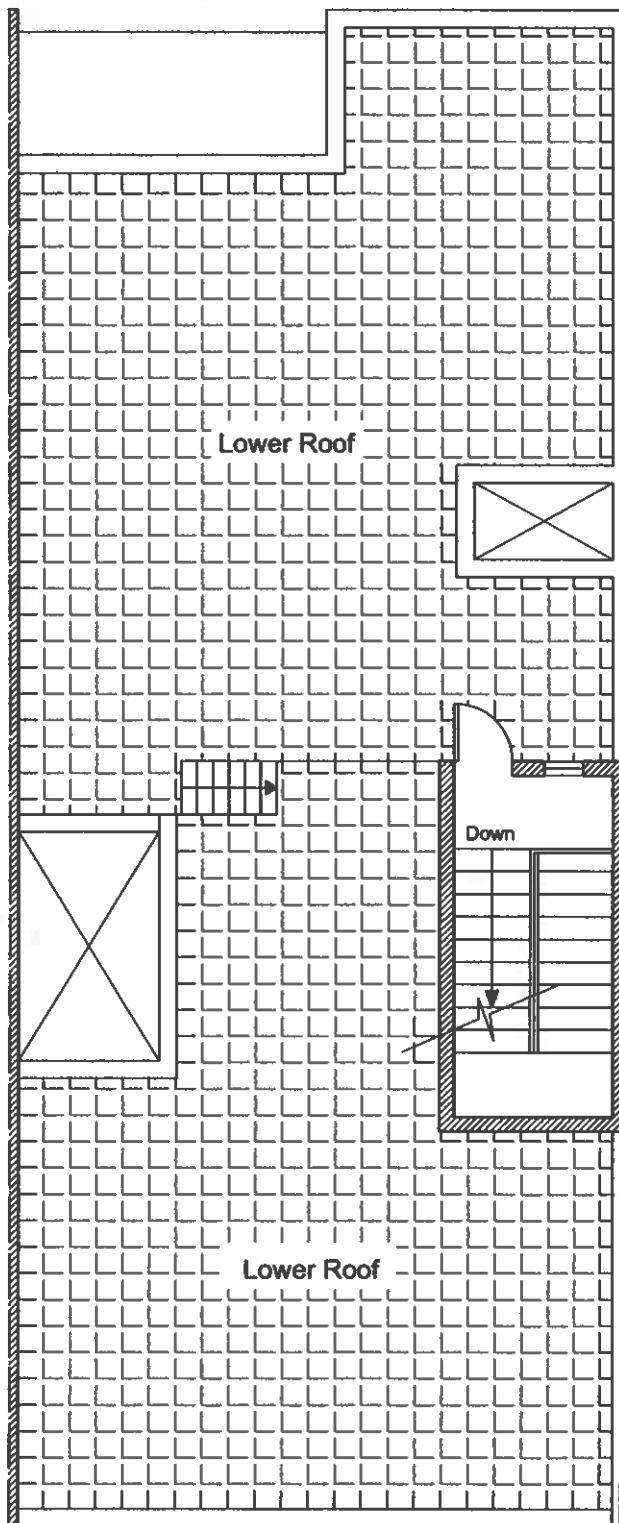
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Scale 1:100



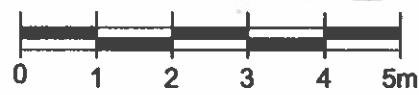
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68, Apartment 2, Trik I-Ikquugh, Sliengi		
Rev No:	Architect:	
0	Perit Miriam M. Email: mmrusu@gmail.com	
Drawing Number:		
A-200-01		
Project No:		
DR-001		
Size:		
A4		
Date:	Drawn By:	Checked By:
29/03/24	MM	MM
Scale:		
1:100		



Roof Plan as Existing

Scale 1:100



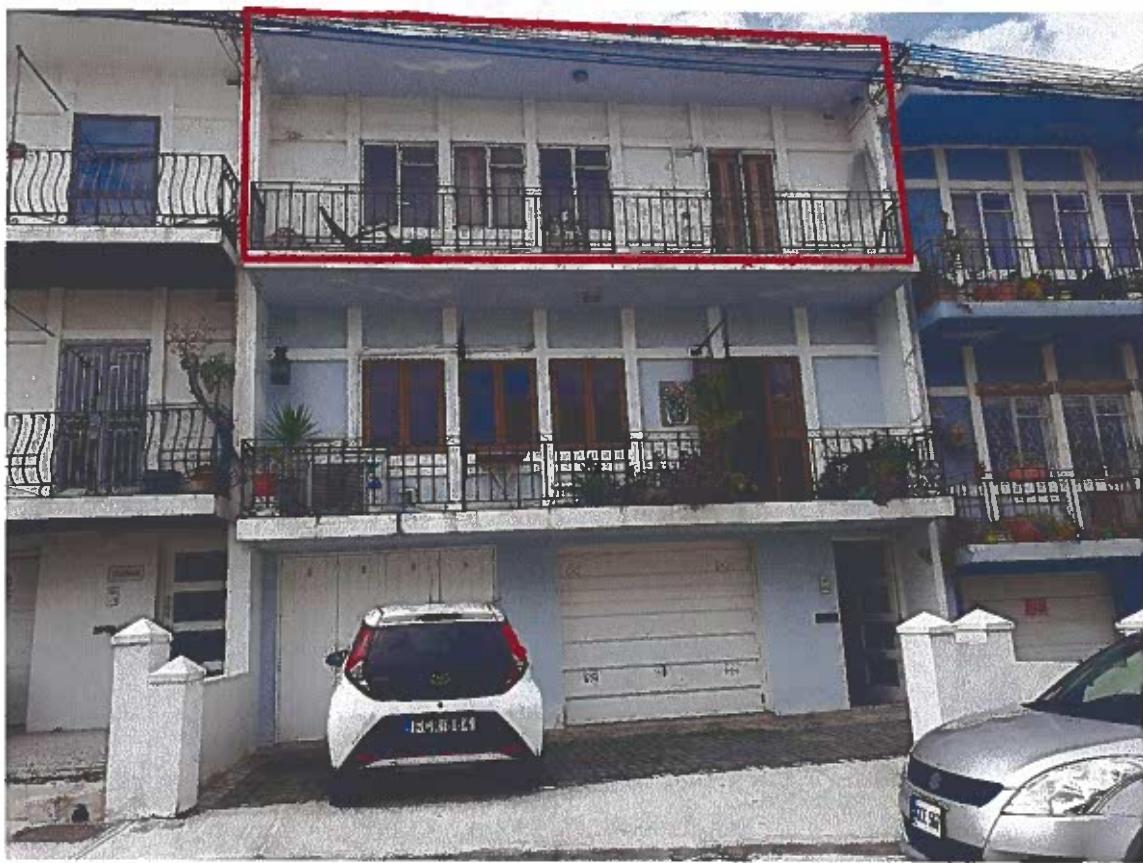
Upper Roof Plan as Existing



Drawing Title:		Lower Roof and Upper Roof Plans as Existing	
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Ref. No.	Architect:		
0	Perit Miriam Magri		
Email: mmagri@gmail.com			
Drawing Number:		Project No.	Size:
A-200-02		DR-001	A4
Date:	Drawn By:	Checked By:	Scale:
29/03/24	MM	MM	1:100

ANNESS B3

Ritratti tal-Proprjeta'



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



Ritratt 2: Ritratt iehor tal-faccata mehud minn Triq l-Ilquugh



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



Ritratt 4: Ritratt tal-living room



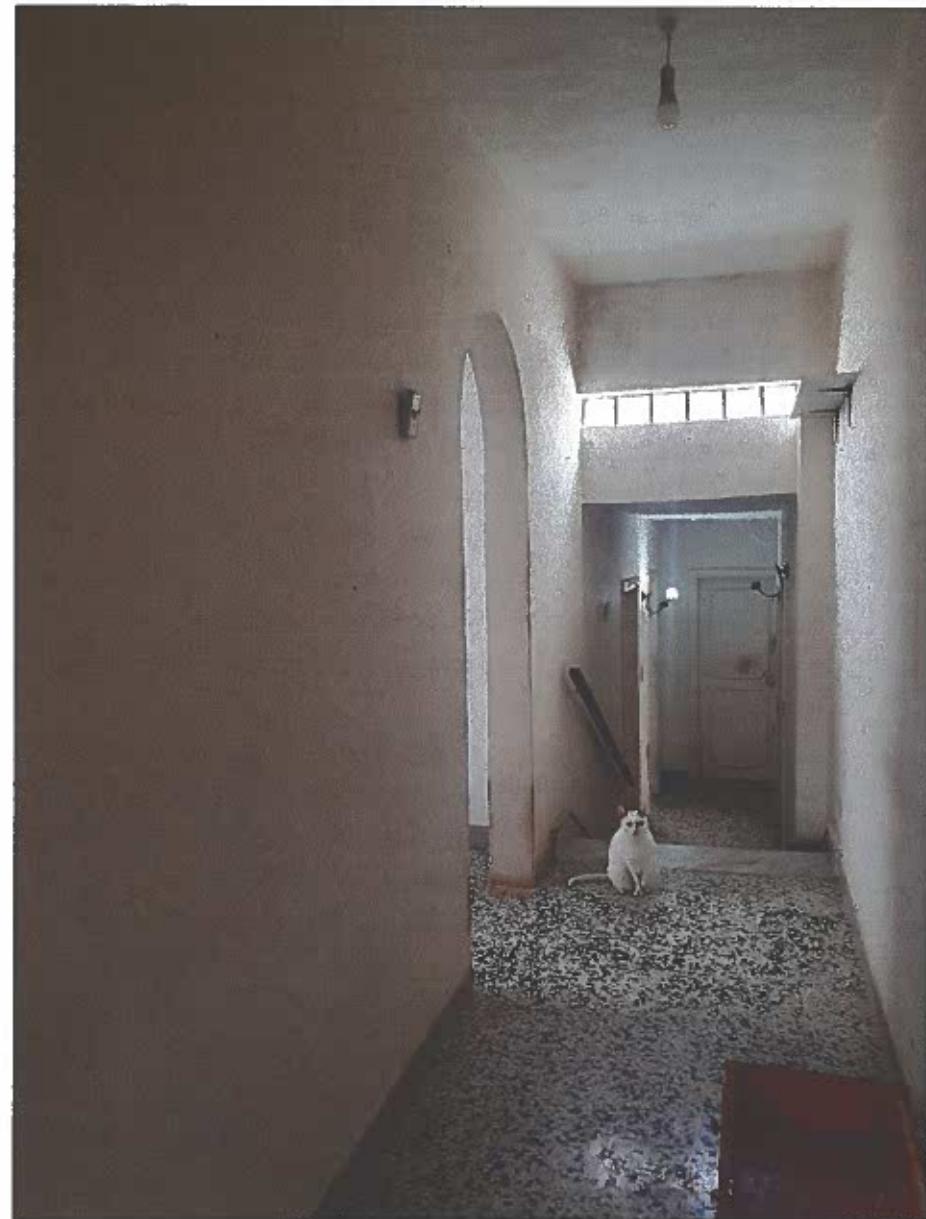
Ritratt 5: Ritratt tal-living room



Ritratt 6: Ritratt tal-gallarija li thares għal fuq Triq l-Ilquġħ



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



Rittratt 8: Rittratt tal-kuritur



Ritratt 9: Ritratt tal-kcina



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-kamra tas-sodda 2



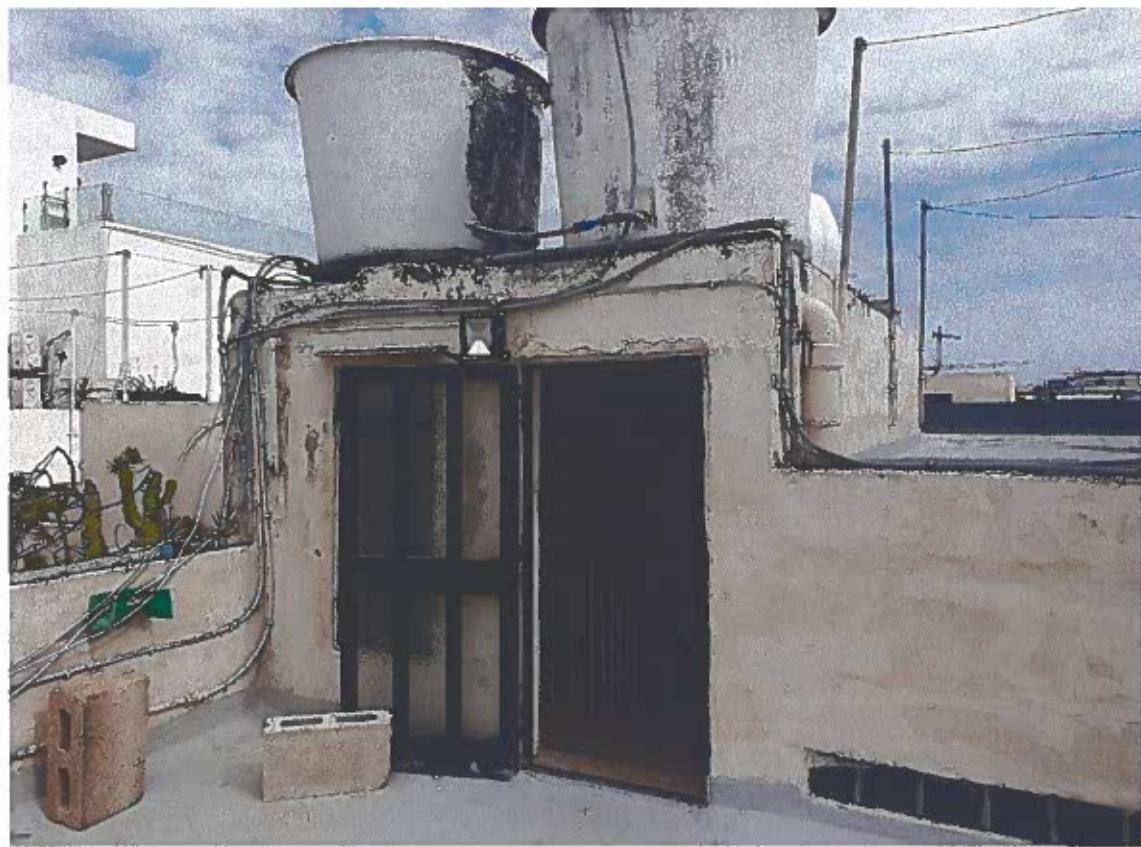
Ritratt 14: Ritratt tal-kamra tad-docca (shower room)



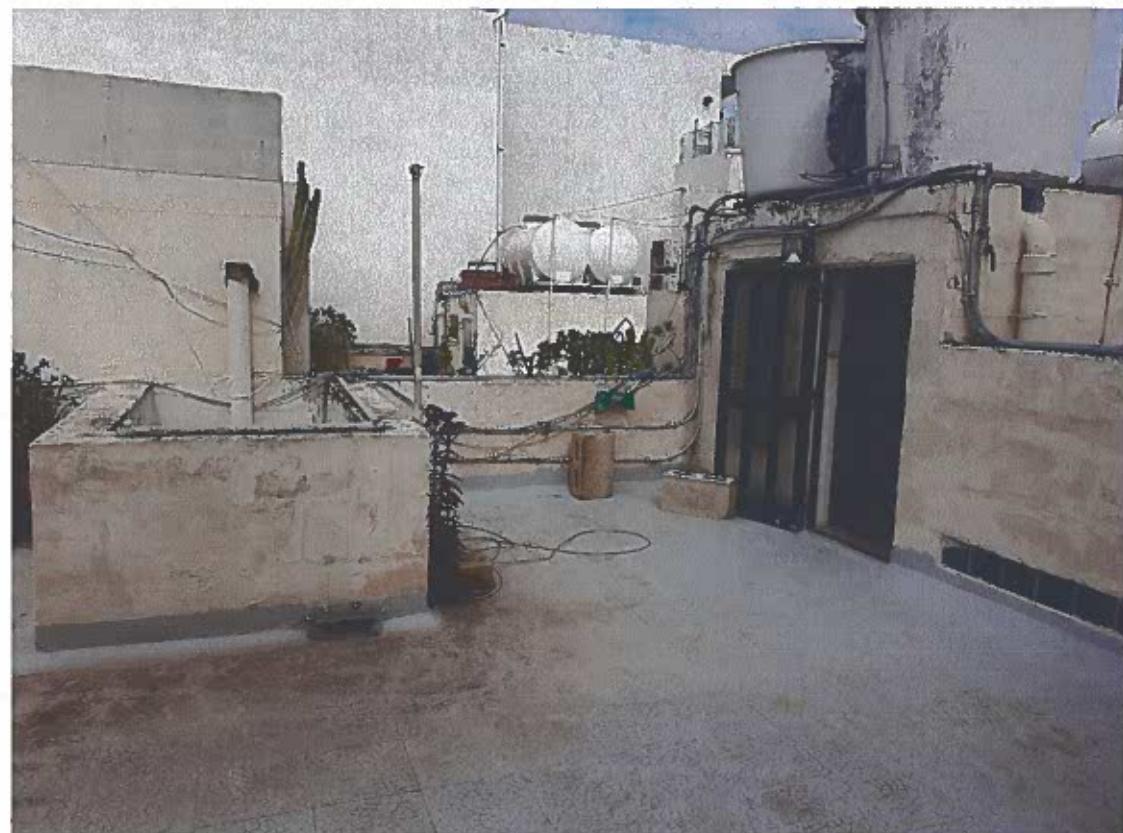
Ritratt 15: Ritratt tal-kamra tal-banju



Ritratt 16: Ritratt tat-tarag li jaghti ghall-bejt



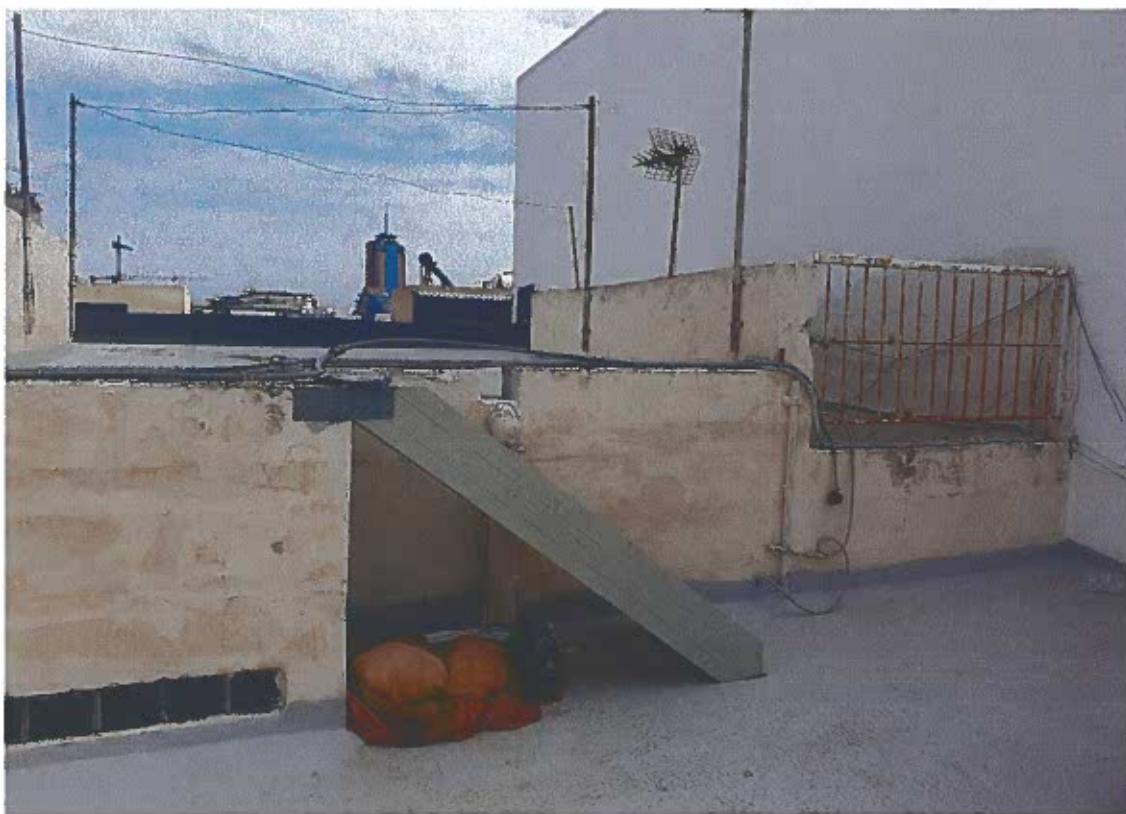
Ritratt 17: Ritratt tat-turretta



Ritratt 18: Ritratt tal-bejt



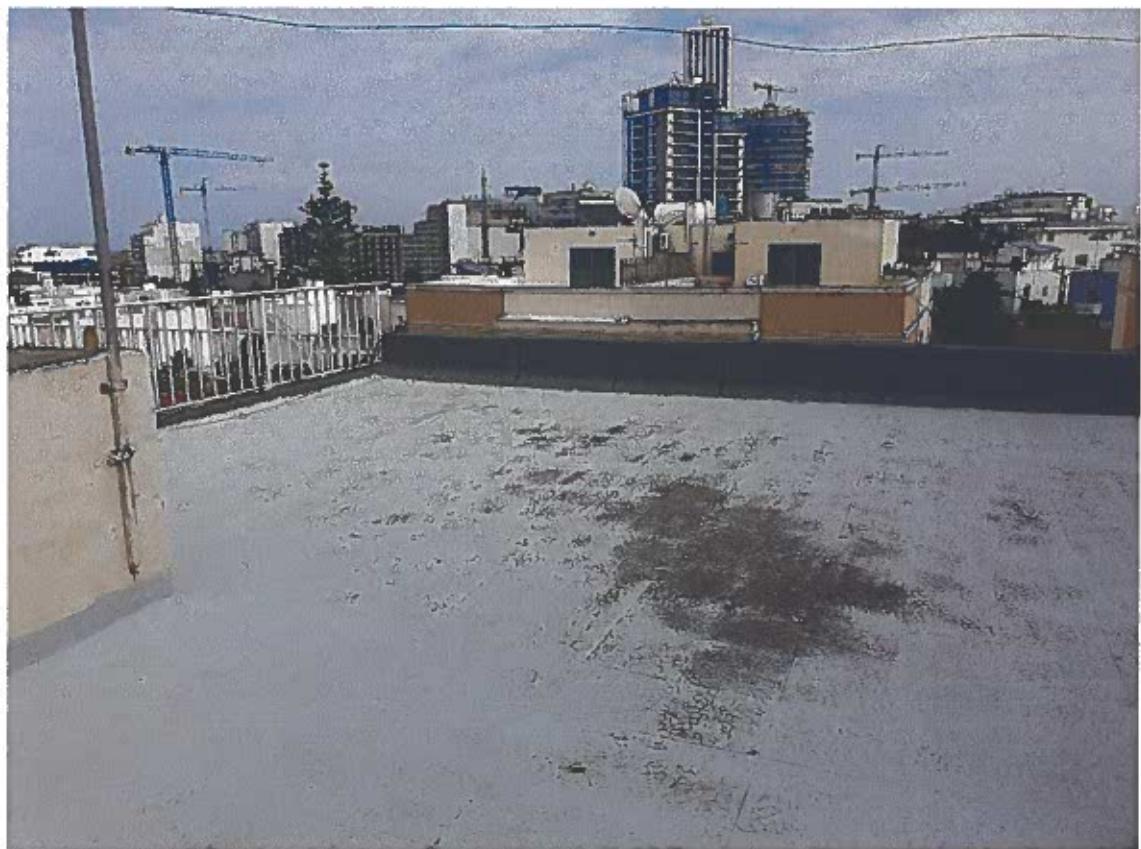
Ritratt 19: Ritratt tal-bejt



Ritratt 20: Ritratt tal-bejt



Ritratt 21: Ritratt tal-bejt



Ritratt 22: Ritratt tal-bejt



Ritratt 23: Ritratt tal-bejt



Ritratt 24: Ritratt tal-bejt

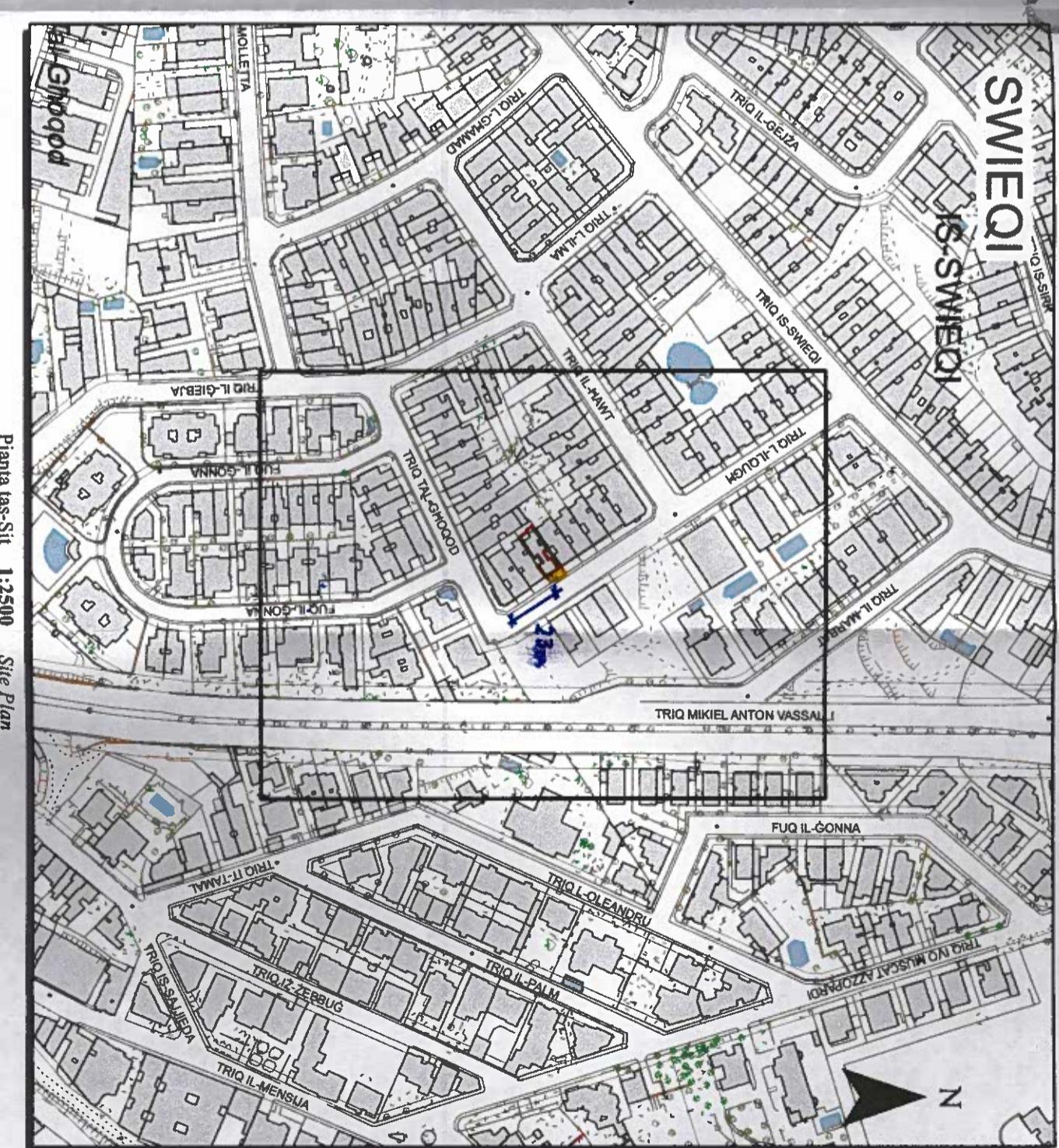
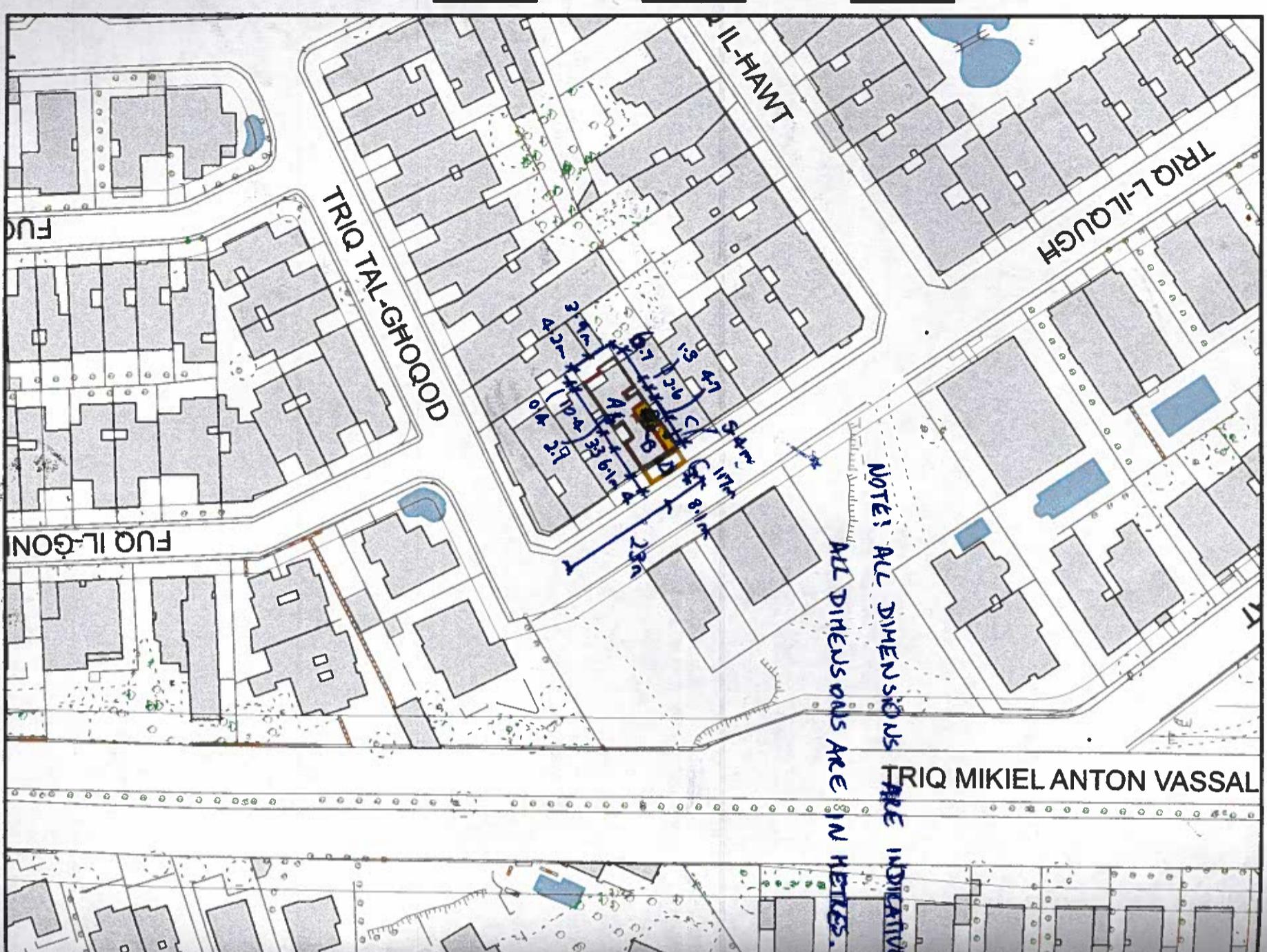
ANNESS B4

Pjanta tal-*Land Registry*

PERIT : 68, FLAT 2, TRIQ L-LAUGħ, SWIEQI

Dan hu dokument ufficjali għall-użu biss fl-Aġenzja għar-Registrazzjoni tal-Artijiet

This is an official document for Land Registration Agency use only



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: 339771 E
Map Number:

Pożizzjoni Centrali: x = 53682
Centre Coordinates: y = 75364
Parti min S.S.: 5275
Extracted from S.S.:
Date: 26/02/2024

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

Qies (metri kwadri): A : 132 m²
Area (square metres): B : 11 m²
Firma ta' l-Applicant: C : 9 m²
Applicant's Signature: D : 32 m²

LEGEND
B : COMMON AREA ON ALL LEVELS.
C : COMMON AREA AT GROUND FLOOR LEVEL.
A : OWNERSHIP AT SECOND FLOOR LEVEL AND AIRSPACE.

Scale 1:1000

LR 340263

Dritt imħallas
Fee Paid

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, Madliena 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 Madliena 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.

NHHO03

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. Tigne and Manoel Island;
- ii. Valley Road, Msida;
- iii. Pender Place, Paceville;
- iv. Gzira Stadium Site;
- v. Central Madliena 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.

ANNESS C

Projeta' 2B

Garage Numru 70, Triq l-Ilquagh, Swieqi

ANNESS C1

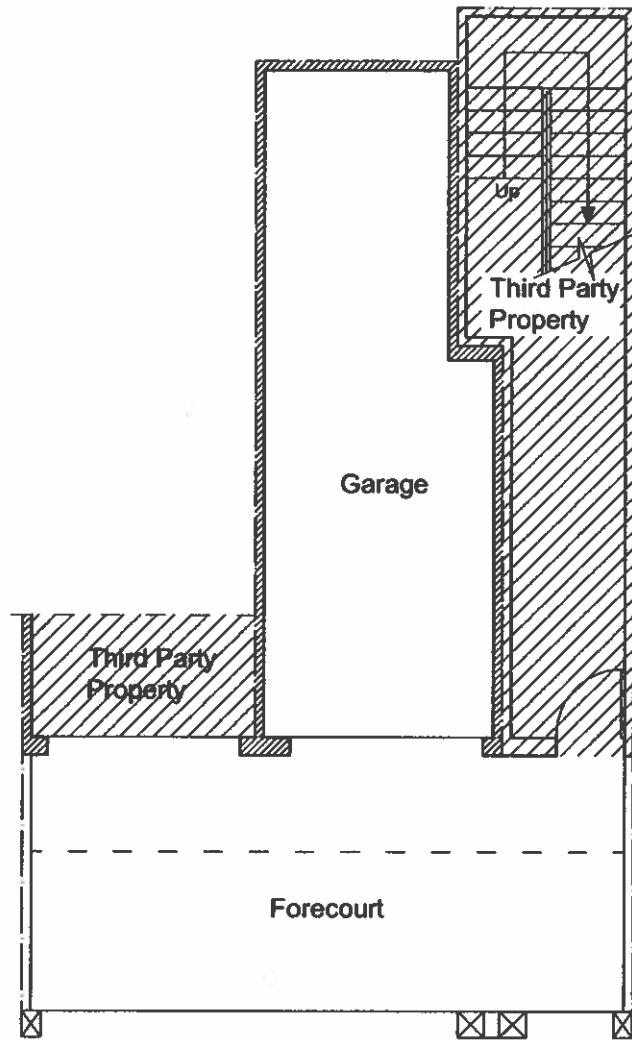
Site Plan ta' fejn jinsab il-Post



Sors – www.pa.com.mt

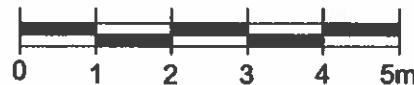
ANNESS C2

Pjanti tal-Proprijeta'



Ground Floor Plan as Existing

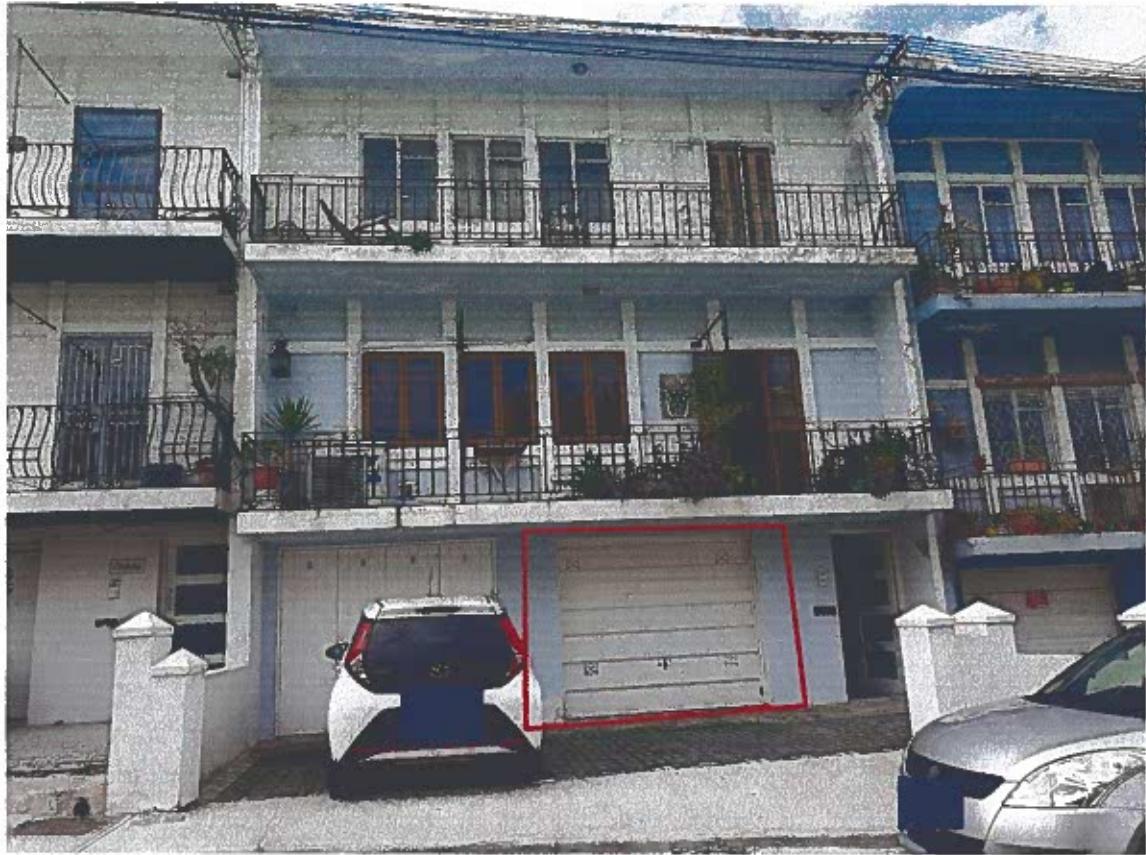
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Ground Floor Plan as Existing	
Property Address:	
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Row No:	Architect:
01	Perit Miriam Magni
Email: mmmsc@gmail.com	
Drawing Number:	
A-300-01	
Project No:	
DR-001	
Size:	
A4	
Date:	Drawn By:
29/03/24	MM
Checked By:	
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1:100	

ANNESS C3

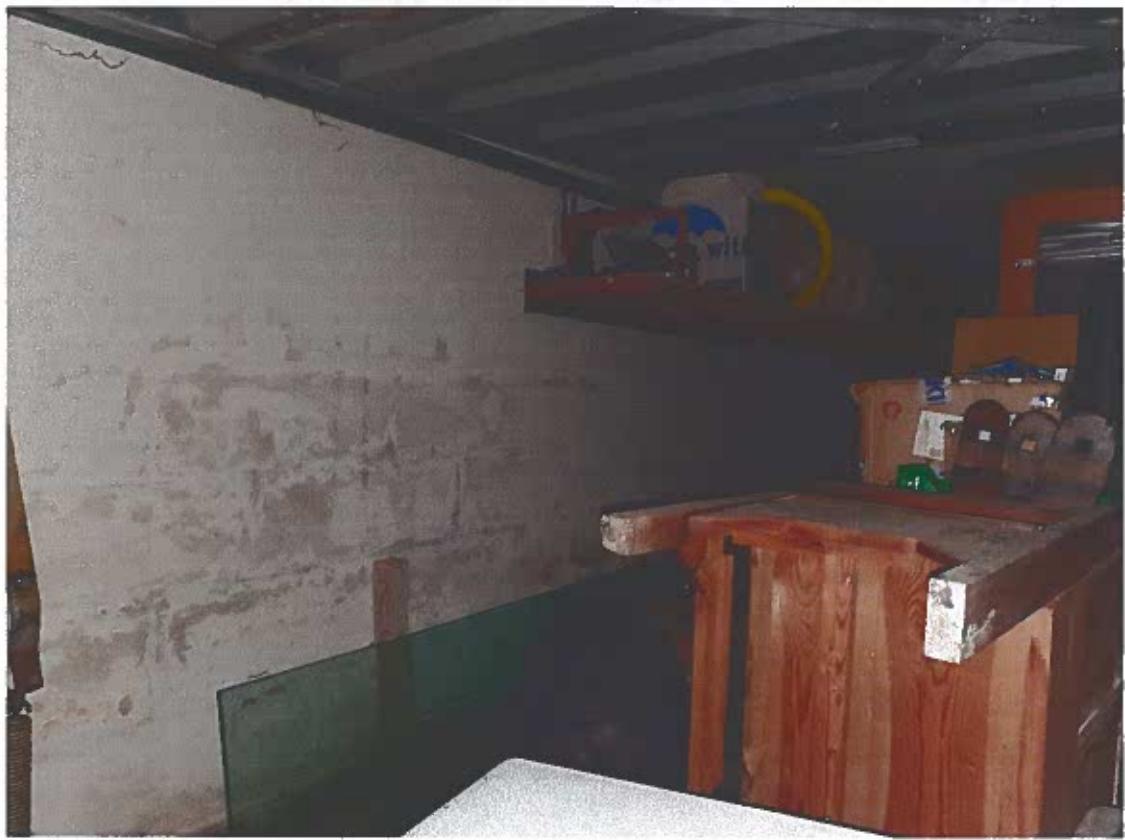
Ritratti tal-Proprjeta'



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



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



Ritratt 3: Ritratt tal-garaxx minn gewwa



Ritratt 4: Ritratt tal-garaxx minn gewwa



Ritratt 5: Ritratt tal-garaxx minn gewwa

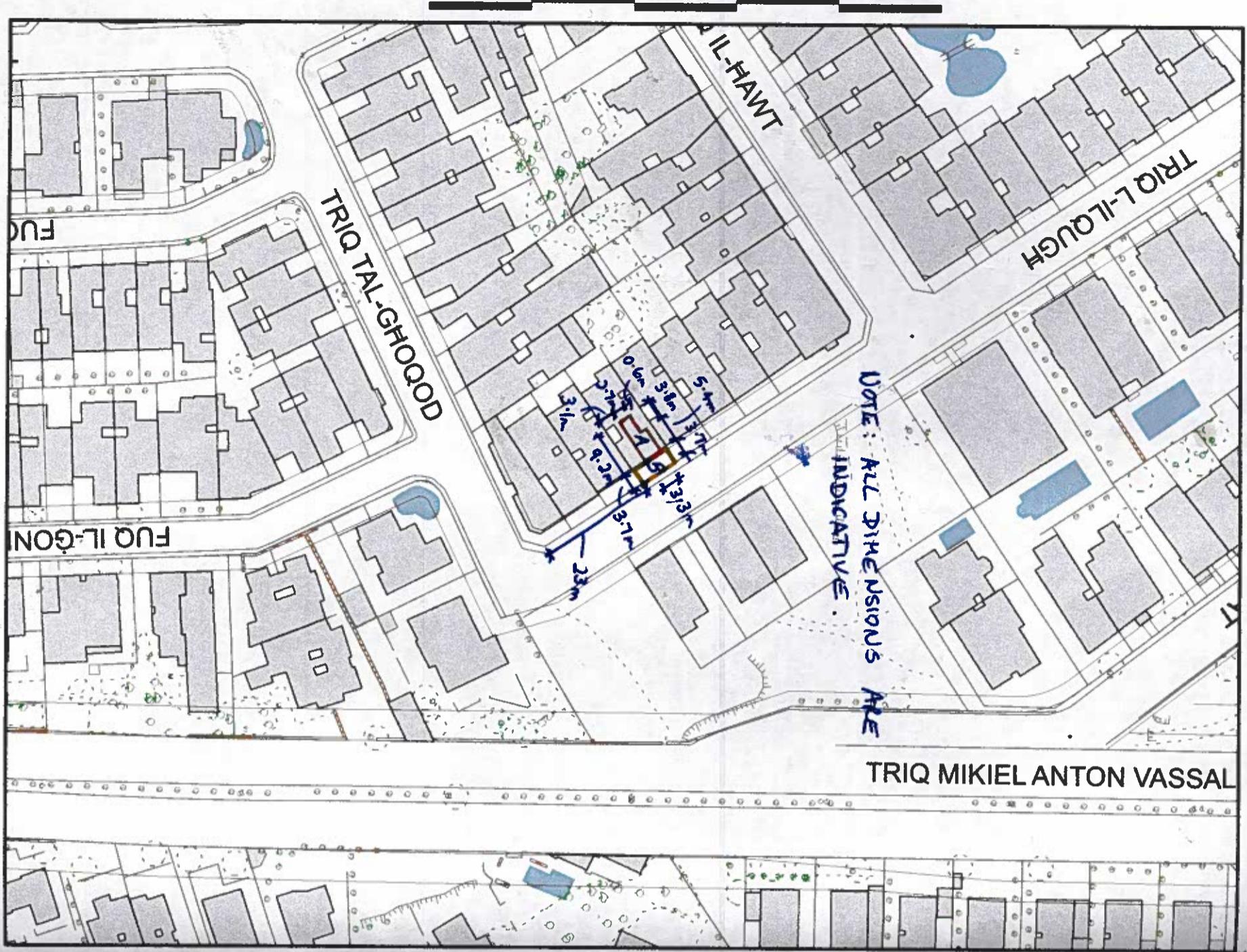
ANNESS C4

Pjanta tal-*Land Registry*

SWIECI

TRIQ MIKIEL ANTON VASSAL

**NOTE: ALL DIMENSIONS ARE
INCHES.**



Agenzia għad-Registrazzjoni tal-Artijiet
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Lulu Registration Agency
6, Casa Bolino, Triq il-Puniente, Il-Belt Valletta

Pjanta tas-Sit
1:2500 Site Plan



Nru tal-Mappa: **339771 E**
Map Number: **339771 E**
Požizzjoni Ċentrali: x = **536822**
Centre Coordinates: y = **75364**

Parti min S.S.: 5275
Extracted from S.S.: Date: 26/02/2024
Date:

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

Firma ta' l-Applicant
Applicant's Signature

ELEGEND

0 20 40 60 80 1000m

Timbru tal-Perit:
Architect's Stamp:

al-Perit:
s Stamp:

ch

MOB: 7026 4492

ANNESS C5

Estratt min-*North Harbour Local Plan – Policy NHO02*

- 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.

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.

- x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.

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.

- 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.
- 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.
- 4.4.3 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 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.

NHH002

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:

Gzira, Ta' Xbiex, Msida, Pembroke, Paceville, San Gwann, St. Julian's, and Swieqi.

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, Madliena 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 Madliena 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.

NHHO03

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. Tignè and Manoel Island;
- ii. Valley Road, Msida;
- iii. Pender Place, Paceville;
- iv. Gzira Stadium Site;
- v. Central Madliena 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.

ANNESS D

Propjeta' 3

1. Lara Buildings, Penthouse, Triq Guzeppi Calleja, Iklil

ANNESS D1

Site Plan ta' fejn jinsab il-Post



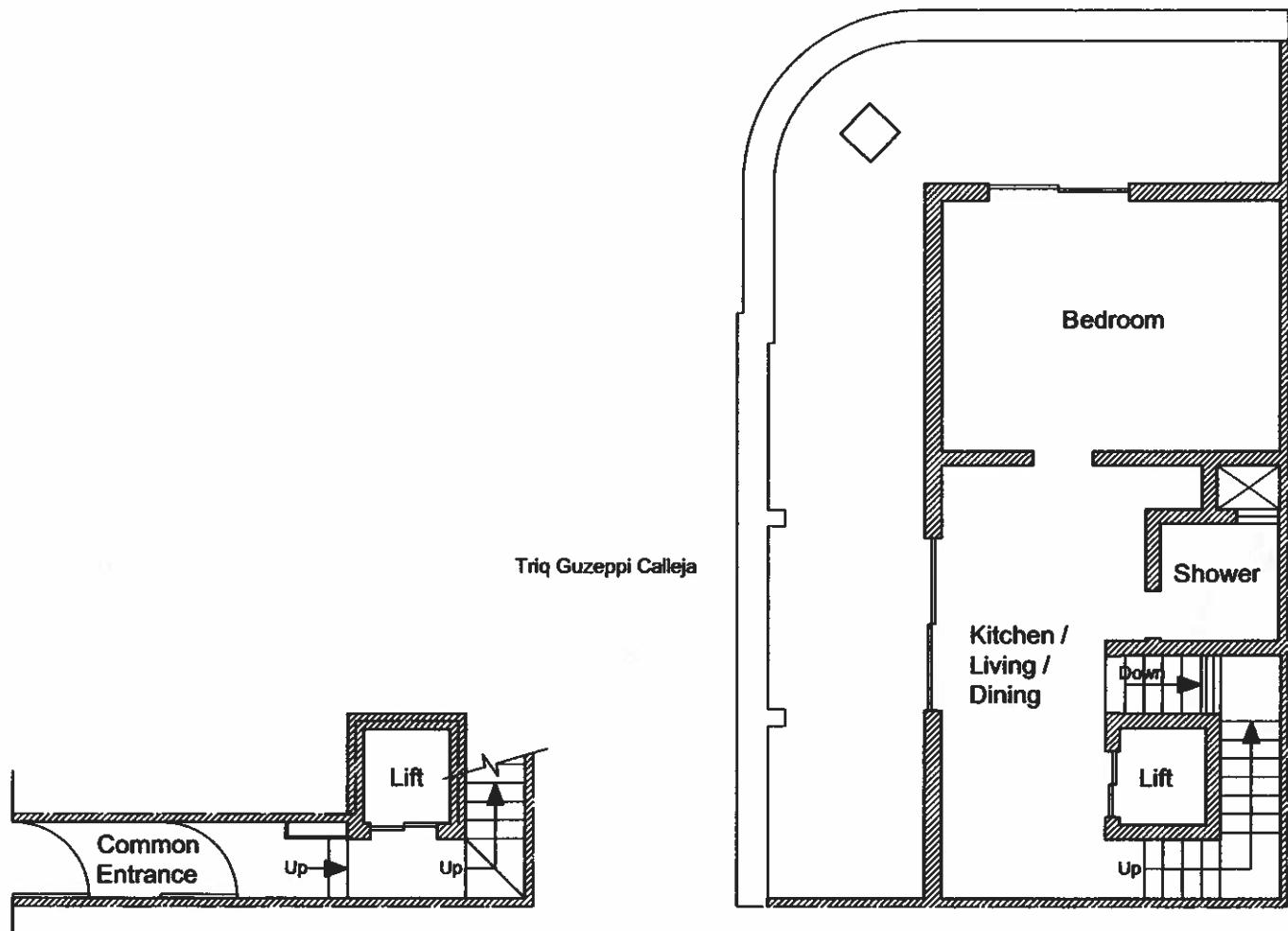
Sors – www.pa.com.mt

ANNESS D2

Pjanti tal-Proprjeta'



Triq Dun Kam



0 1 2 3 4 5m

Drawing Title:		
Property Address:		
Rev No:	Architect:	Project No:
0	Perit Miniam Magri	A4
	Email: minius@gmail.com	
Drawing Number:	Project No:	Size:
A-400-01	DR-001	A4
Date:	Drawn By:	Checked By:
29/03/24	MM	MM
Scale:		
		1:100

ANNESS D3

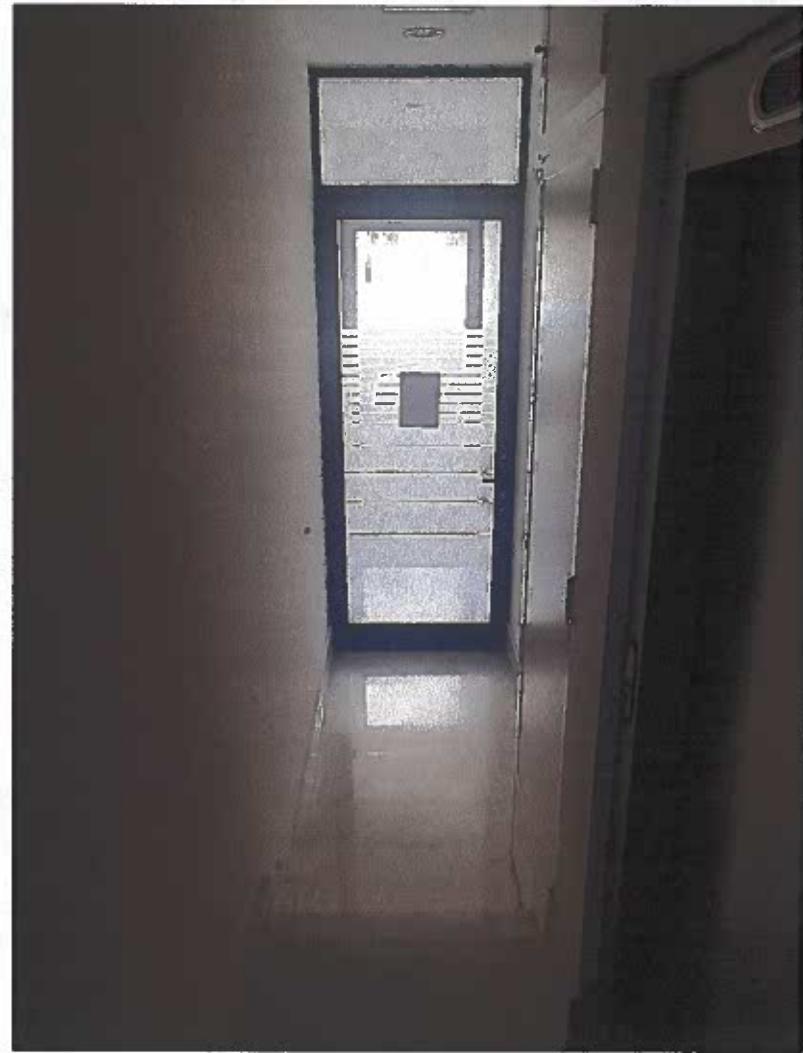
Ritratti tal-Proprjeta'



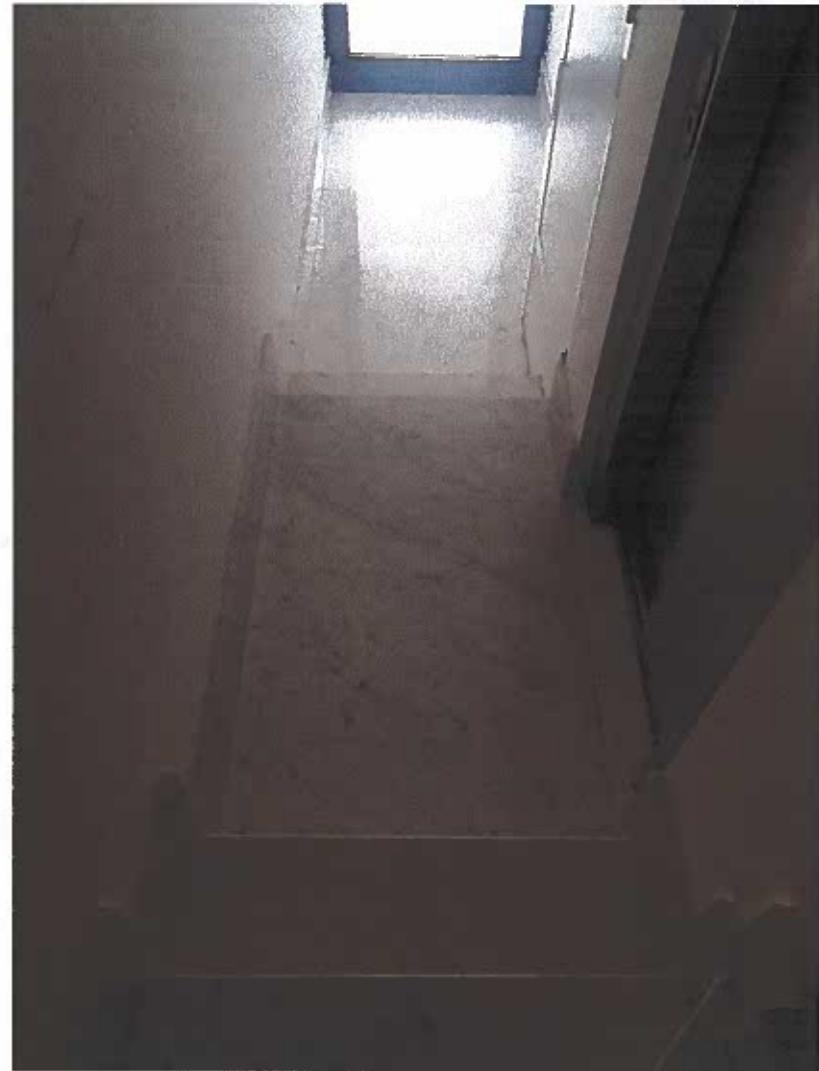
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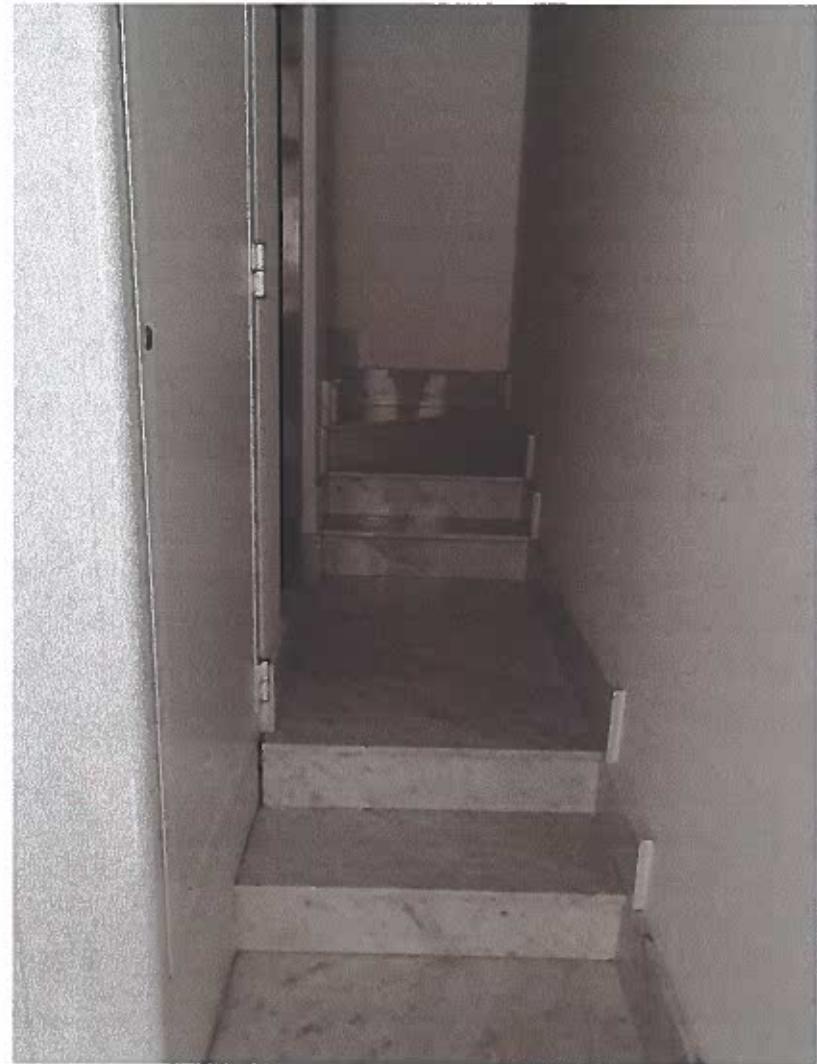
Ritratt 2: Ritratt iehor tal-faccata mehud minn Triq Dun Karm



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



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



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



Ritratt 6: Ritratt intern tal-kitchen / dining



Ritratt 7: Ritratt tal-kamra tas-sodda



Ritratt 8: Ritratt tal-kamra tas-sodda



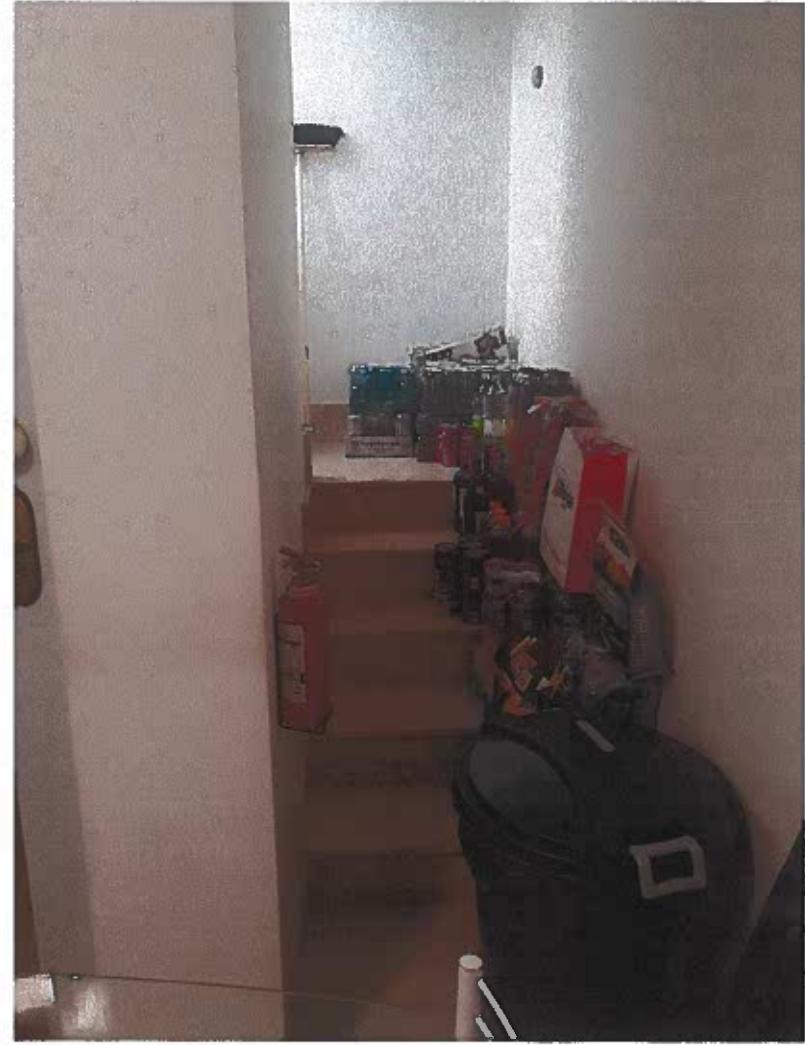
Ritratt 9: Ritratt tal-kamra tas-sodda



Ritratt 10: Ritratt tal-kamra tas-shower



Ritratt 11: Ritratt tal-bieb tal-lift



Ritratt 12: Ritratt tat-tarag gewwa l-appartament



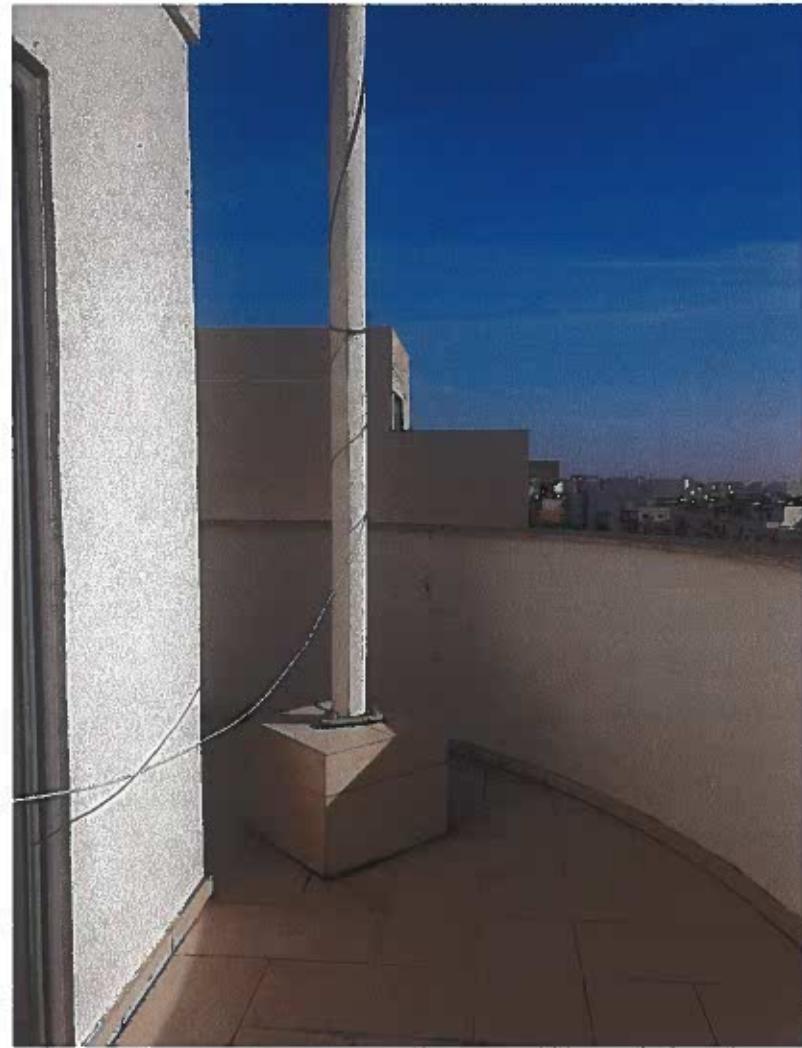
Ritratt 13: Ritratt tat-tarag gewwa l-appartament



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



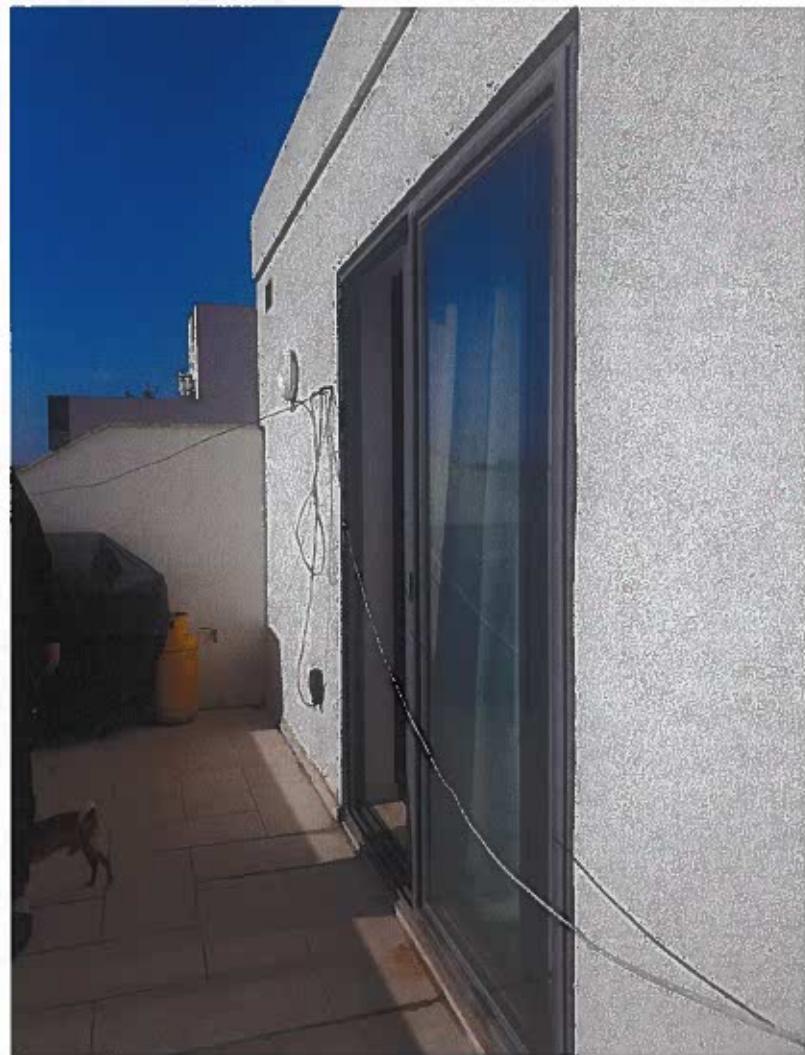
Ritratt 15: Ritratt tat-terazzin tal-penthouse



Ritratt 16: Ritratt tat-terazzin tal-penthouse



Ritratt 17: Ritratt tat-terazzin tal-penthouse



Ritratt 18: Ritratt tat-terazzin tal-penthouse

ANNESS D4

Pjanta tal-*Land Registry*

ANNESS D5

It-Tmien Skeda



IT-TMIEN SKEDA

KARATTERISTIČI FIZIČI TAL-PROPJETA' IMMOBILI

Lokalita'	IKLIN
Indirizz	1, LARA BUILDINGS , PENTHOUSE, TRIX GRUZEPP CALLEJA , IKLIN
Qies tal-Binja kollha trasferita*	89 m²

IMMARKA FEJN APPLIKABBLI (Imla kaxxa wahida f'kull kaz minbarra fejn indikat mod iehor)

Tip ta' Propjeta'	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Flat/Appartement
	<input checked="" type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terran		
Kemm ilha milbnija	<input checked="" type="checkbox"/> 0-20 sena	<input type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Qabel it-Tieni Gwerra	
Il-Madwar	<input type="checkbox"/> Veduta tal-bahar	<input type="checkbox"/> Veduta tal-kampanja	<input checked="" type="checkbox"/> Urbana	
Ambjent	<input type="checkbox"/> Žona kwieta	<input checked="" type="checkbox"/> Žona Traffikuža	<input type="checkbox"/> Žona ta' divertiment	<input type="checkbox"/> Žona Industrijali
Stat ta' Kostruzzjoni	<input type="checkbox"/> Ģebel u saqaf	<input type="checkbox"/> Nofsu Lest**	<input checked="" type="checkbox"/> Lest***	
Kundizzjoni	<input checked="" type="checkbox"/> Iajjeb	<input type="checkbox"/> Adekwat	<input type="checkbox"/> Hażin	
Faċilitajiet Tista' immarka aktar minn wahda	<input type="checkbox"/> Bil-Gnien	<input type="checkbox"/> Bil-Pool	<input checked="" type="checkbox"/> Bil-lift	<input type="checkbox"/> Bil-Basement
	<input checked="" type="checkbox"/> Bla Garaxx	<input type="checkbox"/> Garaxx karozza wahda	<input type="checkbox"/> Garaxx żewġ karozzi	<input type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input checked="" type="checkbox"/> Bl-arja tieghu	<input type="checkbox"/> Mingħajr l-arja	<input type="checkbox"/> Bl-arja ma' terzi	

- Jinkludi l-artijiet kollha u ġonna imma jeskludi sulari addizjonalni, soqfa u washrooms
- Jinkludi tikhil, elettriku, ilma u madum
- Jinkludi ** kif ukoll kmamar tal-banju w aperturi

Data: 16/04/2024

Firma tal-Perit:

Numru tal-Warrant: 636

Timbru:



ANNESS D6

Estratt mis-*Central Malta Local Plan – Policies CG07*

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, Ikklin, 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.

- 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.
- 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.
- 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 neighbourhood compatible than the Class 12 Use operation it intends to replace.
- x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.

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.

- 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.
- 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.
- 3.3.21 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

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, Ghargħur, Hamrun, Ikklin, 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 Ikklin, or may consist of small enclaves such as in Birkirkara, Mosta and Blata-l-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.

ANNESS E

Projeta' 4

35, Flat 7, Triq tal-Labour, Naxxar

ANNESS E1

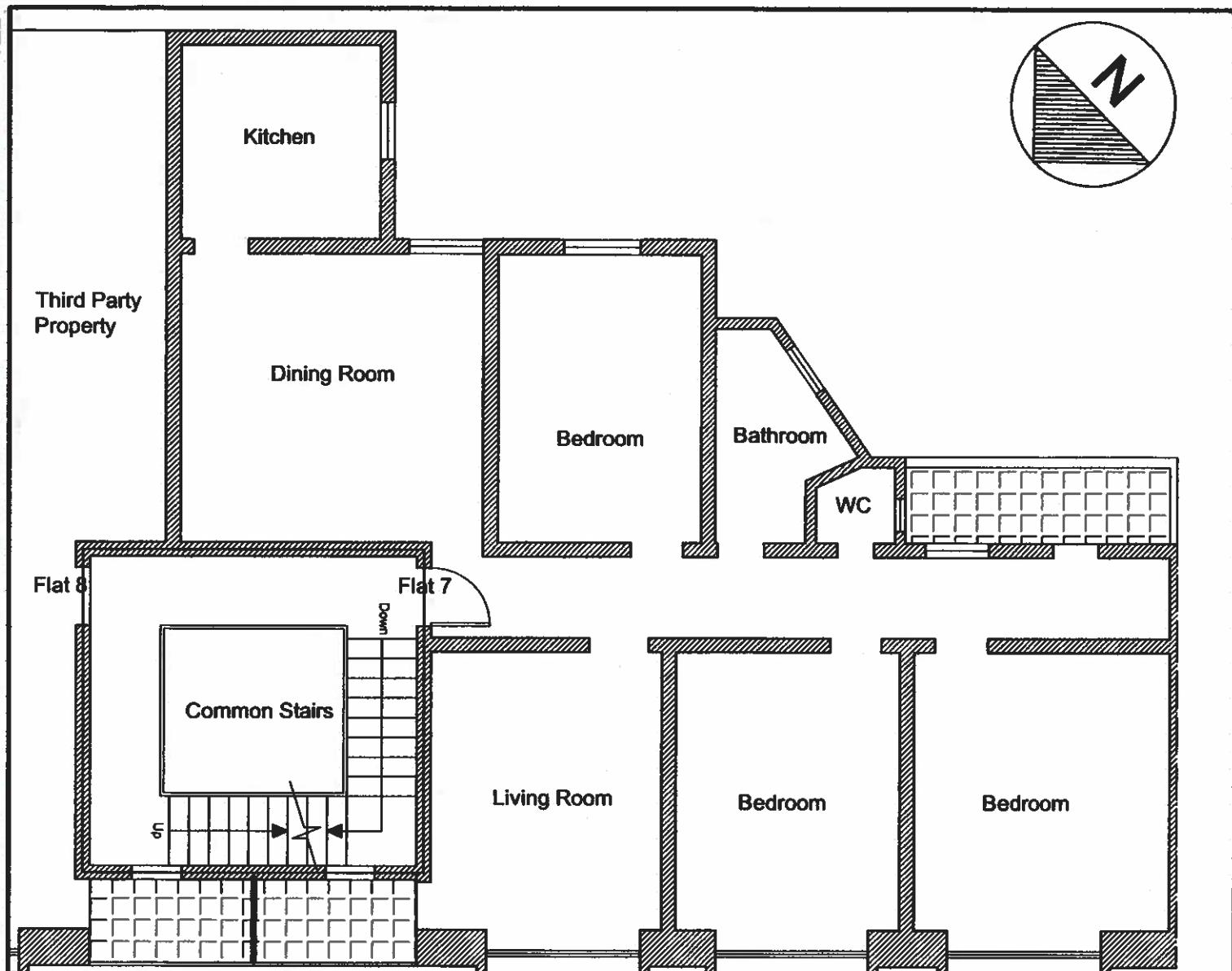
Site Plan ta' fejn jinsab il-Post



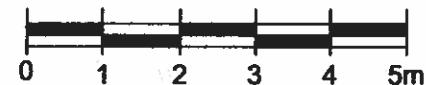
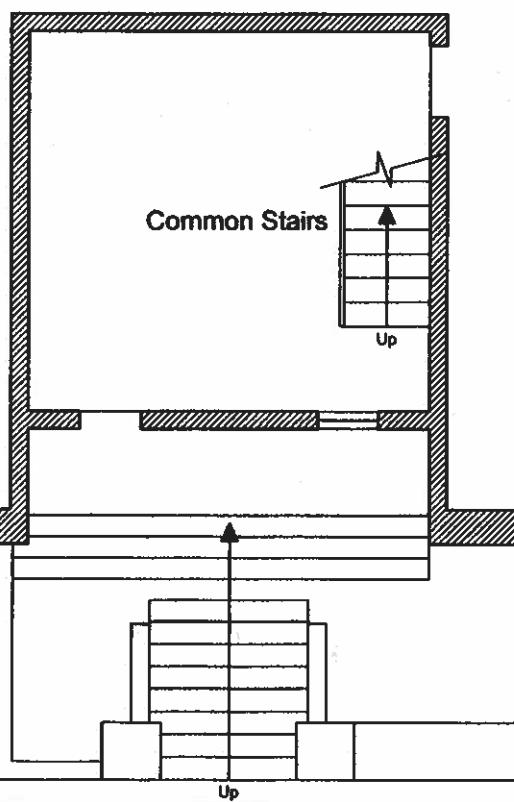
Sors – www.pa.com.mt

ANNESS E2

Pjanti tal-Proprieta'



Fourth Floor Plan as Existing
Scale 1:100



First Floor Plan as Existing
Scale 1:100

Drawing Title:		
First Floor and Fourth Floor Plans as Existing		
Property Address:		
35, Sprettu Buildings, Flat 7, Labour Avenue, Naxxar		
Rev No:	Architect:	Date:
0	Pert Miriam Magri	29/03/24
Email:		Drawn By:
		Checked By:
Drawing Number:		Project No:
A-500-01		DR-001
Date:		Scale:
29/03/24		A4
Drawn By:		MM
Checked By:		MM
Scale:		1:100

ANNESS E3

Ritratti tal-Proprieta'



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



Ritratt 2: Ritratt iehor tal-entratura komuni ghall-blokka tal-appartamenti



Ritratt 3: Ritratt tat-tarag komuni



Ritratt 4: Ritratt tat-tarag komuni



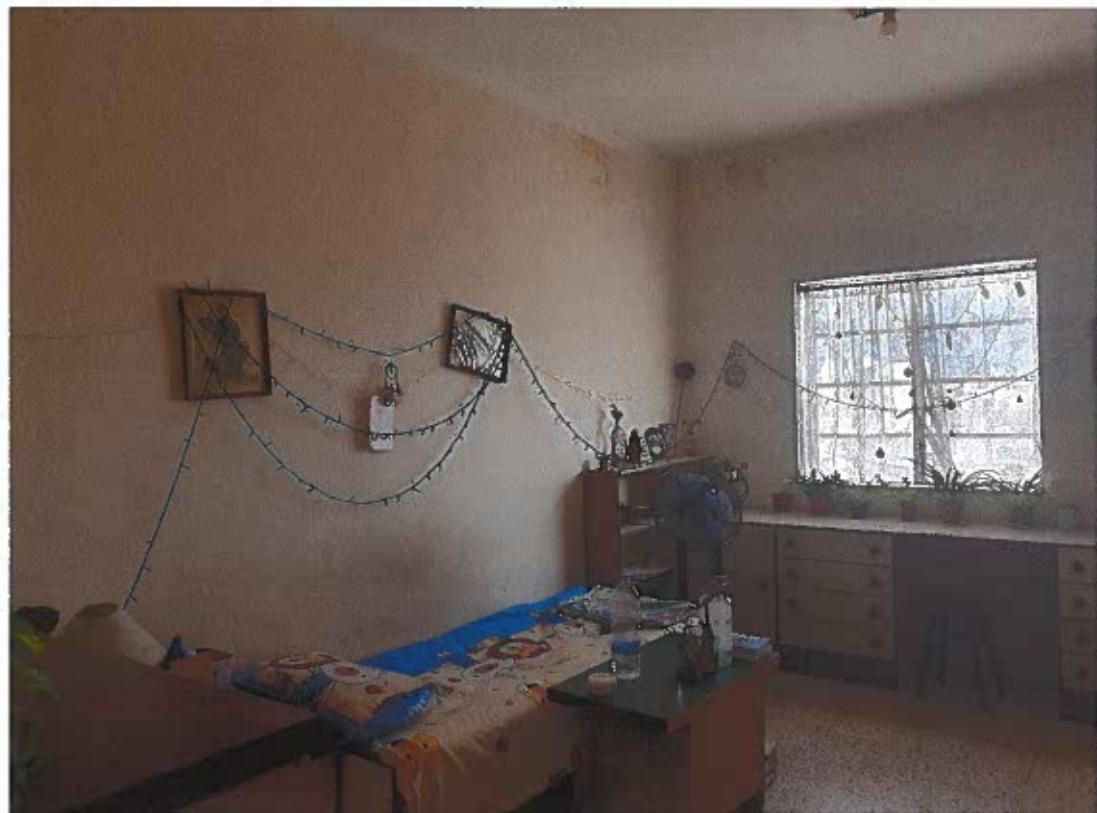
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Ritratt 6: Ritratt tal-kcina



Ritratt 7: Ritratt tal-kuritur



Ritratt 8: Ritratt tal-ewwel kamra tas-sodda



Ritratt 9: Ritratt tal-ewwel kamra tas-sodda



Ritratt 10: Ritratt tal-kamra tal-banju



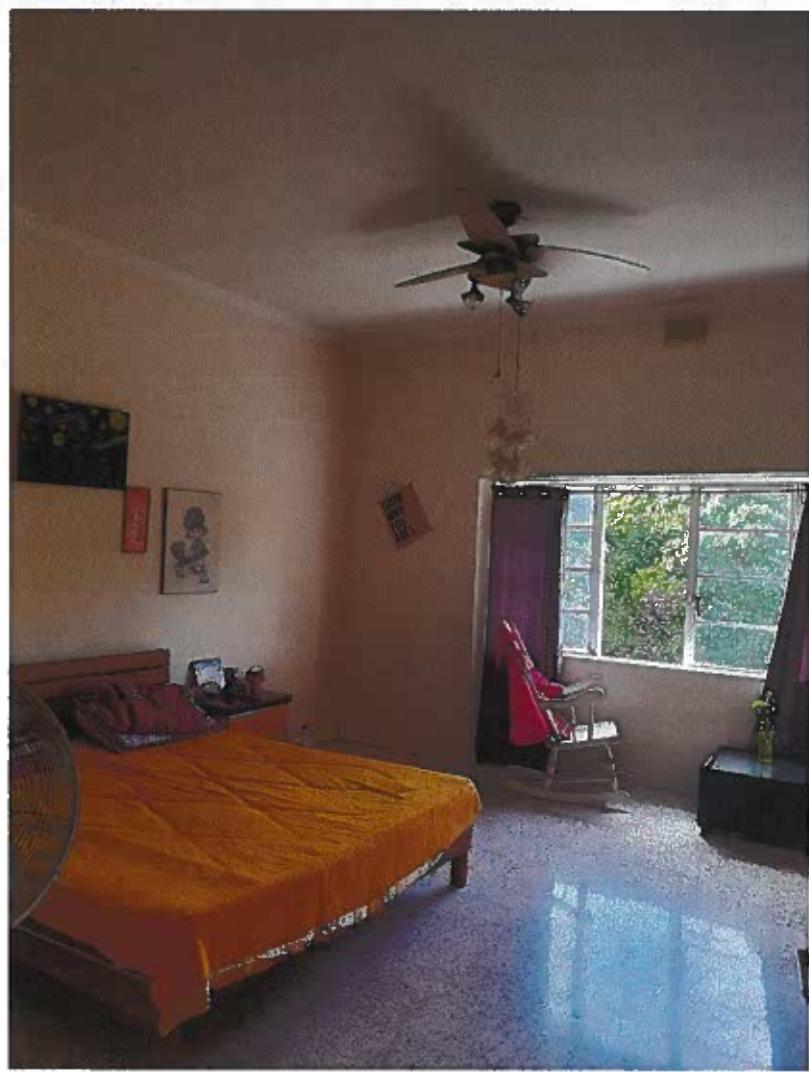
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Ritratt 12: Ritratt tal-kuritur



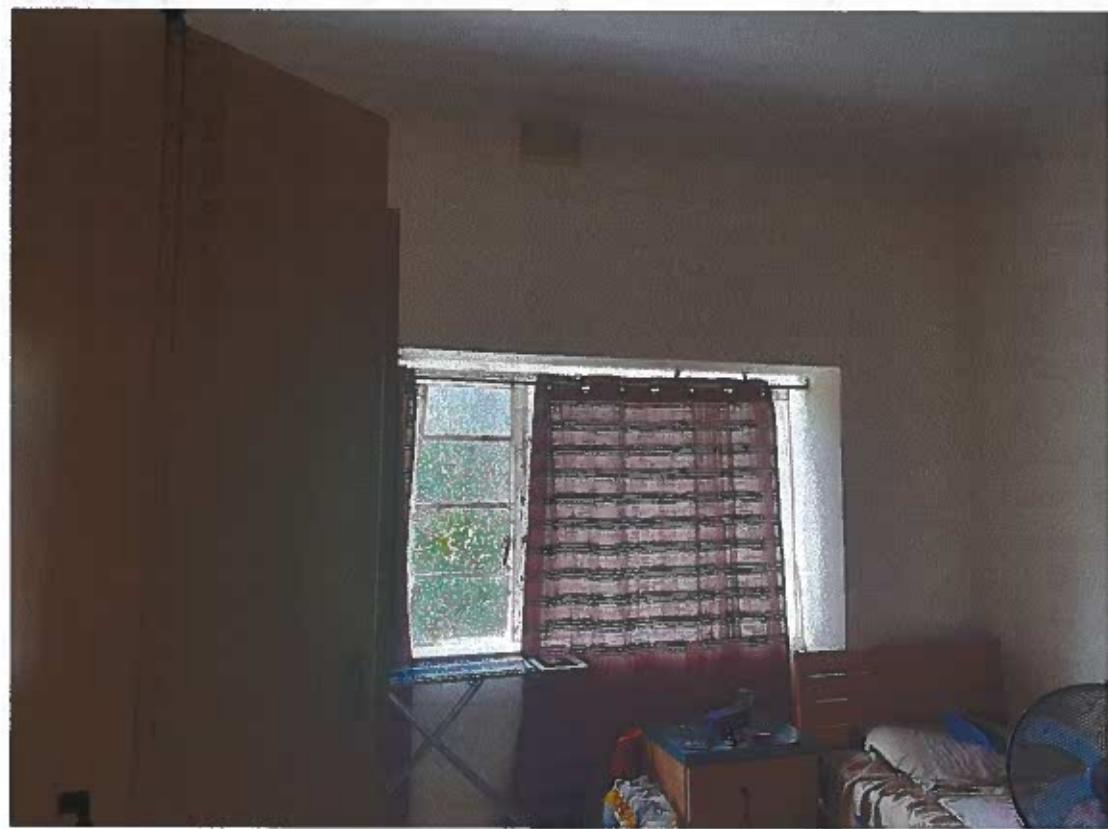
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Ritratt 14: Ritratt tat-tieni kamra tas-sodda



Ritratt 15: Ritratt tal-kuritur



Ritratt 16: Ritratt tat-tielet kamra tas-sodda



Ritratt 17: Ritratt tal-living room

ANNESS E4

Pjanta tal-*Land Registry*

ANNESS D5

It-Tmien Skeda



IT-TMIEN SKEDA

KARATTERISTIČI FIZIČI TAL-PROPJETA' IMMOBILI

Lokalita'	IKLIN
Indirizz	1, LARA BUILDINGS , PENTHOUSE, TRIX GRUZEPP CALLEJA , IKLIN
Qies tal-Binja kollha trasferita*	89 m²

IMMARKA FEJN APPLIKABBLI (Imla kaxxa wahida f'kull kaz minbarra fejn indikat mod iehor)

Tip ta' Propjeta'	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Flat/Appartement
	<input checked="" type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terran		
Kemm ilha milbnija	<input checked="" type="checkbox"/> 0-20 sena	<input type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Qabel it-Tieni Gwerra	
Il-Madwar	<input type="checkbox"/> Veduta tal-bahar	<input type="checkbox"/> Veduta tal-kampanja	<input checked="" type="checkbox"/> Urbana	
Ambjent	<input type="checkbox"/> Žona kwieta	<input checked="" type="checkbox"/> Žona Traffikuža	<input type="checkbox"/> Žona ta' divertiment	<input type="checkbox"/> Žona Industrijali
Stat ta' Kostruzzjoni	<input type="checkbox"/> Ģebel u saqaf	<input type="checkbox"/> Nofsu Lest**	<input checked="" type="checkbox"/> Lest***	
Kundizzjoni	<input checked="" type="checkbox"/> Iajjeb	<input type="checkbox"/> Adekwat	<input type="checkbox"/> Hażin	
Faċilitajiet Tista' immarka aktar minn wahda	<input type="checkbox"/> Bil-Gnien	<input type="checkbox"/> Bil-Pool	<input checked="" type="checkbox"/> Bil-lift	<input type="checkbox"/> Bil-Basement
	<input checked="" type="checkbox"/> Bla Garaxx	<input type="checkbox"/> Garaxx karozza wahda	<input type="checkbox"/> Garaxx żewġ karozzi	<input type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input checked="" type="checkbox"/> Bl-arja tieghu	<input type="checkbox"/> Mingħajr l-arja	<input type="checkbox"/> Bl-arja ma' terzi	

- Jinkludi l-artijiet kollha u ġonna imma jeskludi sulari addizjonalni, soqfa u washrooms
- Jinkludi tikhil, elettriku, ilma u madum
- Jinkludi ** kif ukoll kmamar tal-banju w aperturi

Data: 16/04/2024

Firma tal-Perit:

Numru tal-Warrant: 636

Timbru:



ANNESS D6

Estratt mis-*Central Malta Local Plan – Policies CG07*

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

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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.

- 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.
- 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.
- 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 neighbourhood compatible than the Class 12 Use operation it intends to replace.
- x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.

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.

- 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.
- 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.
- 3.3.21 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

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, Ghargħur, Hamrun, Ikklin, 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 Ikklin, or may consist of small enclaves such as in Birkirkara, Mosta and Blata-l-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.

ANNESS E

Projeta' 4

35, Flat 7, Triq tal-Labour, Naxxar

ANNESS E1

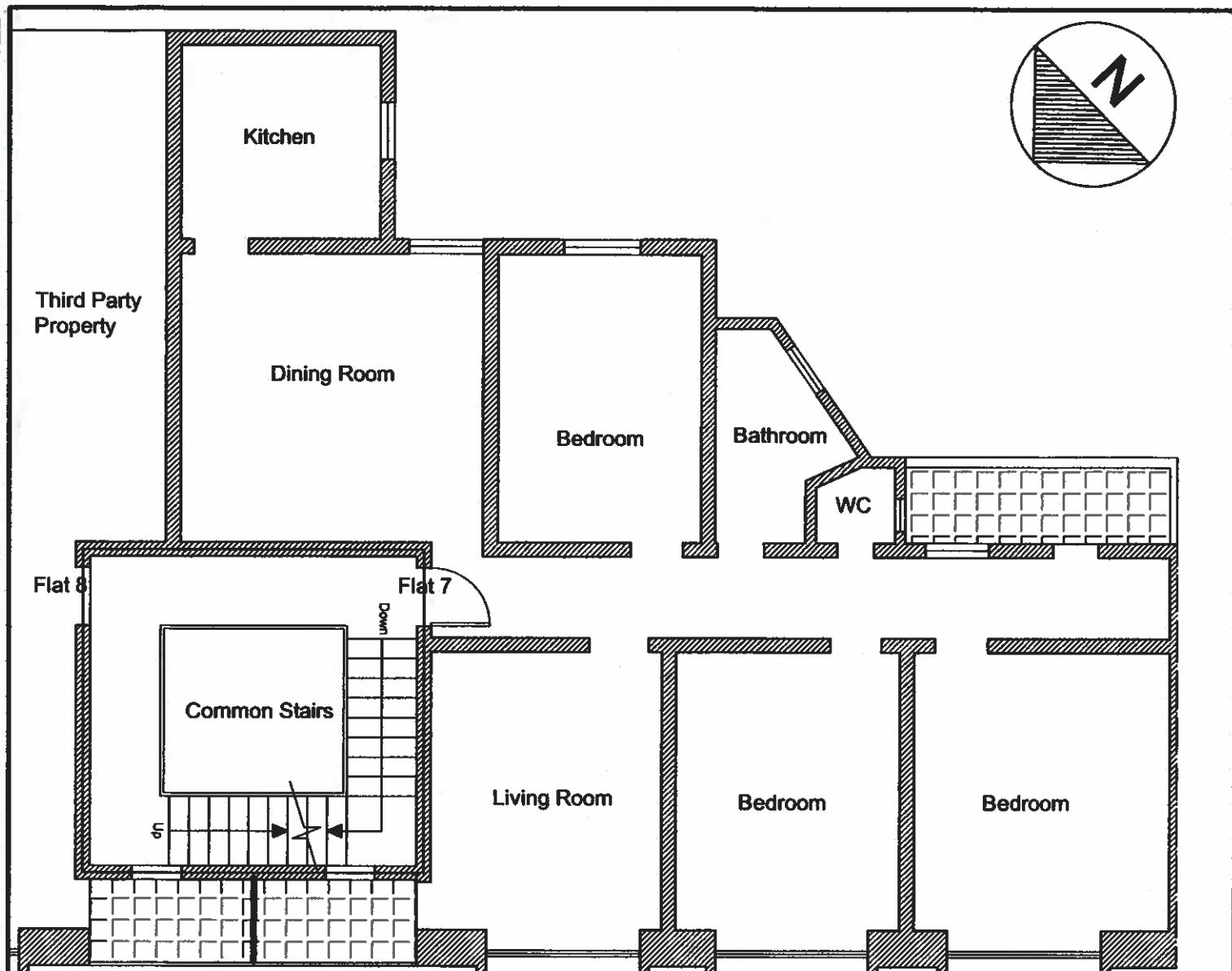
Site Plan ta' fejn jinsab il-Post



Sors – www.pa.com.mt

ANNESS E2

Pjanti tal-Proprieta'



Fourth Floor Plan as Existing
Scale 1:100

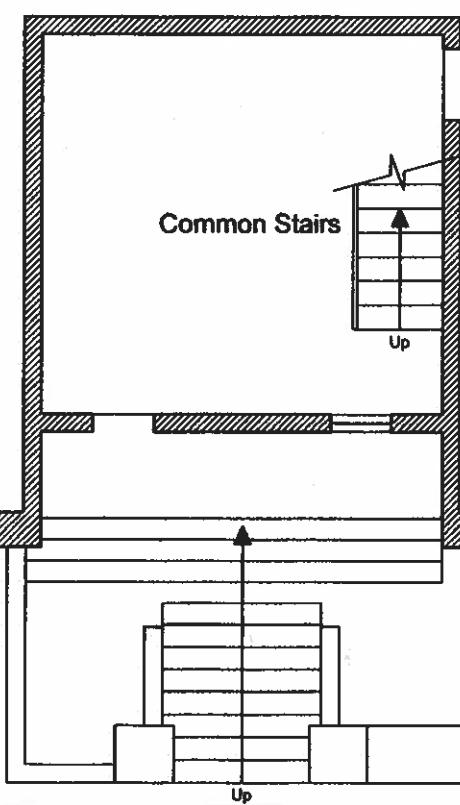


Common Stairs

Up

Third Party Property

First Floor Plan as Existing
Scale 1:100



Drawing Title:		
First Floor and Fourth Floor Plans as Existing		
Property Address:		
35, Sprettu Buildings, Flat 7, Labour Avenue, Naxxar		
Rev No:	Architect:	Date:
0	Pert Miriam Magri	29/03/24
Email:	Email: emmusc@gmail.com	
Drawing Number:	Project No:	Size:
A-500-01	DR-001	A4
Date:	Drawn By:	Checked By:
MM	MM	MM
Scale:		
1:100		

ANNESS E3

Ritratti tal-Proprieta'



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



Ritratt 2: Ritratt iehor tal-entratura komuni ghall-blokka tal-appartamenti



Ritratt 3: Ritratt tat-tarag komuni



Ritratt 4: Ritratt tat-tarag komuni



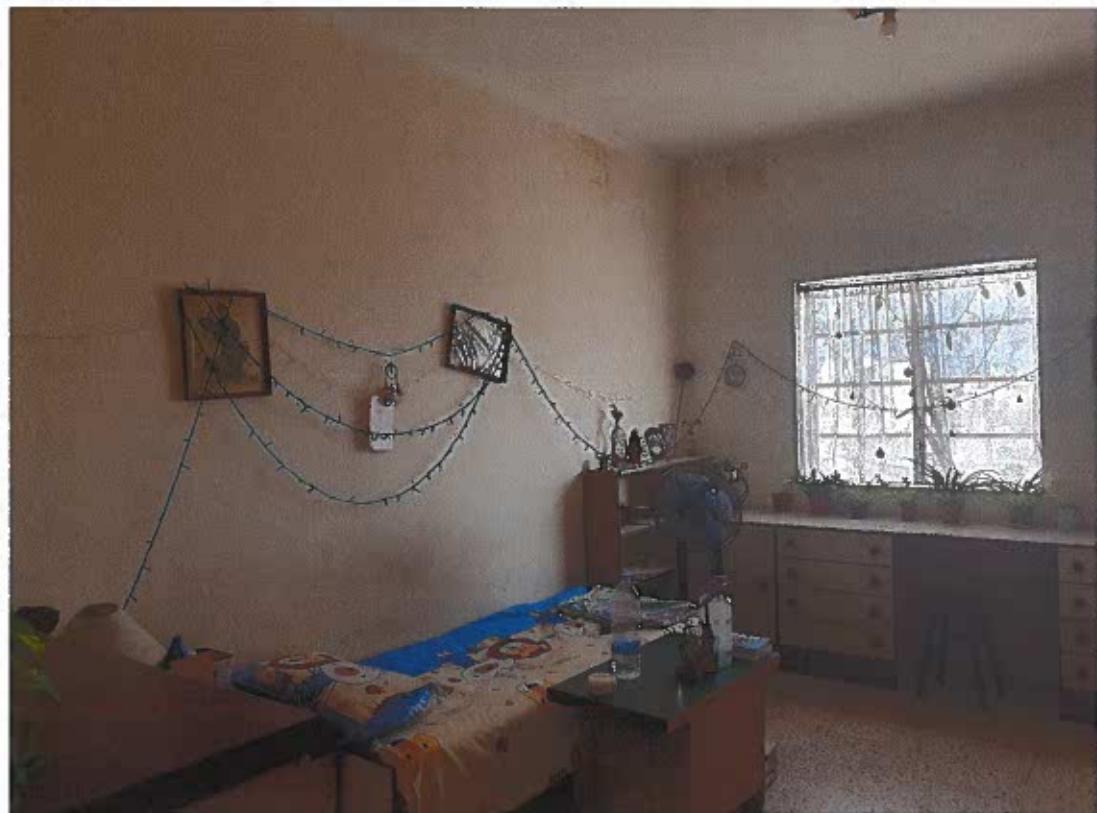
Ritratt 5: Ritratt tal-kamra tal-pranzu



Ritratt 6: Ritratt tal-kcina



Ritratt 7: Ritratt tal-kuritur



Ritratt 8: Ritratt tal-ewwel kamra tas-sodda



Ritratt 9: Ritratt tal-ewwel kamra tas-sodda



Ritratt 10: Ritratt tal-kamra tal-banju



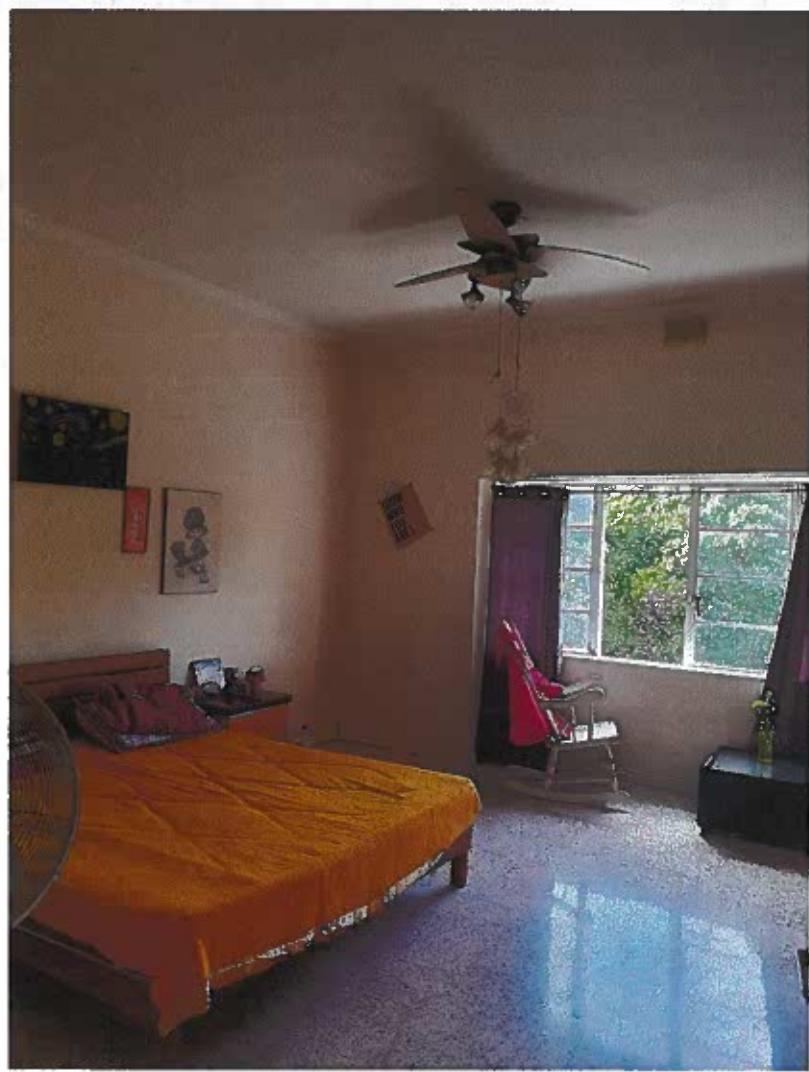
Ritratt 11: Ritratt tal-kamra tat-toilet



Ritratt 12: Ritratt tal-kuritur



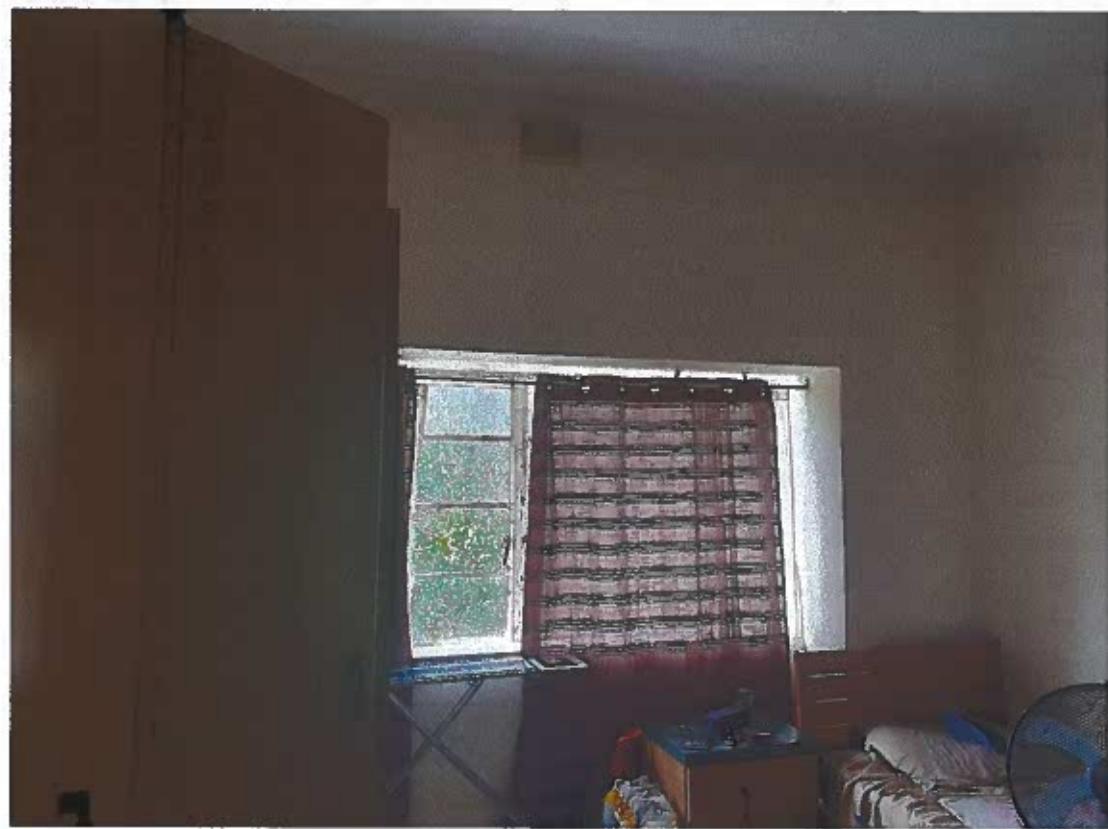
Ritratt 13: Ritratt tal-gallarija



Ritratt 14: Ritratt tat-tieni kamra tas-sodda



Ritratt 15: Ritratt tal-kuritur



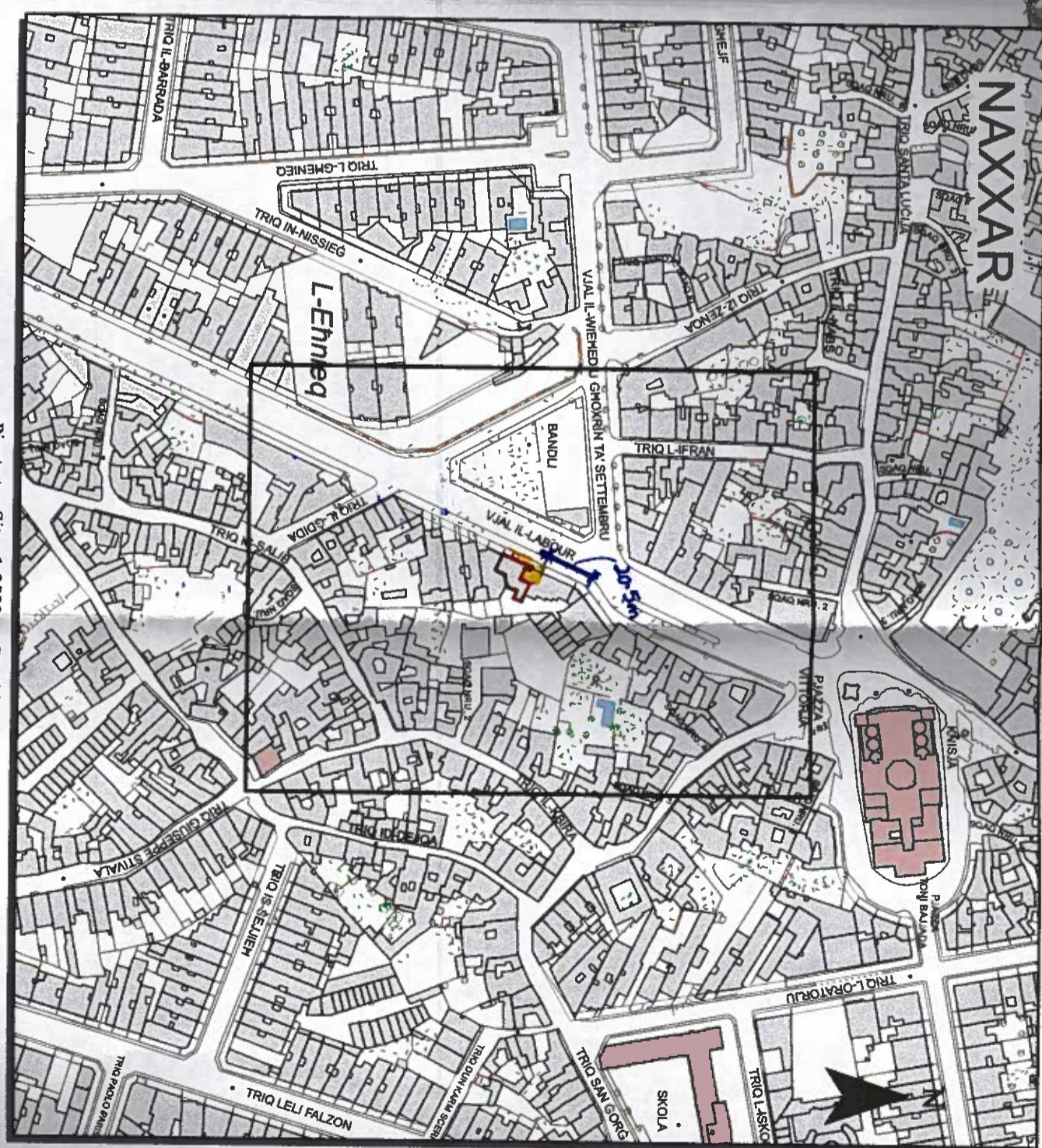
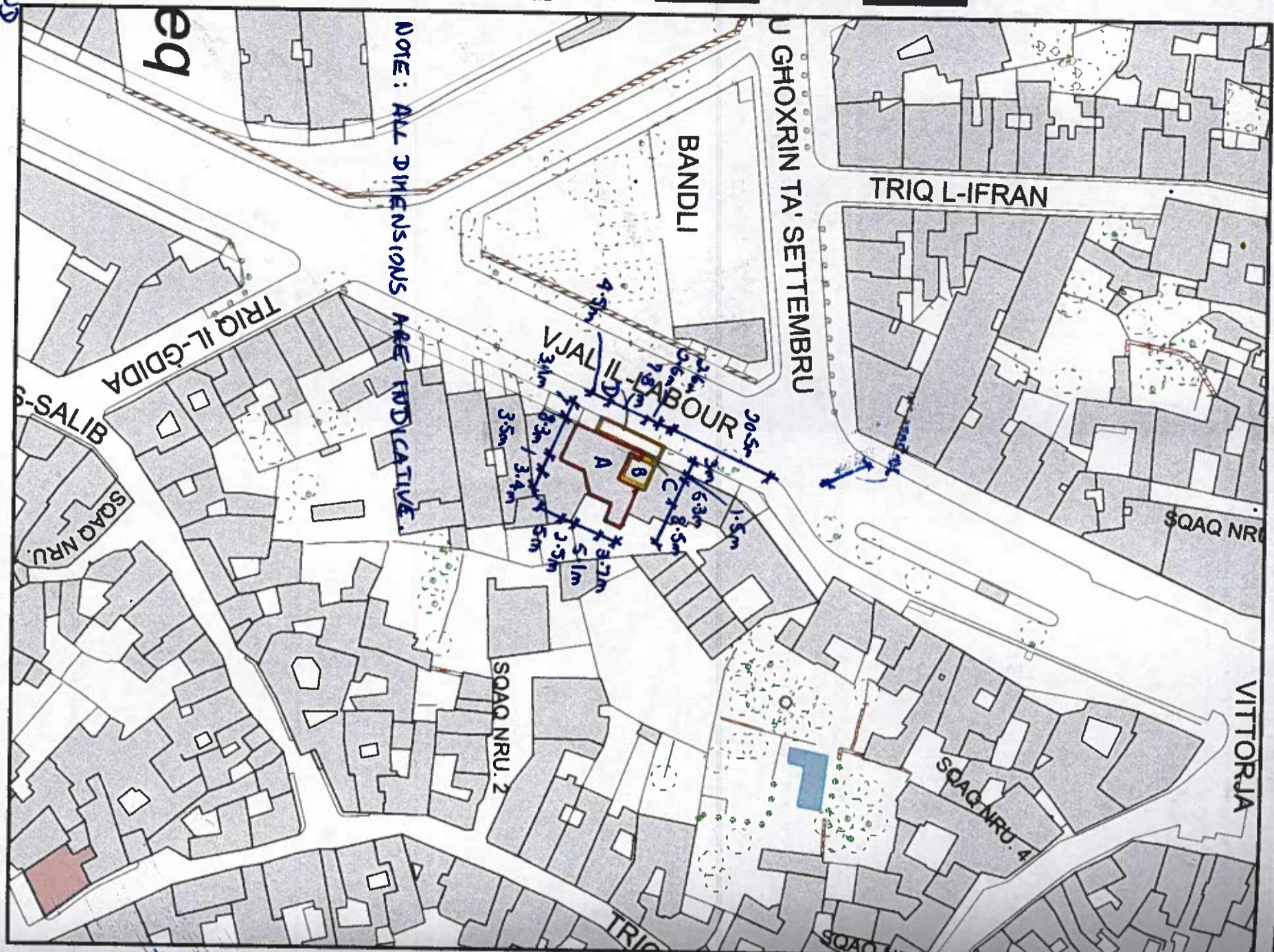
Ritratt 16: Ritratt tat-tielet kamra tas-sodda



Ritratt 17: Ritratt tal-living room

ANNESS E4

Pjanta tal-*Land Registry*



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 | Pozizzjoni Ċentrali: X = 49880
Map Number: Centre Coordinates: y = 74680

Parti min S.S.: 4874 | Data: 27/03/2024
Extracted from S.S.: Date:

Perit: MIRIAM MAGRI
Architect: MIRIAM MAGRI

Qies (metri kwadri): A: 159 m²
Area (square metres): B: 29 m²
C: 4 m²
D: 40 m²

HEAD
OWNERSHIP AT FLOOR LEVEL ONLY.
COMMON AREA ON ALL LEVELS 40 60 80 100m
COMMON AREA AT FIRST FLOOR LEVEL.

Scale 1:1000
0 20 40 60 80 100m



LR 348022

Dritt imballas
Free Post

ANNESS E5

It-Tmien Skeda



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	NAXXAR
Address	35, SPETTU BUILDINGS , FLAT 7, LABOUR AVENUE , NAXXAR
Total Footprint of Area Transferred *	159 m ²

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

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
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 Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input checked="" type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

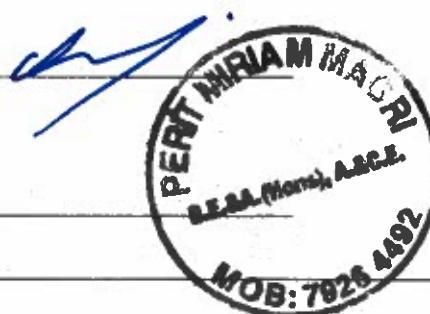
* Includes all lands and gardens but excludes additional floors, roofs and washrooms

** Includes ** plus bathrooms and apertures

*** Includes plastering, electricity, plumbing and floor tiles

Date: 23/04/2024

Perit's Signature:



Warrant Number: 636

Rubber Stamp:

ANNESS E6

Estratt mis-*Central Malta Local Plan* – Policies CG12

3.5 Commerce and Industry

CG12

Town Centres

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

Type of Centre	Locality	Area Policy Map
Primary Centres	Birkirkara	BKM1
	Hamrun	HAM1
	Mosta	MOM1, MOM2
Secondary Centres	Naxxar	NAM1, NAM2
	Qormi	QOM1

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 Pulis, 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

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

- 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.
- 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.

CG13

Local Centres

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

Location	Area Policy Map
Triq il-Mosta, Attard	ATM1
Triq il-Pitkali, Attard	ATM1
Piazza Tommaso Dingli, Attard	ATM1
Triq Wied Hal-Balzan, Balzan	BZM1
Piazza Bertu Fenech, Balzan	BZM1
Triq Fleur de-Lys, Birkirkara	BKM1
Misrah il-Knisja and Triq San Bartolomew, Għargħur	GħM1
Tar-Rabbat, Hamrun	HAM1
Misrah Ninu Cremona, Ikklin	IKM1
Piazza Transfigurazzjoni, Lija	LJM1
Blata l-Għolja, Mosta	MOM2
Sta. Margherita, Mosta	MOM1
Is-Sagħġjar, Mosta	MOM2
Triq San Pawl, Naxxar	NAM1
Malta Trade Fair Site, Naxxar	NAM1
Triq ix-Xambekk, Bahar ic-Cagħaq	NAM4

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:

1. Misrah Ninu Cremona in Ikklin as per Policy IK01;
2. Blata l-Għolja as per Policy MO02;
3. Is-Sagħġjar in Mosta as per Policy MO03; and,
4. Malta Tade Fair site as per Policy NA02.

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.

ANNESS G

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



Miriam Magri <mirmusc@gmail.com>

Rent Registration of Apartments

1 message

Perit Miriam Magri <mirmusc@gmail.com>
To: rentregistration.ha@ha.gov.mt

Sun, Mar 24, 2024 at 4:55 PM

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 Attard obo Lara Investments Ltd with Housing Authority.

The properties are the following:

1. 68, Apartment 2, Triq Il-klof, Swieqi
2. 1, 'Lara Buildings', Penthouse, Triq Guzeppi Calleja, I-Jklin
3. 35, Spretu 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,

Perit Miriam Magri
B.E.&A (Hons.) (Melt.), A.&C.E.

This email and any attachments thereto are intended solely for the use of the addressee or his authorised 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

Hatra tal-Espert

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

Thu, Mar 28, 2024 at 11:06 AM

Dear Perit Magri,

Kindly note that no registrations were found for:

68, Apartment 2, Triq Il-klof, Swieqi
1, 'Lara Buildings', Penthouse, Triq Guzeppi Calleja, I-Iklin

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

Regards,

Ivan Spiteri

MANAGER REGISTRATION & CUSTOMER RELATIONS

Property Market



www.housingauthority.gov.mt

t: +356 22991402 e: ivan.b.spiteri@ha.gov.mt

22, Pietro Floriani Street,
Floriana FRN1060 - Malta

Kindly consider your environmental responsibility before printing this e-mail

From: Perit Miriam Magri <mirmusc@gmail.com>
Sent: Tuesday, 28 March 2024 17:10
To: Zammit Thomas at HA <thomas.zammit.2@ha.gov.mt>
Cc: Spiteri Ivan at HA <ivan.b.spiteri@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}
{Quoted text hidden}

ANNESS H

Kopji tal-Ircevuti Mhalla



COURT SERVICES AGENCY

Receipt No:000557695

Registry: COURTS OF JUSTICE - REGISTRU SUPERJURI - CIVILI

Received from **CAMILLERI VICTOR KI 581757M ET**

the sum of **Seven euro**

in respect of **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

Date: 02/01/2024

Net	7.00
%VAT	
Total	7.00

Payment Method HLAS KONTANTI
Cashier CAMILLERI PHIOENNE
Signature



GOVERNMENT OF MALTA

Receipt No: 000557717

Ministry/Department	COURTS OF JUSTICE - REGISTRU SUPERJURI - CIVILI	Date	03 Jan 2024
Received from MM		Net	14.00
the sum of Fourteen euro		% VAT	
		Total	14.00
in respect of NOTIFIKA - Cash No: 43/01/2024 - Received on: 03/01/2024 CAMILLERI VICTOR KI 581757M ET vs LARA INVESTMENT LIMITED C24441			Payment Method
			Cashier SEABROOK ABIGAIL
			Signature

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

ACC1