

The Directors
Plan Group PLC
PLAN Group Head Office
Triq il Wirt Naturali
Baħar iċ-Ċagħaq
Naxxar NXR 5232



Sorenson,
Danny Cremona Street,
Hamrun HMR 1511

Architects, Civil Engineers & Structural Consultants

Perit Ruben Sciortino B.E.&A (Hons), A.&C.E. Warrant No.: 476
Perit Alexander Bianchi B.E.&A (Hons), A.&C.E. Warrant No.: 569
Tel: 21247356, Fax: 27247356, E-Mail: ruben@redesign.eu

Date: 7th October 2025

Our Ref: Misc 68/23

Your Ref: _____

Valuation Report

Location : Land of 9,428 square metre accessible from Triq I-Ghannejja, B' Bugia

Land of 1,978 square metre accessible from Triq I-Ghannejja, B' Bugia

Land of 4,194 square metre without an access from a public road

General:

The undersigned architect, holder of warrant number 476, has been commissioned by Plan Group p.l.c., a public limited liability company with company registration number C 103062 (hereinafter, the "Issuer"), to issue a property valuation report in relation to the Site (hereinafter, the "Valuation Report"). The undersigned declares that he is in a position to provide an objective and unbiased valuation and is competent to undertake this assignment.

The purpose of this Valuation Report is for the inclusion thereof within the prospectus to be published in connection with the issue of up to €40,000,000 secured bonds by the Issuer.

Reporting Standards:

The Valuation Report is being issued in accordance with Chapter 7 of the Capital Market Rules published by the Malta Financial Services Authority and is in line with the international valuation standards and guidelines issued by the Royal Institute of Chartered Surveyors (RICS) (hereinafter, the "RICS Valuation Standards"). The RICS Valuation Standards of 31st January 2022 were referred to for the purposes of this Valuation Report. The undersigned architect is not a member of the Royal Institution of Chartered Surveyors (RICS), however the valuation set out herein has taken into consideration the valuation manual of the UK Royal Institution of Chartered Surveyors (RICS).

Independence of Valuer:

The undersigned architect herewith confirms that he is not conflicted in issuing this Valuation Report and is therefore independent from the Issuer. This is in view of the fact that saving the valuation of the Site, the undersigned architect has no working / business relationship with the Issuer on this site and that the only funds received by the undersigned architect from the Issuer, related to this site shall consist of the professional fee due for this Valuation Report.

Valuation Report Contents:

1. Site Address:

The Site comprises a divided portion of land located in the area known as "il-Qajjenza", in Birzebbuga, Malta, having an area of circa 15,600 square metres, consisting of:

- a) 9,428 square metre, directly accessible from Triq l-Ghannejja, B' Bugia (marked in blue in Appendix 1)
- b) 1,978 square meter, directly accessible from Triq l-Ghannejja, B' Bugia (marked in mint in Appendix 1)
- c) 4,194 square metre without an access from a public road (marked in coral in Appendix 1)

Kindly find attached hereto as Appendix 1, a site plan which details the Site.

2. Current State of Site:

The Site currently forms part of the Qajjenza LPG Plant. The plant stopped operation in 2012 and all equipment has since been removed from the Site. The Site is currently disused open land and is surrounded by a high masonry wall, which obstructs entry as well as vision into the said Site from the public road.

3. Inspection of the Site:

The undersigned architect inspected the Site on 24th July 2025 and has carried out checks in relation to all permissions issued by the Planning Authority in Malta for the Site, including a Site history.

4. Current State of the Site and its Surroundings:

The Site consists of three pieces of land, each having an area of 9,428sq.m, 1,978sq.m and 4,194sq.m.

According to the Marsaxlokk Bay Local Plan, the land with 9,428sq.m (marked in blue – Appendix 1) is located within an area known as "Outside Development Zone" (ODZ). This can be established from Figure 9 in the Marsaxlokk Bay Local Plan.

The stretch of land having an area of 4,194sq.m (marked in yellow – Appendix 1) has no direct access to a public road, however it is abutting another stretch of land having 1,978sq.m (marked in mint – Appendix 1), which is directly accessible from Triq l-Ghannejja, Birzebbuga. Landlocked within and adjacent to this 6,172sq.m area (1,978sq.m +

4194sq.m), there exists two pieces of land, owned by the Government of Malta, having an additional total area of approximately 1,619sq.m (marked in green and red in Appendix 1).

The stretch of land having an area of 1,978sq.m (marked in mint – Appendix 1) has direct access from Triq I-Ghannejja and also provides access to the piece of land measuring (4,194sq.m) (marked in yellow – Appendix 1).

According to Figure 9 in the Marsaxlokk Bay Local Plan, the property (1,978sq.m and 4,194sq.m) falls under policies MQ02 and MQ03. MQ02 clearly states that the Liquefied Propane Gas Plant is to be relocated. The operation was terminated in 2012. Policy MQ03 clearly states that:

The site currently used for LPG plant will be considered for:

- i. Residential use*
- ii. Some commercial use such as bars and restaurants*
- iii. Area for small boat storage/minor maintenance.*

No residential or commercial development will be permitted until a site is identified and starts operating as a boat storage yard. The area of boat storage yard should be at least ¼ hectare. Industrial use will not be acceptable. Early consultation with the Authority on any residential proposals will be required.

Boat storage use is however no longer governed by Policy MQ03 in view of the approval of the Open Storage Area Policy in 2005. Article 7.0 of the said policy states that:

- Development should be at least 100m away from residential areas and rural settlements identified in approved development plans. Where boat maintenance is carried out within site, the minimum distance is increased to a minimum of 300m.*

The directors of Plan Group plc have informed the undersigned that consultations with the Planning Authority have already been carried out, in line with the above-mentioned policy.

Furthermore, according to Figure 10 in the Marsaxlokk Bay Local Plan, the height limitation within the Qajjenza area is of three Storeys – 17.50m (with the exception of the seafront which is set at four stories – 22.00m). In accordance with DC2015, this will result in a development of basement garages, semi basement garages, elevated ground floor, three floors and a penthouse.

All the environmental risks as contemplated by RICS have been considered. Furthermore, the site is covered by a decommissioning permit PA 3513/13, where various rock samples were also tested for hydrocarbons and its components, which is considered particularly relevant when considering the past use of the site. In this regard it is pertinent to note that, at the time, a declaration was issued by Ing. Kenneth Abela obo Enemalta, who stated that eleven cores were extracted and these were tested by an agreed accredited laboratory. Within this same letter, it is stated that the laboratory confirmed the absence of petroleum contamination.

5. Planning Permits issued on Site

The Site is covered by the following planning permissions:

PA/3513/13 - Decommissioning of Qajjenza LPG plant, which was decided on 12th June 2014: Granted on the 12th June 2014

PC/22/23 – This PC Application was approved by the PA on the 8th March 2025.

The approved PC changes the previously approved uses listed before in this report and establishes the following areas to be used for:

1. Residential area with an overall height of 17.5m (taken from the highest street level on Triq L-Ghannejja)
2. Residential area with an overall height of 19.9m (taken from the highest street level on Triq L-Ghannejja)
3. Public open space with access to Emergency and service vehicles only.

A copy of the approved PC 22/23 is attached at Annex 4

PC/19/25 – This PC application was approved on 26th July 2025

This PC approved the re-zoning of part of the site covered by PC22/23 from 'Class 1' to Class 1 or Class 2A', mainly to allow for the development of a Care Home for the Elderly on Zone A of the site (marked in mint)

A copy of the approved PC19/25 is attached as Appendix 5.

PA 6627/23 – This Full Development Application was approved on 7th August 2025 and provides for the development of 203 apartments and 204 garages, split over 2 zones, as follows:

Block A:	26 Units (4 Maisonettes, 20 Apartments and 2 Penthouses)
Block B:	34 Units (5 Maisonettes, 25 Apartments and 4 Penthouses)
Block C:	31 Units (3 Maisonettes, 25 Apartments and 3 Penthouses)
Block D:	32 Units (4 Maisonettes, 25 Apartments and 3 Penthouses)
Block E:	40 Units (5 Maisonettes, 30 Apartments and 5 Penthouses)
Block F:	40 Units (5 Maisonettes, 30 Apartments and 5 Penthouses)

Furthermore two basement levels were approved which consist of 101 garages at basement -1 and 103 garage at basement -2

The permit also includes an Old People's Home which will provide 240 beds and parking provisions for 46 cars located at basement level -2.

A copy of the approved permit is being attached at Annex 6

6. Infringement of Statutory Requirements:

To date, the undersigned architect is not aware of any infringements, enforcements or stop notices issued on the Site.

7. Tenure:

By reference to the reports prepared by Notary Kathia Farrugia Cachia, appended hereto as Appendix 3 and the report on the searches on PLAN BBG Limited from date of acquisition to date, it is noted that as at the date thereof, the Site is not subject to any real rights, emphyteutical concessions, easements or other burdens, save:

- (a) with respect to Portion of Land A, it is noted that part thereof is occupied by third parties who have been using the land on title of 'qbiela' for the past years. This has been taken into account for the purpose of establishing the present day valuation,

and in light of the fact that Portion of Land A qualifies as non-developable land and is not intended to be developed, the "qbiela" has no further bearing on the valuation of the Site post-issuance of an eventual permit, and

- (b) the special hypothec enrolled in favour of Equinox International Limited for the amount of twelve million Euro (€12,000,000) and the special privilege in favour of Equinox International Limited for the amount of nine million nine hundred twenty three thousand, four hundred and twenty Euro (€9,923,420), both bearing number H24130/2023.

8. Age of Building:

As at the date of this Valuation Report, there are no buildings on the Site.

9. Current Value of the Site:

The part of the Site that is located in an "Outside Development Zone" (ODZ) area, is being valued as an area ideal for agricultural activity.

The remaining part of the Site is being valued in line with the approved PC22/23, PC19/25 and PA 6627/23 for the development of:

1. Site in ODZ having an area of 9,428sq.m (marked in blue) – Appendix 1
2. Residential Development of 203 units and 204 garages (marked in yellow and red) – Appendix 1
3. Old People's Home having 240 beds and 46 car parking spaces (marked in mint and green) – Appendix 1

It is to be noted that parts of the approved development is situated on land that is owned by third parties. In view this the owner is still in the process to acquire the third party property. The garages and apartments that lie on third party property are not being considered for the purpose of this valuation.

Therefore, the land / part of the development that is being considered for the purpose of this valuation is as follows:

1. Site in ODZ having an area of 9,428sq.m
2. Site measuring 4,194sqm, earmarked for Residential Development comprising of 141 units and 158 garages
3. Site measuring 1,978sqm earmarked for the development of an Old People's Home having 240 beds and 46 car parking spaces.

Based on the above, it is our opinion that the current value of the Site is of:

Site ODZ	€630,000 (Six Hundred and Thirty Thousand Euro)
Residential Development:	€22,500,000 (Twenty-Two Million Five Hundred Thousand Euro)
Old People's Home:	€3,400,000 (Three Million Four Hundred Thousand Euro)

€ 26,530,000 (Twenty-six Million five hundred and thirty thousand Euro)

Once the development is complete, it is estimated that the Total Value of the Development consisting of 141 units and 158 garages, but excluding the site in ODZ, the Old People's Home and the land owned by third parties is:

€38,500,000 (Thirty-eight Million, five hundred thousand Euro)

Properties held for development (Capital Markets Rule 7.7)

Capital Markets Rule 7.7.1 *"whether or not the relevant planning permits have been applied for, whether such applications have been granted or refused and the date of such grant or refusal;"*

The following permits have been approved on site:

PC22/23 - To propose change in zoning of the site and to the establishment of building heights within the rationalisation site. Approved on the 8th March 2025

PC/19/25 – To propose the re-zoning of part of the site covered by PC22/23 from 'Class 1' to Class 1 or Class 2A'. Approved on 26th July 2025.

Full Development Permits

PA 6627/23 - Proposed excavation of site to accommodate underground parking and garages at level -1 and level -2; and proposed construction of a 240 bedded Old People Home (Class 2A) Block A (overall height of 23m from highest pavement level on Triq I-Ghannejja), 91 maisonettes/apartments for Block B (overall height of 19.9m from highest pavement level on Triq I-Ghannejja) and 112 maisonettes/apartments for Block C (overall height of 19.9m from highest pavement level on Triq I-Ghannejja). The full development application was approved on the 7th August 2025

Capital Markets Rule 7.7.2 *the nature and a brief description of the proposed development;*

The proposed development consists of the excavation of the Site and:

- a. the construction of the two basements having a total of 204 garages, 203 residential units; and
- b. an old people's home having 240 beds and 46 car parking spaces

Capital Markets Rule 7.7.3 *an indication of when it is reasonable to expect development to commence;*

The development is expected to commence within 3 – 6 months.

Capital Markets Rule 7.7.4 *the expected development period;*

The expected development period is of 24 to 30 months from the commencement of works on the site.

Capital Markets Rule 7.7.5 *the estimated total costs of the development including, without limitation, the cost of financial carrying charges, letting commissions and other ancillary costs.*

The estimated total cost of the development as envisaged in the planning applications shall be in the region of €24.7 million which includes demolition, excavation, construction and architectural fees and finishes and are split as follows:

- a) The care home development will cost circa €10 million and consists of €1 million excavation costs, €3 million construction and architectural costs and €6 million finishes that includes also the medical equipment
- b) The residential development will cost circa €14.7 million and consists of €1.5 million excavation costs, €6.1 million construction and architectural costs and €7.1 million finishes.

The undersigned architect is not aware of any other matters which could affect the value of the Site, apart from those matters listed in this Valuation Report.

10. Source of Information and Verification

The information relating to the planning permissions was retrieved from the e-apps web page of the Planning Authority in Malta. The conditions of the Site and its limitations were determined during a Site visit conducted by the undersigned architect on 24th July 2025. The information relating to tenure and on the encumbrances over the Site is derived from the reports prepared by Notary Kathia Farrugia Cachia (appended hereto as Appendix 3) and from information provided by the management of Plan Group Plc.

11. Details of registered mortgages and privileges and other charges, real rights thereon including details of emphyteutical concessions, easements, and other burdens

A description of any real rights, emphyteutical concessions, easements and other burdens over the Site are set out in the report prepared by the Notary Kathia Farrugia Cachia, appended hereto as Appendix 3.

12. Details of Valuer

Perit Ruben Sciortino B.E. & A. (Hons), A&CE, MSc (Ulster)
Warrant No: 476
Sorenson, 47
Triq Danny Cremona
Hamrun HMR 1511
Tel: 21247356
Mob: 79311234
Email: ruben@rsdesign.eu

13. Date of Valuation

The effective date of this Valuation Report is 7th October 2025.

14. Valuation Based on an Open Market Value

Capital Markets Rule 7.4.4. clearly states, that the valuation must be made based on an 'open market value for existing use'. An open market value is one where the market value is established through a comparative method, with corrective measures to establish the correct market value of the Site.

The open market within the region was studied and a general rate per square metre was established. Then various corrective measures were taken in view of the existing property being an undeveloped land, whilst what was found in the open market mainly consisted of finished apartments. Finally other corrective measures were also taken to establish that at any given date there is a willing buyer. Once all the corrective measures were taken, the correct market value of the site was established.

15. Assumptions for the Valuation;

The following assumptions have been taken into consideration during the compilation of this Valuation Report:

- That the measurements of the Site provided by management are accurate in all respects.

16. Degree of Certainty of Valuation;

Irrespective of the degree of certainty attached to a valuation, the undersigned emphasises that in this case, the value is, to varying degrees, based on the development that can be developed within the Site in accordance with PA 6627/23. Any changes to the approved permit could have a material effect on the value of the Site.

The undersigned architect is assuming no responsibility for third parties who may obtain a copy of this report. Furthermore, no liability is accepted in contracts, negligence, restitution with regards to any loss including profits, goodwill, or opportunity. The above is considered to provide a reasonable valuation of the Site; however, these kind of valuations may vary between valuers. The valuation is also subject to change (even over short periods) due to changes in the current and future economic market.



Perit Ruben Sciortino B.E.&A. (Hons), A&CE

APPENDIX 1

Site Plan and Property Division

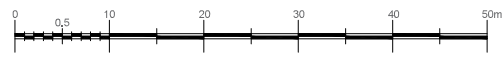
139b



0 25 50 100 150 200 250 Meters

1:2,500

Date Printed: 21/03/2025



Scale 1:200



Triq I-Ghannejja

-Area 9,428m²

-Area 342m²

-Area 157m²

Area 1,120m²

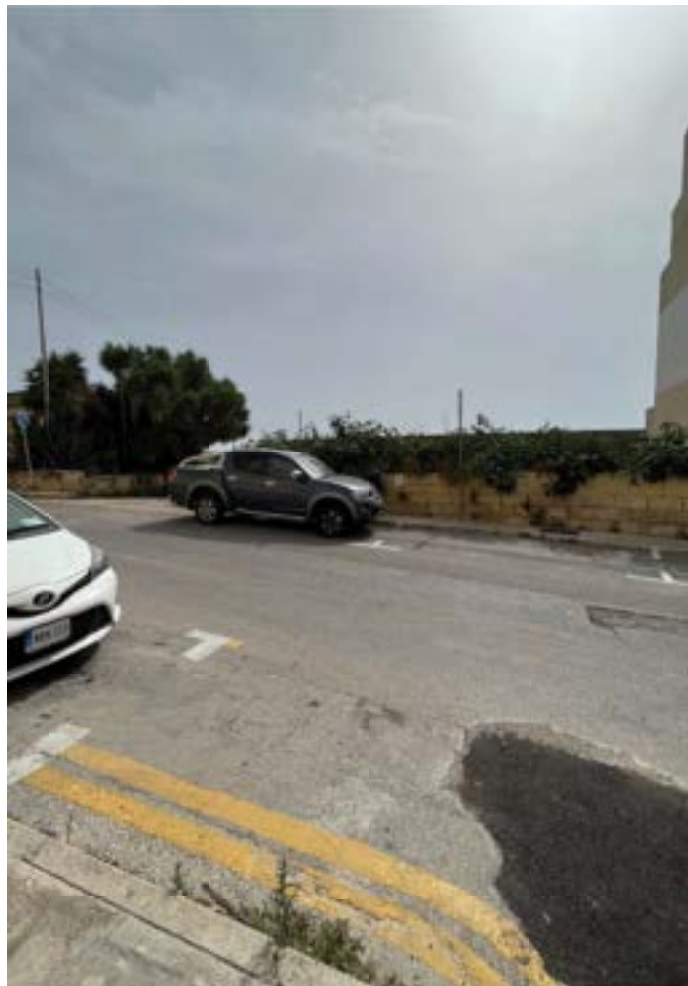
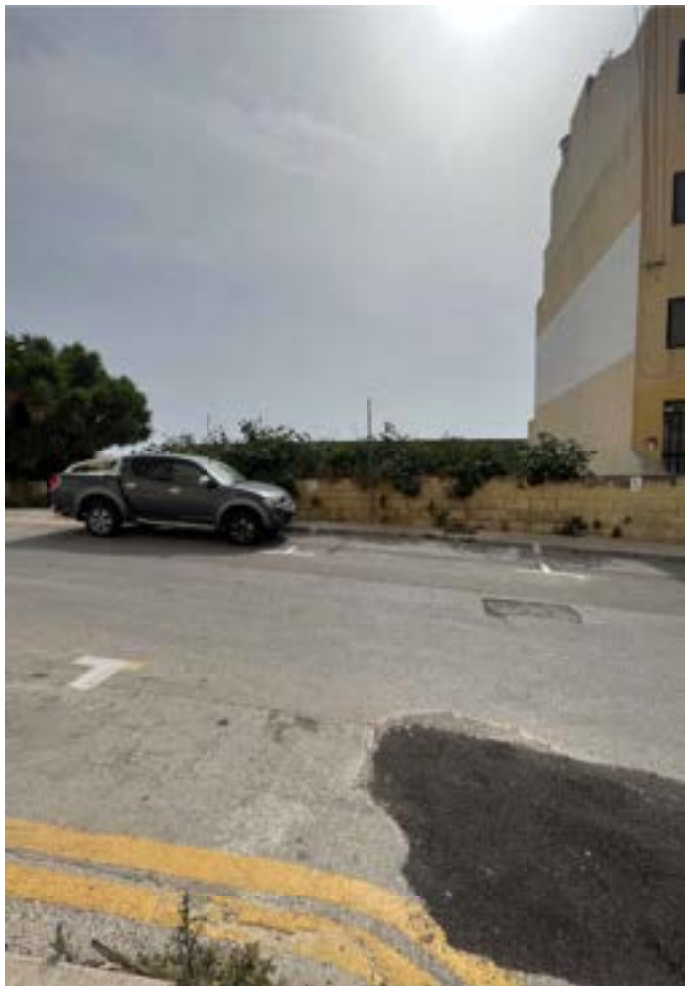
Area 1,978m²

Area 4,194m²

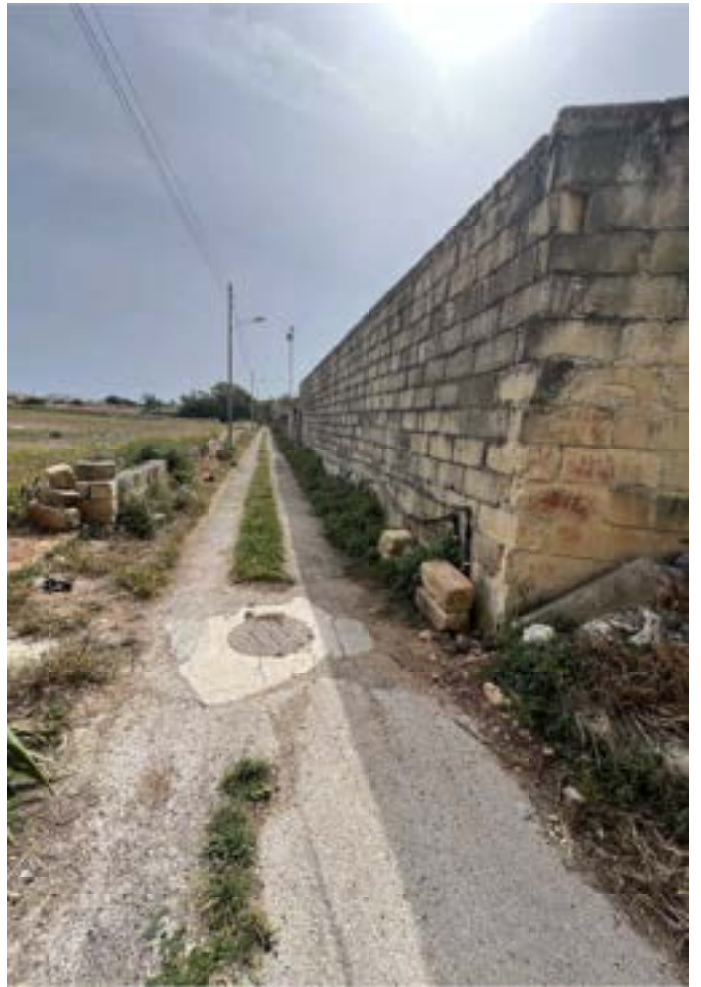
APPENDIX 2

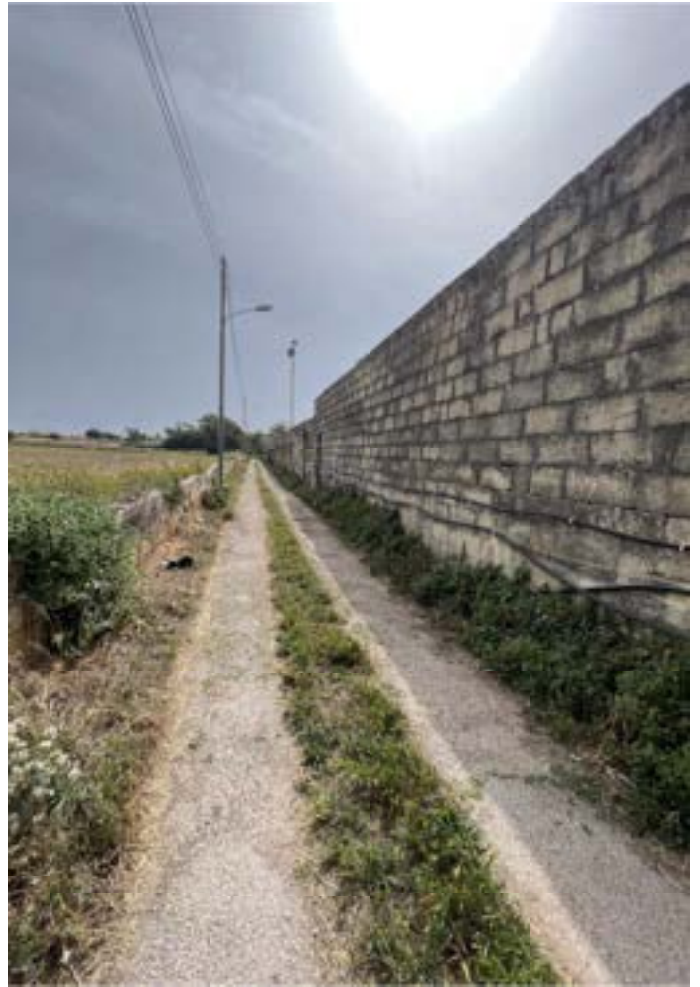
Current Site Photos

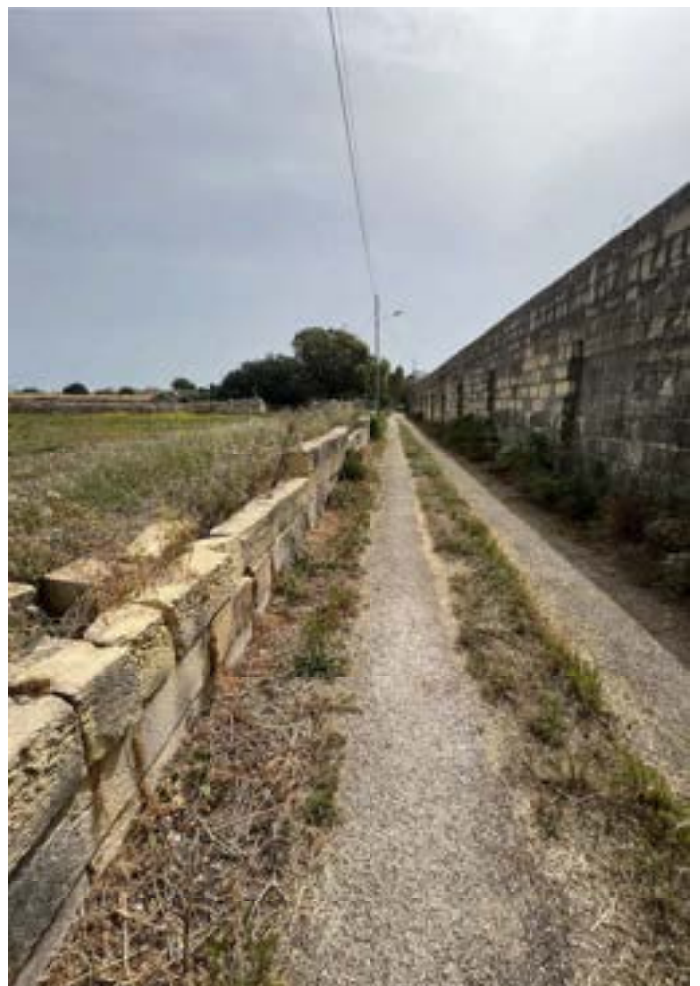


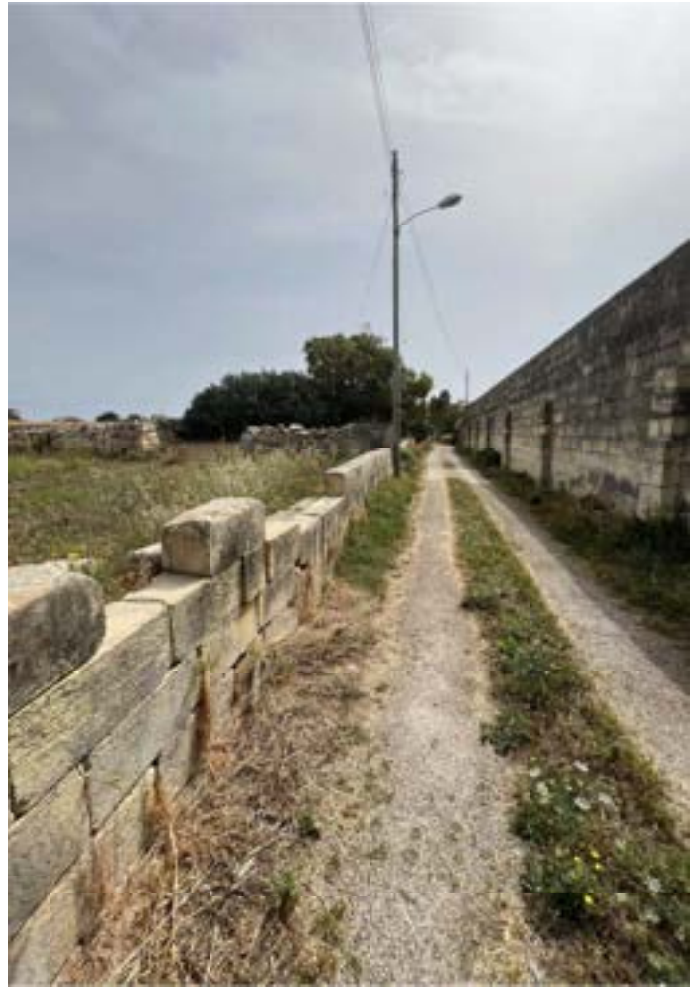


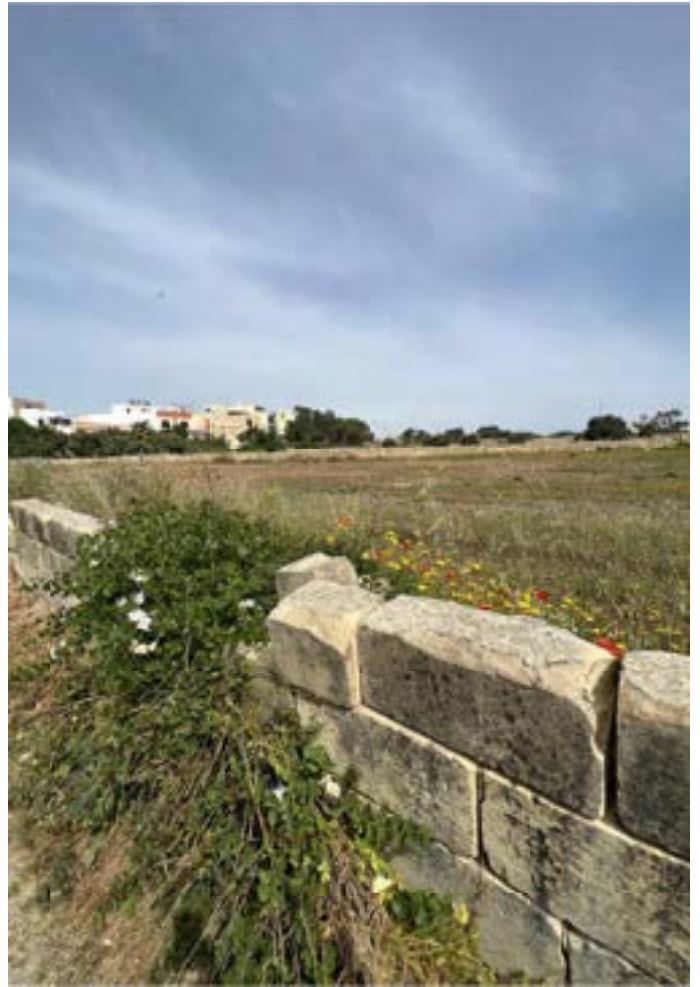








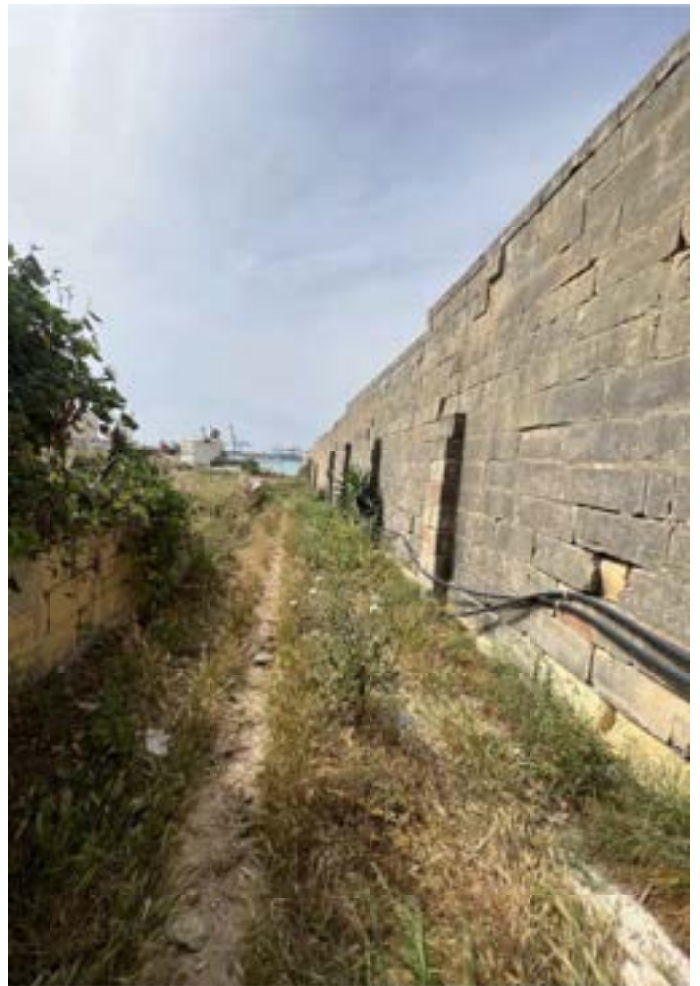










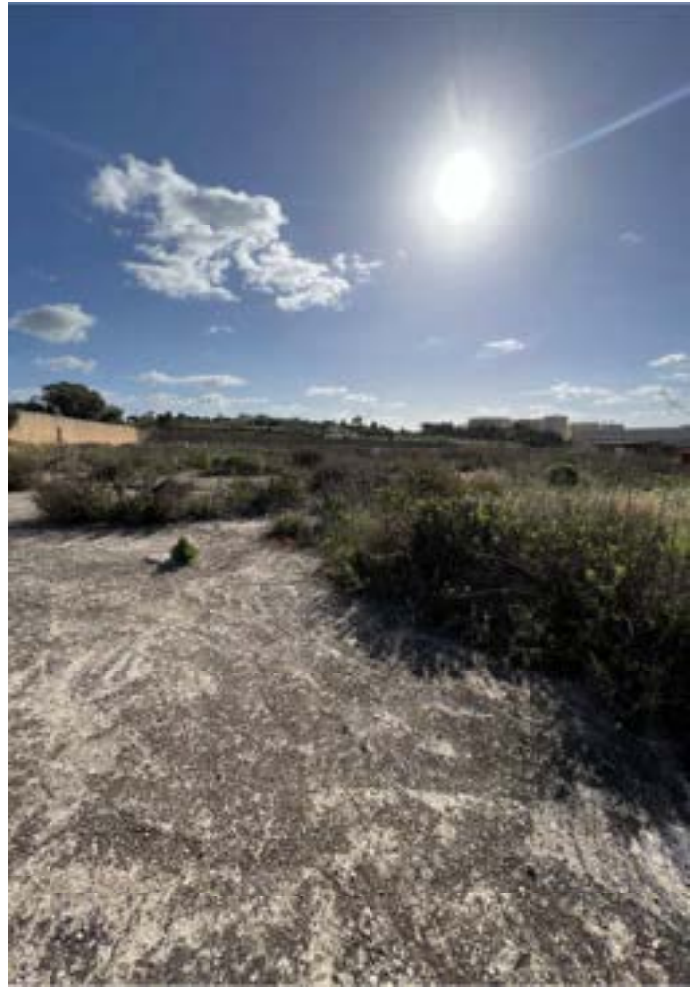




























APPENDIX 3

Notary's report

PLAN (BBG) Limited – C106559
PLAN Group Head Office
Triq il-Wirt Naturali
Bahar ic-Caghaq
Naxxar NXR5232

Preliminary Title Report

Preliminary Title Report (this “**Report**”) drawn up by the undersigned Notary in respect of the Designated Property (as this term is defined hereunder) and to report on other matters as stated herein.

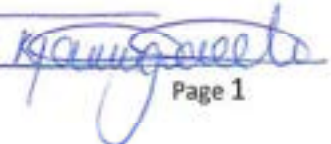
Defined terms in this Report

In this Report, the following capitalised terms shall have the meanings set out hereunder:

“**Client**” means PLAN (BBG) Limited, a private limited liability company registered in Malta with company number C106559 and having its registered office at Plan Group Head Office, Triq il-Wirt Naturali, Bahar ic-Caghaq, Naxxar;

“**Designated Property**” means the pigeon house known as ‘Barumbara’ in a derelict state including the land annexed to it, which land falls in an Outside Development Zone area, having a superficial area of circa nine thousand four hundred and twenty eight square meters (9,428m²), which property is directly accessible from Triq l-Ghannejja Birzebbuga, bounded said land from the West with Triq l-Ghannejja, from the South with property of the Client and from the North with property of unknown third parties or more accurate boundaries, free and unencumbered with all its rights and appurtenances;

The said land forms part of a bigger parcel of land situated in the area known as Tal-Marnisi sive ta’ ‘Chkakes’ which in total occupies circa fifteen thousand and



Page 1

six hundred square metres (15,600m²), better described in a deed published by me the undersigned Notary of the seventh December of the year two thousand and twenty three (07/12/2023), (hereinafter referred to as the "Deed");

For all good intents and since the property is described as a whole property on the Deed, the Designated Property is shown marked in blue on the plan hereby attached and marked as Document 'A';

"Notary" means Dr Katia Farrugia Cachia;

1. Subject of this Report

1.1 This Report is made in respect of the title to the Designated Property which PLAN (BBG) Limited acquired in virtue of the Deed.

2. Purpose of this Report

2.1 To report on the results in relation to title and encumbrances and to confirm that the Designated Property has a valid and good title.

3. Limitations of this Report and Disclaimers

3.1 This Report is addressed to the Client. This Report may be relied upon only by the Client, and its respective legal advisors and may not otherwise be relied upon by any other person without the prior written consent of the Notary.

3.2 This Report does not review matters concerning the PA, laws and regulations which regulate buildings in general including sanitary and environmental matters, building permits, other permits, trade and operation licenses, compliance, contamination or any other matter including environmental obligations which do not fall within the competence of the Notary and which a notary is not bound to verify in terms of the Regulations.

4. Encumbrances

From the searches carried out at the Public Registry, it results that until the 21st of December of the year 2023 the Designated Property is burdened by the said hypothec:



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Special hypothec for the sum of twelve million euro (€ 12,000,000) and a special privilege for the amount of nine million, nine hundred twenty three thousand and four hundred and twenty Euro (€9,923,420) over all the property and any developments, constructions, and improvements made thereon with all its rights and appurtenances, constituted in favor of "Equinox International Limited", a private limited liability company registered in Malta, with company registration letter 'C' numbers two nine six seven four (C 29674) – (Security Trustee) in virtue of the Deed – (Hypothec H24130/23).

Furthermore, the part marked in green on the plan hereby attached and marked as Document 'B', is occupied by third parties who have been using the land on title of 'qbiela' for the past years. Qbiela is agricultural rent which is inherited and gives the right of use for agricultural purposes to the farmer cultivating said field. This right is renewable on a yearly basis every 15th of August. If the field becomes developable and a full development permit is granted to the owner of the field, then qbiela is either automatically terminated at its next renewal date or the owner can immediately terminate the said qbiela subject to compensation to the farmer for any crops he might have sown.

5. Land Registry Searches

From the searches carried out at the Land Registry, it results that until the 20/04/2023, the Designated Property does not fall within a compulsory Land Registration Area and no registrations have been made in the Land Registry which affect the Designated Property.

6. Conclusions and Disclaimer

6.1 Subject to the limitations, qualifications and observations made in this Report it results that:

Vendors Paul Mifsud, George Mifsud, Lourdes Farrugia, Marcia Sciberras, Paul Sciberras, Carmela Buttigieg, Vivien Mifsud, Anthony Gauci, Saviour Gauci, Mary Felice, Paul Gauci, Charmaine Gauci, Mary Davis, Victoria Stainer, Bernarda Balzan, Jane Mifsud, Maria Matthews, Melanie While, Danielle Reid, Rebecca Ainsbury, Katie Fsadni, Vincent Vella, Polly Vella, Catherine Vella, Andrew Vella, Joseph Vella, Renato Vella are the lawful and absolute owners holding a good, clean and valid title thereto, of the Designated Property.



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6.2 The opinions and statements given or made in this Report have been given or made subject to the limitations, qualifications, observations and disclaimers made in this Report.

6.3 Every effort has been made to be diligent, accurate and comprehensive and to disclose any material fact which resulted from the Documents examined and which may affect, limit or condition the title to the Designated Property.

Date 03/10/2025



Not. Dr Katia Farrugia Cachia

Dr. Katia Farrugia Cachia
Notary Public and Commissioner for Oaths
19, Conception Street,
Zurrieg 2302 3401 Malta
Mobile No. (356) 99463455
Email: katie2165@hotmail.com

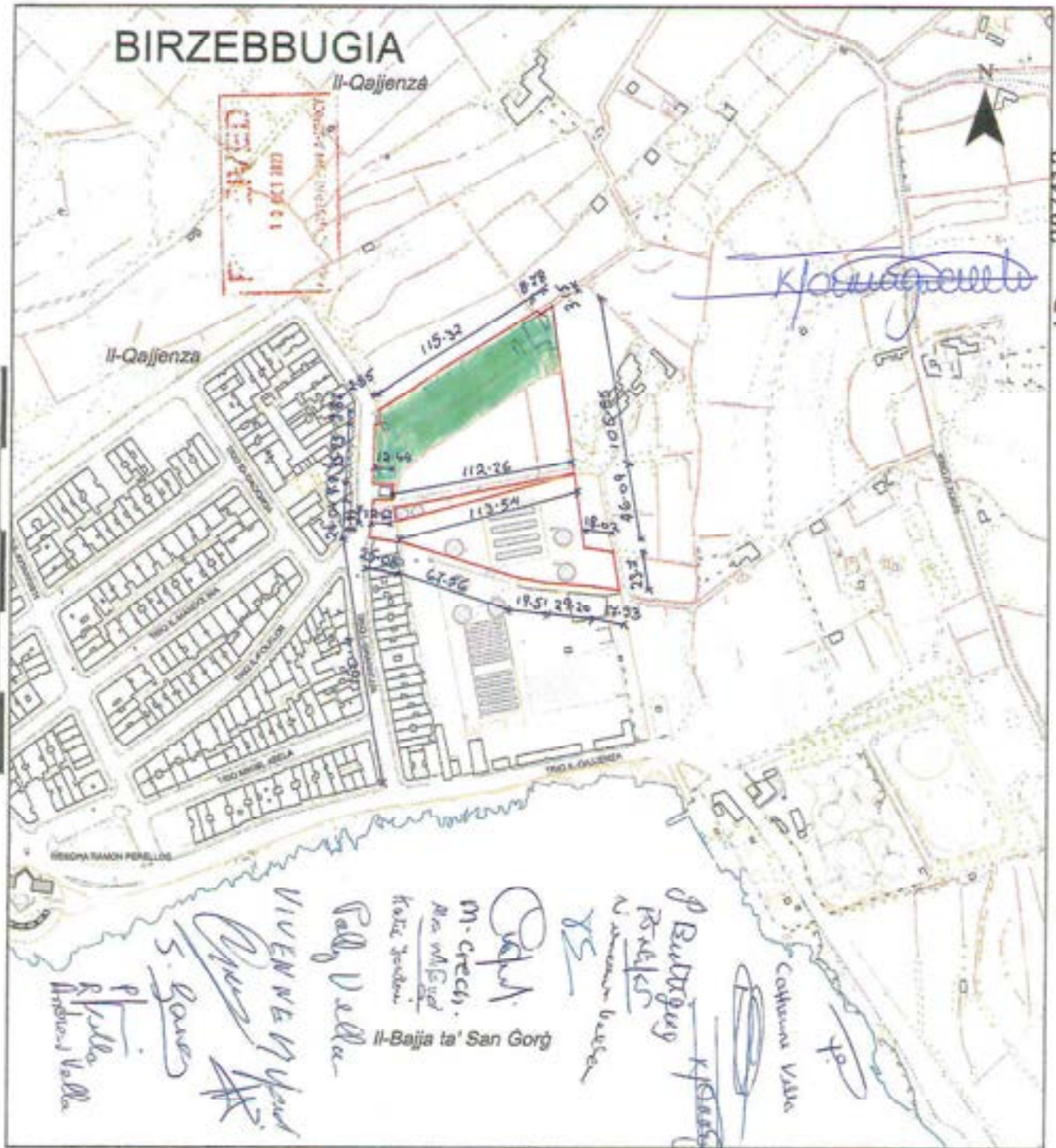
"A"

BIRZEBBUGIA Il-Qajjenza Il-Qajjenza Il-Bajja ta' San Ġorġ Scale 1:2500 0 50 100 150 200 250m		017481 287412 IR
Agencija għar-Registrazzjoni tal-Artijiet 116, Casa Balina, Triq il-Panew, Il-Belt Valletta		Land Registration Agency 116, Casa Balina, Triq il-Panew, Il-Belt Valletta
Nu tal-Mappa: 286152 E Map Number:	Pejizazzjoni Kontrolli: x = 58273 Co-ordinate Coordinates: y = 65849	Parti min S.S.: 5865 Extracted from S.S.: 5865 Data: 06/12/2022 Date:
Perit: MARTIN GRECH Architect: Timbru tal-Perit: Perit Martin Grech Architect's Stamp:		Qisa (metri kwadrati): 15,600 m² c Area (square metres): Firma ta' l-Applikant: Perit Martin Grech Applicant's Signature: Drift inkollat Perit Martin Grech Fee Paid

"B"

017481

LR 287412



Scale 1:2500

0 50 100 150 200 250

Aġenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bolina, Triq il-Panent, Il-Belt Valletta



Land Registration Agency

116, Casa Bolina, Triq il-Panent, Il-Belt Valletta

Nru tal-Mappa:

286152 E

Podizzjoni Centrali:

x = 58273

Map Number:

Centre Coordinates:

y = 65849

Peri min S.S.:

5865

Data:

06/12/2021

Extracted from S.S.:

Date:

Perit:

MARTIN GRECH

Architect:

Timbru tal-Perit:

Architect's Stamp:

Perit Martin Grech

MRSA (Proprietor)

Architect and Civil Engineer

Qies (metri kwadri):

15,600 m² c.

Area (square metres):

Firma ta' l-Applikant:

Applicant's Signature:

Drin ienbafas

Fee Paid

PLAN (BBG) Limited – C106559
PLAN Group Head Office
Triq il-Wirt Naturali
Bahar ic-Caghaq
Naxxar NXR5232

Preliminary Title Report

Preliminary Title Report (this “**Report**”) drawn up by the undersigned Notary in respect of the Designated Property (as this term is defined hereunder) and to report on other matters as stated herein.

Defined terms in this Report

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“**Client**” means PLAN (BBG) Limited, a private limited liability company registered in Malta with company number C106559 and having its registered office at Plan Group Head Office, Triq il-Wirt Naturali, Bahar ic-Caghaq, Naxxar;

“**Designated Property**” means the divided portion of land of a superficial area of circa five thousand eight hundred and ninety nine square meters (5,899sqm), presently without street access situated in Birzebbugia in the area known as Tal-Marnisi sive ta’ Chkakes, bounded said land from the north with property of the Client, South with property of Enemalta plc or its successors in title and from the West in part with property of the Client and in part by property of unknown third parties or more accurate boundaries, including its airspace and underlying terrain, free and unencumbered with all its rights and appurtenances;

The said land forms part of a bigger parcel of land which in total occupies circa fifteen thousand and six hundred square metres (15,600m²), better described in a



Page 1

deed published by me the undersigned Notary of the seventh of December of the year two thousand and twenty three (07/12/2023), (hereinafter referred to as the "Deed");

For all good intents and since the property is described as a whole property on the Deed, the Designated Property is shown marked in red on the plan hereby attached and marked as Document 'A';

"Notary" means Dr Katia Farrugia Cachia;

1. Subject of this Report

1.1 This Report is made in respect of the title to the Designated Property which PLAN (BBG) Limited acquired in virtue of the Deed.

2. Purpose of this Report

2.1 To report on the results in relation to title and encumbrances and to confirm that the Designated Property has a valid and good title.

3. Limitations of this Report and Disclaimers

3.1 This Report is addressed to the Client. This Report may be relied upon only by the Client, and its respective legal advisors and may not otherwise be relied upon by any other person without the prior written consent of the Notary.

3.2 This Report does not review matters concerning the PA, laws and regulations which regulate buildings in general including sanitary and environmental matters, building permits, other permits, trade and operation licenses, compliance, contamination or any other matter including environmental obligations which do not fall within the competence of the Notary and which a notary is not bound to verify in terms of the Regulations.

4. Encumbrances

From the searches carried out at the Public Registry, it results that until the 21st of December of the year 2023 the Designated Property is burdened by the said hypothec:



Page 2

Special hypothec for the sum of twelve million euro (€ 12,000,000) and a special privilege for the amount of nine million, nine hundred twenty three thousand and four hundred and twenty Euro (€9,923,420) over all the property and any developments, constructions, and improvements made thereon with all its rights and appurtenances, constituted in favor of "Equinox International Limited", a private limited liability company registered in Malta, with company registration letter 'C' numbers two nine six seven four (C 29674) – (Security Trustee) in virtue of the Deed – (Hypothec H24130/23).

5. Land Registry Searches

From the searches carried out at the Land Registry, it results that until the 20/04/2023, the Designated Property does not fall within a compulsory Land Registration Area and no registrations have been made in the Land Registry which affect the Designated Property.

6. Conclusions and Disclaimer

6.1 Subject to the limitations, qualifications and observations made in this Report it results that:

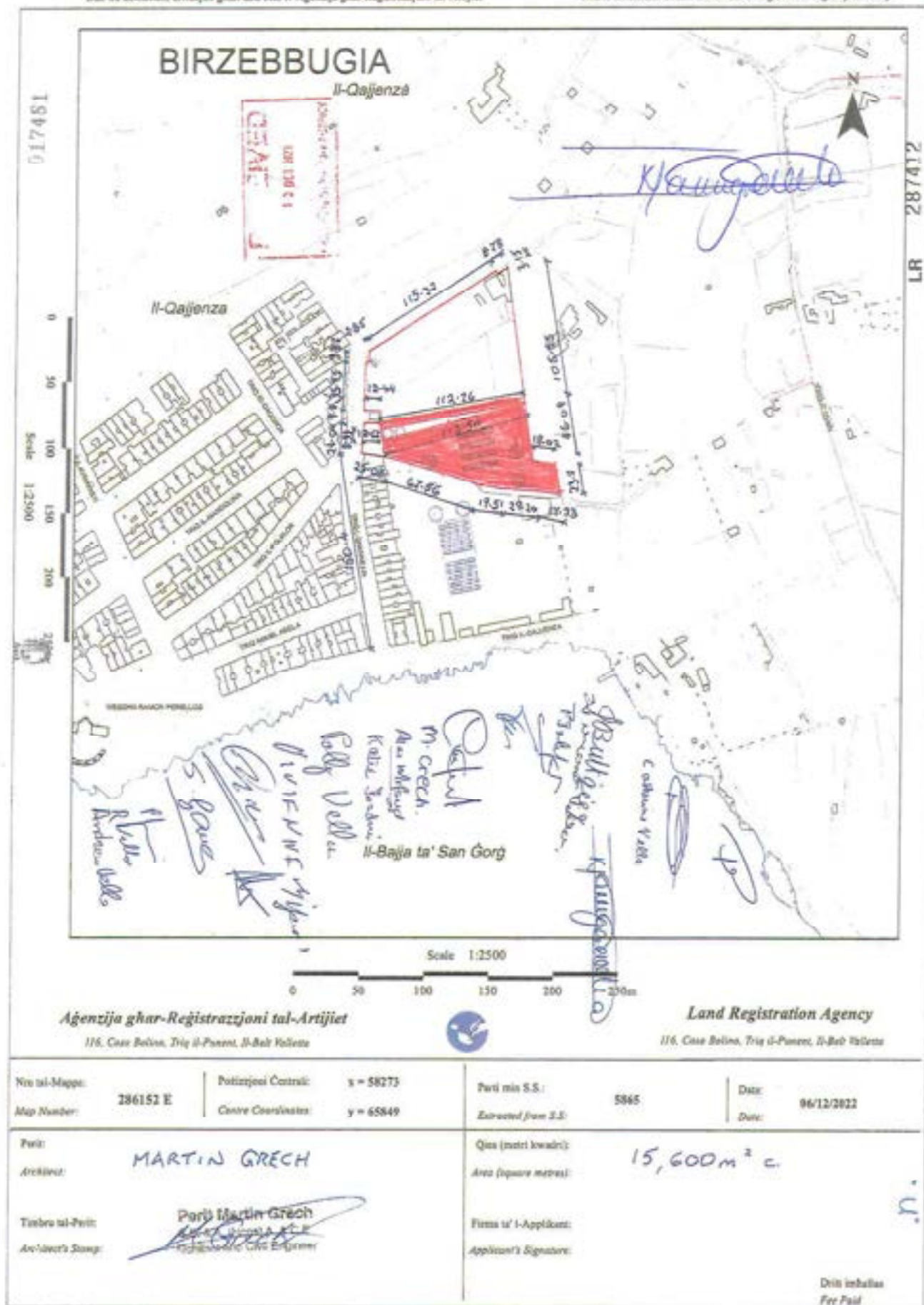
Vendors Paul Mifsud, George Mifsud, Lourdes Farrugia, Marcia Sciberras, Paul Sciberras, Carmela Buttigieg, Vivien Mifsud, Anthony Gauci, Saviour Gauci, Mary Felice, Paul Gauci, Charmaine Gauci, Mary Davis, Victoria Stainer, Bernarda Balzan, Jane Mifsud, Maria Matthews, Melanie While, Danielle Reid, Rebecca Ainsbury, Katie Fsadni, Vincent Vella, Polly Vella, Catherine Vella, Andrew Vella, Joseph Vella, Renato Vella are the lawful and absolute owners holding a good, clean and valid title thereto, of the Designated Property.

6.2 The opinions and statements given or made in this Report have been given or made subject to the limitations, qualifications, observations and disclaimers made in this Report.

6.3 Every effort has been made to be diligent, accurate and comprehensive and to disclose any material fact which resulted from the Documents examined and which may affect, limit or condition the title to the Designated Property.

Date 03/10/2025


Not. Dr Katia Farrugia Cachia



The Directors
PLAN Group plc

PLAN (BBG) Limited – C106559
PLAN Group Head Office
Triq il-Wirt Naturali
Bahar ic-Caghaq
Naxxar NXR5232

Preliminary Title Report

Preliminary Title Report (this “**Report**”) drawn up by the undersigned Notary in respect of the Designated Property (as this term is defined hereunder) and to report on other matters as stated herein.

Defined terms in this Report

In this Report, the following capitalised terms shall have the meanings set out hereunder:

“**Client**” means PLAN (BBG) Limited, a private limited liability company registered in Malta with company number C106559 and having its registered office at Plan Group Head Office, Triq il-Wirt Naturali, Bahar ic-Caghaq, Naxxar;

“**Designated Property**” means the divided portion of land of a superficial area of circa two hundred and seventy three square meters (273m²), accessible from Triq l-Ghannejja in Birzebbugia in the area known as Tal-Marnisi sive ta’ Chkakes, bounded said land from the north with property of unknown third parties, South with property of Enemalta plc or its successors in title and from the West with Triq l-Gahnnejja or more accurate boundaries, including its airspace and underlying terrain, free and unencumbered with all its rights and appurtenances;

The said land forms part of a bigger parcel of land which in total occupies circa fifteen thousand and six hundred square metres (15,600m²), better described in a deed published by me the undersigned Notary of the seventh of December of the



Page 1

year two thousand and twenty three (07/12/2023), (hereinafter referred to as the "Deed");

For all good intents and since the property is described as a whole property on the Deed, the Designated Property is shown marked in green on the plan hereby attached and marked as Document 'A';

"Notary" means Dr Katia Farrugia Cachia;

1. Subject of this Report

1.1 This Report is made in respect of the title to the Designated Property which PLAN (BBG) Limited acquired in virtue of the Deed.

2. Purpose of this Report

2.1 To report on the results in relation to title and encumbrances and to confirm that the Designated Property has a valid and good title.

3. Limitations of this Report and Disclaimers

3.1 This Report is addressed to the Client. This Report may be relied upon only by the Client, and its respective legal advisors and may not otherwise be relied upon by any other person without the prior written consent of the Notary.

3.2 This Report does not review matters concerning the PA, laws and regulations which regulate buildings in general including sanitary and environmental matters, building permits, other permits, trade and operation licenses, compliance, contamination or any other matter including environmental obligations which do not fall within the competence of the Notary and which a notary is not bound to verify in terms of the Regulations.

4. Encumbrances

From the searches carried out at the Public Registry, it results that until the 21st of December of the year 2023 the Designated Property is burdened by the said hypothec:



Handwritten signature of Katia Farrugia Cachia in blue ink, with a horizontal line underneath.

A

BIRZEBBUGIA Il-Qajjenza Il-Qajjenza Il-Bajja ta' San Gorg Scale 1:2500 0 50 100 150 200 250m		017481 287432 LR
Aġenzija għar-Registrazzjoni tal-Artijiet 116, Casa Balina, Triq il-Panent, Il-Belt Valletta		Land Registration Agency 116, Casa Balina, Triq il-Panent, Il-Belt Valletta
Num tal-Mappa: Map Number: 286152 E	Fedrazzjoni Kontrolli: Centre Coordinates: x = 58273 y = 65849	Parti min S.S.: Extracted from S.S. 5865
Peri: Architect: MARTIN GRECH		Qas (metri kwadrati): Area (square metres): 15,600 m² e.
Timbru tal-Peri: Architect's Stamp: Peri Martin Grech Professional Engineer		Firma ta' l-Applikant: Applicant's Signature: Dr. inħallat Fee Paid

APPENDIX 4

Approved PC 22/23

Paul Attard obo PLAN (BBG) limited

Date: 27 March 2025
Our Ref: PC/00022/23

Dear Sir/Madam,

Application Number: PC/00022/23
Location: Site at, Triq il-Qajjenza and Triq I-Ghannejja, Birzebbugia
Proposal: To propose change in zoning of the site and to the establishment of building heights within the rationalisation site.

Development Planning Act, 2016 Decision Notice

Reference is being made to your planning control application validated on 26 September 2023.

I am pleased to inform you that the Executive Council at its meeting held on 4 February 2025 has approved your application as per attached plans PC 00022/23/5J/423B. The requested minor modification to plan was endorsed by the Hon Minister on 8 March 2025 subject to the following conditions:

- (1) Marsaxlokk Bay Local Plan policy MQ03 is being repealed and replaced with the following conditions.
- (2) Land uses shall follow the scheme set out in map PC22/23/423B that is:
 - (a) all levels of the three urban blocks within Comprehensive Development Area A are zoned for Class 1 Residential use;
 - (b) the Ground Floor levels of the three urban blocks within Comprehensive Development Area B are zoned as Classes 4B, 4C and 4D Commercial Uses;
 - (c) the levels above Ground floor of the three urban blocks within Comprehensive Development Area B are zoned as Class 4A Commercial Uses;as per the Development Planning (Use Classes) Order 2014 – S.L.552.15
- (3) The building height limitation shall not exceed the overall height shown on map PC22/23/423B as follows:
 - (a) The residential blocks within Comprehensive Development Area A shall not exceed an overall height of 17.5 m (for the western part of the block overlooking Triq I-Ghannejja) and 19.9m for the rest of the blocks within Comprehensive Development Area A. Heights shall be measured from the highest formation level along Triq I-Ghannejja providing frontage to Comprehensive Development Area A; that is + 11.00 metres Above Mean Sea level. The floor-to-floor height in the residential blocks shall not be less than 2.98 metres.

(b) The three commercial blocks within Comprehensive Development Area B shall not exceed an overall height of 22 m. The floor-to-floor height in these commercial blocks shall not be less than 2.9 metres.

- (4) The Car Park structure with overlying public open space as shown on map PC22/23/423B shall not exceed an overall height of 3.5 metres measured from the lowest street formation level along Triq Il-Qajjenza providing frontage to the Car Park; that is + 2.62 metres Above Mean Sea level.
- (5) Development within the site indicated in map PC22/23/423B shall be subject to a maximum of two comprehensive development applications following the boundaries of the Comprehensive Development Areas.

Each comprehensive development application shall design and implement the public open spaces in the respective area whilst ensuring connectivity and permeability within the entire public open space and to and from the adjoining schemed roads.

The design of the Public Open Spaces shall seek the maximum coverage for soft landscaping while ensuring pedestrian walkability and vehicular access to emergency and service vehicles only.

The construction, and maintenance of the 'Public Open Space' as identified in Map PC22/23/423B and all engineering works supporting the same 'Public Open Space', shall be the responsibility of the developer.

The 'Public Open Space' shall be retained accessible to the public and in line with 'Access to All' parameters, at all times.

- (6) The comprehensive development application submitted on Comprehensive Development Area B shall include the retention and restoration of the existing concrete canopy, in consultation with the Superintendence for Cultural Heritage. The area underneath the canopy shall remain open and accessible to the public.
- (7) Comprehensive development areas A and B shall each have independent vehicular access to their respective underground parking levels.
- (8) Boundary walls at the edge of the Development Zone should be constructed in traditional random rubble (sejjiegħ), avoiding ashlar walls and walls faced/clad in rubble. The height of edge-of-scheme walls should not be visually dominant in the surrounding rural landscape.

- (9) Detailed development proposals shall be subject to any legal third party access rights through or to the site.
- (10) Site shall not be subject to Floor Area Ratio Planning considerations.

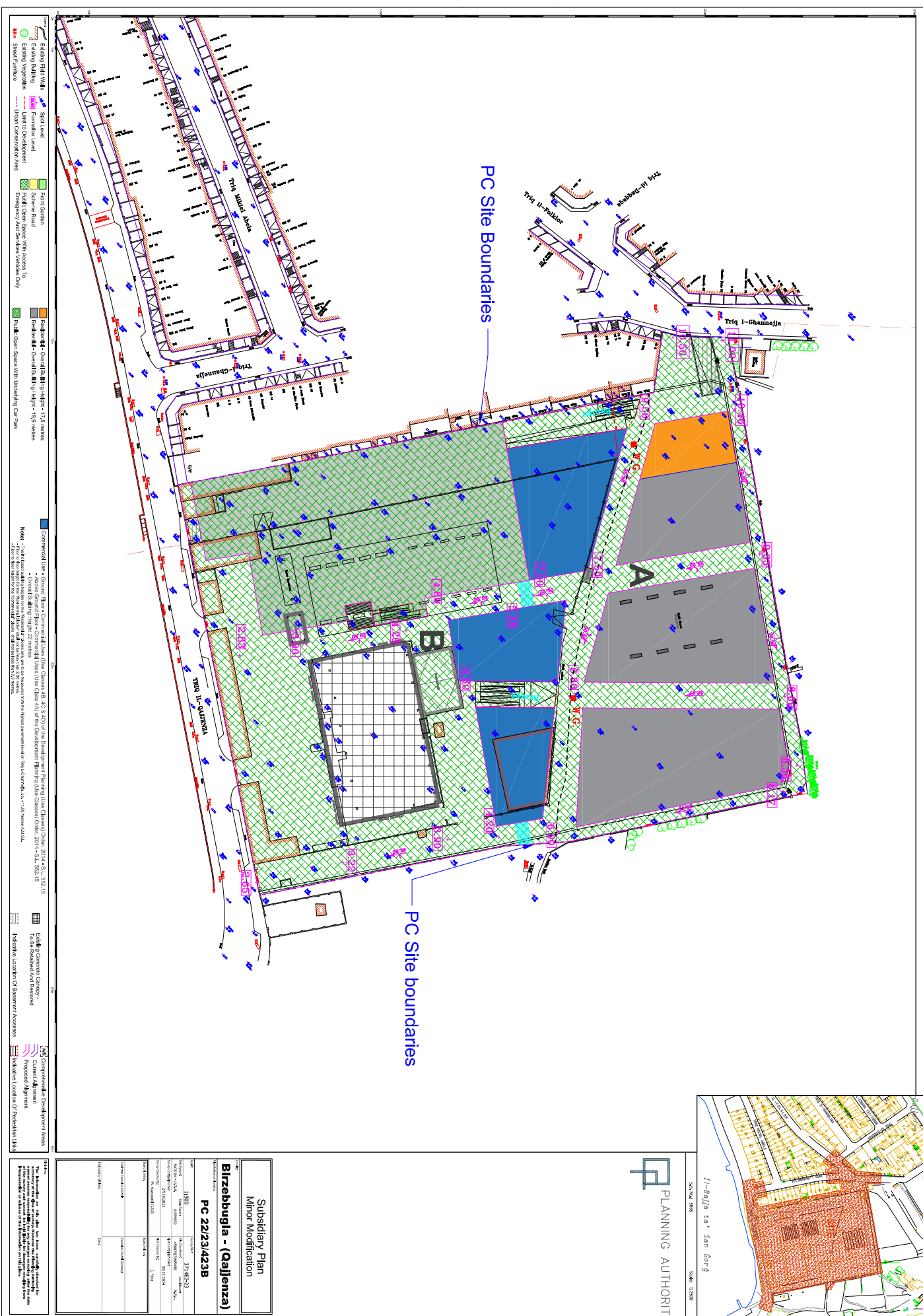
This decision notice is being published on 2 April 2025.

Yours faithfully,

Yianne Muscat
Executive Council Secretary

c.c. Vancell, Perit Stephan

-DocPCDcnAEndorsed-



APPENDIX 5

Approved PC19/25

|

PLAN (BBG) Ltd Attn: Paul Attard

Date: 26 August 2025
Our Ref: PC/00019/25

Dear Sir/Madam,

Application Number: PC/00019/25
Location: Site, Triq L-Ghannejja, Birzebbuga
Proposal: Proposed re-Zoning of part of site covered by PC22/23 from 'Class 1' to 'Class 1 or Class 2A'.

Development Planning Act, 2016 Decision Notice

Reference is being made to your planning control application validated on 8 April 2025.

I am pleased to inform you that the Executive Council at its meeting held on 15 July 2025 has approved your application as per attached plans PC 00019/25/1C/40B. The requested minor modification to plan was endorsed by the Hon Minister on 26 July 2025 subject to the following conditions:

- (1) Conditions imposed in PC22/23 shall remain applicable for the site indicated on site plan PC19/25/1C except for condition 2a, which is being replaced by the following condition.
- (2) Land uses shall follow the scheme set out in map PC19/25/40B that is:
 - (a)(i) all levels of the block indicated as 'Residential Class 1 or 2A' on Map PC19/25/40B are zoned for either Class 1 Residential use or Class 2A (Residential Institutions) as per the Development Planning (Use Classes) Order 2014 – S.L.552.15
 - (ii) all levels of the blocks indicated as 'Residential' on Map PC19/25/40B are zoned for Class 1 Residential use as per the Development Planning (Use Classes) Order 2014 – S.L.552.15

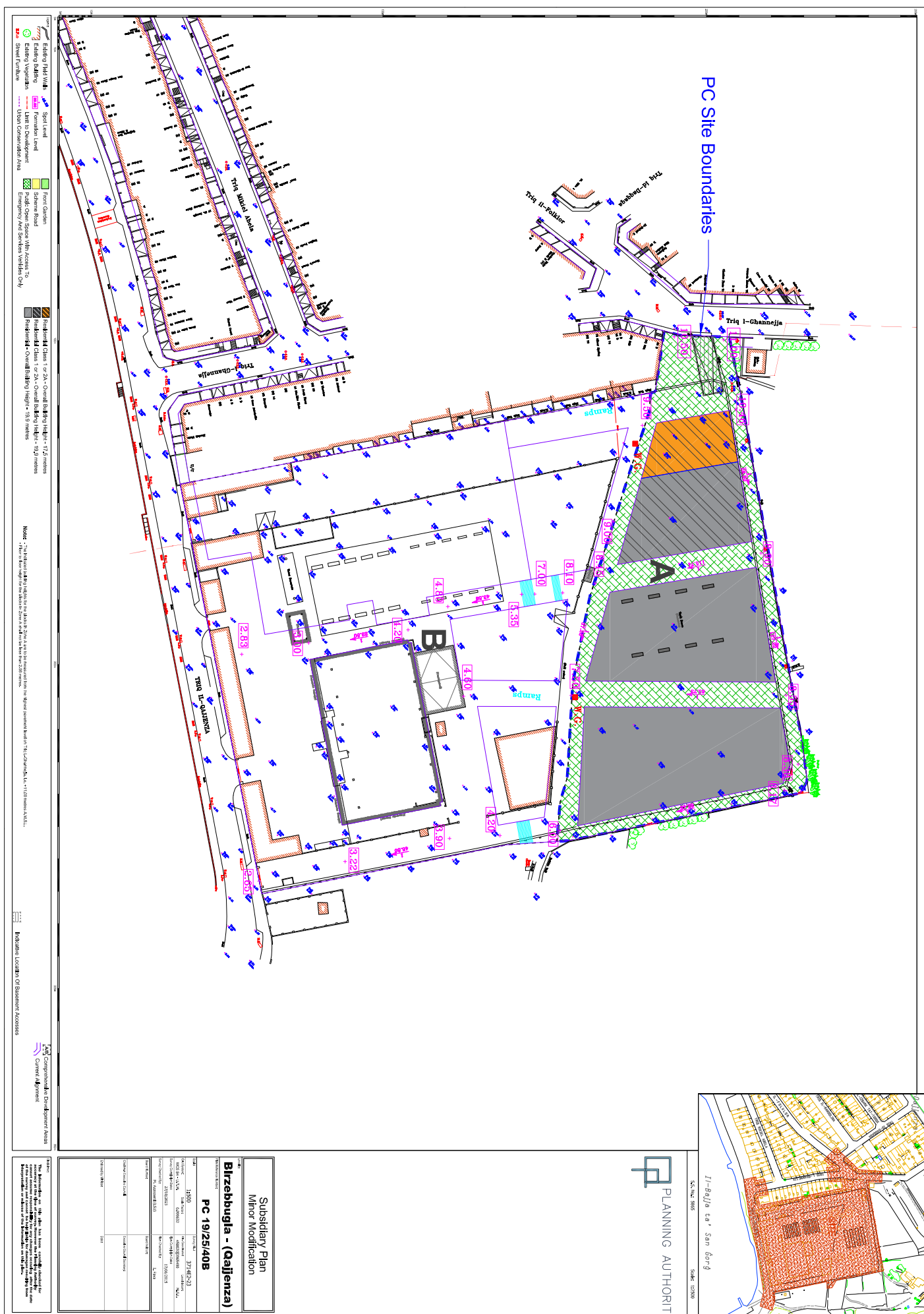
This decision notice is being published on 3 September 2025.

Yours faithfully,

Yianne Muscat
Executive Council Secretary

c.c. Stephan Vancell

-DocPCDcnAEndorsed-



APPENDIX 6

Approved PA 6627/23

Plan (BBG) Ltd Attn: Paul Attard

Date: 3 September 2025
Our Ref: PA/06627/23

Application Number: PA/06627/23
Application Type: Full development permission
Date Received: 30 May 2023
Approved Documents: PA 6627/23/139B: Site plan
PA 6627/23/189B: Level -2
PA 6627/23/189C: Level -1
PA 6627/23/208A: Ground Floor
PA 6627/23/189E: Level 1
PA 6627/23/189F: Level 2
PA 6627/23/189G: Level 3
PA 6627/23/189H: Level 4
PA 6627/23/189I: Level 5
PA 6627/23/189J: Level 6
PA 6627/23/190A: Level 7

PA 6627/23/190B: Elevation Block A
PA 6627/23/190C: Elevation Block B
PA 6627/23/94M: Elevation Block C
PA 6627/23/190D: Elevation Block E
PA 6627/23/190E: Sections
PA 6627/23/107H: Sections Y1 and Y2
PA 6627/23/190F: Sections Y3

PA 6627/23/191B: Sections X1 and X2
PA 6627/23/214B: Superimposition of alignment
PA 6627/23/239B: Refuse room for residential blocks; and supporting documents

PA 6627/23/143A: Accessibility Audit Report
PA 6627/23/201A: Access and Service Management Plan
PA 6627/23/113A/195A: Engineer's report

PA 6627/23/184A: Enemalta
PA 6627/23/188C: Environment and Resources Authority
PA 6627/23/198A: Older Persons Standards Authority
PA 6627/23/205A: Transport Malta

Location: Vacant Plot, Triq I-Ghannejja, Birzebbuga
Proposal: Proposed excavation of site to accommodate underground parking and garages at level -1 and level -2; and proposed construction of a 240 bedded Old People Home (Class 2A) Block A (overall height of

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23m from highest pavement level on Triq I-Ghannejja), 91 maisonettes/apartments for Block B (overall height of 19.9m from highest pavement level on Triq I-Ghannejja) and 112 maisonettes/apartments for Block C (overall height of 19.9m from highest pavement level on Triq I-Ghannejja).

Development Planning Act, 2016 Full Development Permission

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

1 Conditions imposed and enforced by the Building Construction Authority

Prior to commencement of any development on site, a Bank Guarantee to the value of € 1,805 (one thousand, eight hundred and five Euro) shall be submitted to the Building and Construction Authority (BCA) in line with Regulation 10(1) of S.L. 623.08. This guarantee is to be issued in favour of the "Building and Construction Authority" and the original submitted at the BCA's head office.

The above applies if the road is formed and constructed before start of works. If the road has not yet been built, the above condition does not apply. In such cases, before the start of any works, the Perit is to submit a declaration (including photographic evidence) indicating that the road has not yet been formed.

- 2** a) The development hereby being approved as Class 2A nursing home shall only be used as a Class 2A nursing home for the care of the elderly and shall not be used for permanent residential occupation or any other use notwithstanding the provision of the Development Planning (Use Classes) Order, 2014, or any amendment or addition to these Orders. The development hereby being approved shall be operated as one unit under one management and no structure within this development may be issued with an individual compliance certificate by the Authority.
- b) The validity of this development permission shall be tied with the continued operation of the Class 2A nursing home for the care of the elderly. This development permission should not be construed as implying any entitlement for any future conversion of buildings, land and structures to a different use; or any ancillary development (including extensions, outbuildings, landscaping, infrastructure, site engineering operations) or commitment of additional land that are not clearly identified in this development permission. In the event that the approved development (part or as a whole) ceases to operate for the intended purposes and approved use, the permit will cease to be valid and all buildings and structures hereby being approved (including boundary walls and redundant ancillary infrastructure) shall be dismantled, at the expense of the developer, to the Authority's satisfaction, within a specific time period as stipulated by the Authority.
- c) This development permission is being granted subject to the satisfactory completion of a public deed consolidating a legal agreement between the Planning Authority and the applicant, under the terms of Article 79 of the Development Planning Act, 2016 to ensure that the above mentioned condition is complied with. This deed shall be completed prior to the commencement of works on site and within three (3) months of the issue of this development permission. The Public Registry shall be notified with a copy of this deed.

- 3 The construction, and maintenance of the 'Public Open Space' as identified in Map PC 22/23/423B and all engineering works supporting the same 'Public Open Space', shall be the responsibility of the developer.

The 'Public Open Space' shall be retained accessible to the public and in line with 'Access to All' parameters, at all times.

- 4 a) The façade(s) of the building shall be constructed in local un-rendered and unpainted stone, except where other materials/finishes are indicated on the approved drawings.
- b) All the apertures and balconies located on the façade(s) of the building shall not be in gold, silver or bronze aluminium.
- c) The height of the services on the roof of the building shall not extend beyond the approved height of the uppermost parapet wall.

- 5 The approved premises shall be used as indicated on the approved drawings or as limited by any condition of this permission. If a change of use is permitted through the Development Planning (Use Classes) Order, 2014 (or its subsequent amendments), and it is not restricted by a condition of this permission, approval from the Commission for the Rights of Persons with Disability may still be required. Reference needs to be made to PA Circular 3/10 (with the exception of Appendix A), PA Circular 2/14 and their subsequent amendments.

- 6 The communal parking area shall only be used for the uses indicated on the approved drawings and shall be kept available at all times for such use. The parking area shall be adequately lit and sign-posted, and the parking bays properly demarcated in accordance with the standards set out in the Development Control Design Policy, Guidance and Standards 2015. The use of the parking area for storage, industrial, or commercial activity is prohibited.

- 7 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.
- b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.
- c) A Commencement Notice is to be submitted to the Planning Authority, by the perit on behalf of the applicant, at least FIVE DAYS prior to the date of commencement of works or utilisation of the permission. Failure to submit the Commencement Notice (with all fields correctly completed) or failure to submit it within the required timeframe shall invalidate the Notice and shall result in the imposition of fines according to Schedule D of S.L. 552.25, or its amendments, or its replacements. In addition, **if the applicant fails to submit the Commencement Notice or the Commencement Notice submitted is invalid, the relative permission shall be considered as never having been utilised** - Article 72(4) of the Development Planning Act (Cap. 552). No commencement notice is

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required for development, or part thereof, which is being sanctioned.

d) Copies of all approved drawings and documents shall be available for inspection on site by Planning Authority officers at all reasonable times.

e) The development shall be carried out in complete accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Design Policy, Guidance and Standards 2015 shall apply.

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

g) All building works shall be erected in accordance with the official alignment and official/existing finished road levels as set out on site by the Planning Authority's Land Surveyor. A Setting Out Request must be submitted to the Land Survey Unit of the Planning Authority, prior to the commencement of works on site, when the setting out of the alignment and levels is required.

h) No steps, ramps or street furniture are to be constructed on or encroached onto the public pavement or road.

i) Any doors and windows, the lower edge of which is less than 2m above road level, and any gates shall not open outwards onto a public pavement or road.

j) Where present, window grilles (including 'pregnant' windows), sills, planters and other similar elements which are part of or fixed to the facade of buildings, the lower edge of which is less than 2 metres above road level, shall not project more than 0.15 metres from the facade over a public pavement or street.

k) Air conditioning units shall not be located on the facades of the building which are visible from the street or a public space.

l) There shall be no service pipes, cables or wires visible on the front elevation or on any other elevations of the building which are visible from the street or public space.

m) Any use as a residence, whether or not as a sole or main residence, unless otherwise specified, shall be limited to the provisions of Class 1(a) or Class 1(b) of S.L. 552.15.

n) Any garages/parking spaces shall only be used for the parking of private cars and shall be kept available at all times for this purpose.

- 8 The development hereby permitted shall be subject to Compliance Certification, verifying that the development has been carried out in full accordance with the approved drawings, documents and conditions imposed in this development permission, except where such conditions are enforced by other entities. Prior to the commencement of use or prior to the issue of any compliance certificate on the whole or any stand-alone planning unit of the development hereby approved, the applicant shall submit to the Planning Authority, in relation to the whole or that unit of the development:

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(i) clearance from the Commission for the Rights of Persons with Disability verifying that the development fully satisfies the accessibility standards and/or any conditions imposed by the Commission in supporting document PA 6627/23/143A. This clearance shall only be required and submitted in relation to the part of the development which is specifically referred to, if it is the case, in the supporting document.

Note: Should a compliance certificate be requested for a planning unit not comprising the whole approved development, a Bank Guarantee of € 50,000 in favour of the CRPD, shall apply to ensure that CRPD clearance is obtained.

(ii) certification by an engineer confirming that the development fully satisfies the requirements specified in supporting documents PA 6627/23/113A/195A.

9

Conditions imposed and enforced solely by other entities

A. Where construction activity is involved:

- (a) the applicant shall:
 - (i) **Appoint a Project Supervisor for the Design Stage and a Project Supervisor for the Construction Stage** and any such appointment shall be terminated, changed or renewed as necessary. The same person may be appointed to act as project supervisor for both the design and construction stage, if that person is competent to undertake the duties involved and
 - (ii) **Keep a health and safety file** prepared by the Project Supervisor for the Design Stage.
- (b) When the construction works related to this application are scheduled to last longer than thirty working days and on which more than twenty workers are occupied simultaneously, or on which the volume of work is scheduled to exceed five hundred person-days, the project supervisor **shall communicate a prior notice to the Occupational Health and Safety Authority (OHSA) at least four calendar weeks before commencement of works.**
- (c) The Project Supervisor for the Design Stage shall **draw up a health and safety plan** which sets out the occupational health and safety rules applicable to the construction activities concerned, outlining the measures to ensure cooperation between different contractors and shall also include specific measures concerning occupational risks that may be present at this site.
- (d) It is the responsibility of the permit holder to ensure that development is carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, S.L. 623.08. Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.
- (e) New development on vacant or redeveloped sites shall be provided with a water cistern to store rainwater run-off as required by the Energy Performance of Buildings Regulations, S.L. 623.01.
- (f) Where an officially schemed street bordering the site is unopened or unformed, it shall be opened up and brought up to its proper, approved and official formation

levels prior to the commencement of any development hereby being permitted. The length of the road to be so levelled shall extend from any existing schemed road opened to the public to the extreme end of the frontage of the building to be erected, in line with Regulation 16 of S.L 499.57.

B. Where the development concerns a change of use to a place of work, the applicant shall obtain a Perit's declaration that the building conforms to the requirements of S.L. 424.15.

C. Where the development concerns a place of work:

The applicant shall:

- (a) obtain a Perit's declaration that the necessary requirements arising out of S.L. 424.15 have been included in the plans and drawings; and
- (b) obtain a Perit's declaration that the building conforms to the requirements of S.L. 424.15.

D. The development is to strictly adhere to the 'Design Guidelines on fire safety for buildings in Malta' to ensure that all Fire Safety measures and provisions are addressed as indicated in the Design Guidelines on Fire Safety for Buildings in Malta, published by the DCID in 2004, (or other relevant standard, provided it is approved by the Civil Protection Department), Policies, and the Laws and Regulations of Malta.

E. Conditions imposed and enforced by Water Services Corporation:

- (a) Prior to laying of water and wastewater services in the road, the development shall comply with the requirements of S.L. 499.57 Part III (Roads in inhabited Areas) Clause 12.
- (b) The applicant shall ensure that rain water and/or run-off collection from roofs, yards, balconies (and any other exposed areas) is being managed such that no rainwater, including overflow pipes (by pumping or gravity system), even from water storage reservoirs and/or oil interceptors, are connected to the WSC sewage network.
- (c) For all kinds of development, developers are to safeguard the Wastewater Network Infrastructure and make sure not to damage or dispose of any building/construction materials inside the existing Drainage House Connections (concrete, dewatering etc).
- (d) For all developments falling within the different Classes of the Development Planning (Use Classes) Order (S.L. 552.15), developers are requested to submit floor plans (1:100), signed by a warranted Perit or Engineer, of the separate rainwater and wastewater drainage systems, for verification and approval by the Water Services Corporation, via email at pa.clearances@wsc.com.mt within 30 days from the publication date of the permission.
- (e) Developers are advised to view requirements set out in:
 - (i) Sewage Discharge Control Regulations S.L. 545.08.
 - (ii) S.L. 499.57 Part III (Roads in Inhabited Areas) Clause 12.
 - (iii) DC15 paragraph 4.3.3 Provision of Water Reservoirs and Second-Class Water Policy P47.
 - (iv) Building Regulations Technical Guide Document F where these apply to the proposed development.

(f) Developers are advised to check the invert level to the sewer main with the Water

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Services Corporation as they would have to make their own arrangements where a gravity service connection is not possible. In these cases, the architect has to indicate the solutions envisaged and to indicate on the plan what needs to be carried out and obtain approval from WSC. Developers are further reminded that connection of storm water into main sewers is not allowed.

- F. In the event of an accidental discovery in the course of approved works, any cultural heritage feature discovered should not be damaged or disturbed and the Superintendence is to be immediately informed of such discovery. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2019 (CAP. 445). The discovery of cultural heritage features may require the amendment of approved plans.
- G. Any fissures (dagħbien), caves, caverns, hollows, geological faults, Quaternary deposits or other features of potential geological, geomorphological and/or palaeontological interest which are discovered must be reported immediately to the Environment and Resources Authority (ERA). No further works or activities must take place until the respective investigations have been completed, and thereafter works shall proceed strictly in line with the terms established by ERA. The approved development may need to be amended so as to accommodate in situ preservation of the discovered features.
- H. **For new development, the following condition, imposed and enforced by Enemalta, applies:**

- (a) An adequate space to service the development must be provided as follows:
 - (i) a small room or recess located near the entrance to the garage for the purpose of housing the garages electricity meters. An appropriate access must be provided, for the installation of the service cable, between the room and the Enemalta LV grid.
 - (ii) a small room or recess located in the common parts, next to the main door, for the purpose of housing the electricity meters of the common parts and apartments. An appropriate access must be provided, for the installation of the service cable, between the room and the Enemalta LV grid.
- (b) Both rooms, or recesses, are to be shown on plan. The size of the rooms or recesses are to be based on metering equipment spacing as shown in Drawing EMC/DZ/42 available from Enemalta Drawing Office. The metering equipment is to be kept segregated from the water system such that any water leaks do not interfere with the electrical system. Eventually a cabinet is to be provided by the developer for installing all electricity metering equipment such that each individual meter is separately lockable as required at law, Clause 51 refers.

A culvert measuring 0.8m wide by 0.75m deep is to be prepared along the façade of the development in order that any overhead lines may be substituted by underground cables. An access manhole including cover of 600mm x 600mm is required at each end of the culvert, at corners and at 10m centres. A manhole cover 600mm x 600mm is required at each point where a sleeve is connecting the culvert to the development (i.e. maisonette, common area, a shop etc.).

- (c) If such notification and consultation is overlooked, the processing timeframes by Enemalta of any ARMS applications might be prolonged with a consequent delay for the provision of an electricity supply to any part of the development.

- (d) Furthermore, if for any reason while works are in progress, it is required to shift, remove, cover, or do anything to the electricity network external to the development, Enemalta is to be informed through the appropriate form to carry out the necessary works. Under no circumstances is the contractor or developer to intervene directly with the electricity network.
- I. This development permit does not authorise any storage of substances listed in Occupational Health and Safety Authority Act (CAP. 424) – Control of Major Accident Hazards Regulations, 2003, as amended, in quantities that would render this site an establishment within scope of these regulations.
- J. For any non-residential uses hereby being approved, prior to commencement of any works on site or any eventual permitted change of use, the applicant shall be required to contact the Environment and Resources Authority to obtain any necessary operational permit or registration. This requirement does not apply to Class 2B, 2C, 4A and 4B uses as listed in the Development Planning (Use Classes Order 2014, or its subsequent amendments.
- K. The conditions imposed and enforced by Enemalta are at supporting document PA 6627/23/184A. The architect/applicant is required to contact Enemalta, throughout the implementation of the development hereby approved, to ensure conformity with the imposed conditions.
- L. The conditions imposed and enforced by the Environment and Resources Authority are at supporting document PA 6627/23/188C. The architect/applicant is required to contact the Environment and Resources Authority, throughout the implementation of the development hereby approved, to ensure conformity with the imposed conditions.
- M. The conditions imposed and enforced by the Older Persons Standards Authority are at supporting document PA 6627/23/198A. The architect/applicant is required to contact the Older Persons Standards Authority, throughout the implementation of the development hereby approved, to ensure conformity with the imposed conditions.
- N. The conditions imposed and enforced by Transport Malta are at supporting document PA 6627/23/205A. The architect/applicant is required to contact Transport Malta, throughout the implementation of the development hereby approved, to ensure conformity with the imposed conditions.

In terms of Article 72(3) of the Development Planning Act, 2016, the execution and validity of this permission is automatically temporarily **suspended** and no works as approved by the said development permission may commence before the lapse of the time period established in Article 13 of the Environment and Planning Review Tribunal Act. In the event that an application is submitted before the Environment and Planning Review Tribunal requesting the suspension of the execution of the permission, this permission will remain so suspended until the Tribunal otherwise decides in accordance with the Environment and Planning Review Tribunal Act.

Where the approved drawings and/or documents are dimensioned, then the declared dimensions shall prevail over the actual size as depicted on the approved drawings and/or documents.

This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that

PA/06627/23

consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance shall be obtained from the Lands Authority prior to the execution of this development permission.

This development permission is granted saving third party rights. This permission does not exonerate the applicant from obtaining any other necessary permission, license, clearance, or similar requirement emanating from any other law or regulation, nor from procuring any other certification or insurance that may be required.

This decision is being published on 10 September 2025.

Yoanne Muscat
Board Secretary
Planning Board

Notes to Applicant and Perit

Right for reconsideration

Where applicable, you have a right to submit a request for reconsideration to the Planning Authority in terms of regulation 14 of S.L. 552.13. A request for a reconsideration may only be made in relation to a fine or a condition imposed in the decision of the Planning Board/Commission.

Right for appeal

You have a right to submit an appeal, against the decision, to the Environment and Planning Review Tribunal in terms of the Environment and Planning Review Tribunal Act, 2016 (CAP. 551).

Time limits

Requests for reconsideration or appeals must be made within 30 days from the publication of the decision notification in the DOI website as required by regulation 14(1) of S.L. 552.13 and the Environment and Planning Review Tribunal Act, 2016 (CAP. 551) and S.L. 551.2.

Fees to submit a request for reconsideration or appeal

In either case, there is a fee to be paid which should accompany the request for reconsideration or the appeal. The fees are as follows:

For reconsideration - 3% of the Development Permit Fee paid in respect of the original application, subject to a minimum of €70.00 (S.L. 552.12).

For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150. €50 administrative fee also applies (S.L. 551.01).

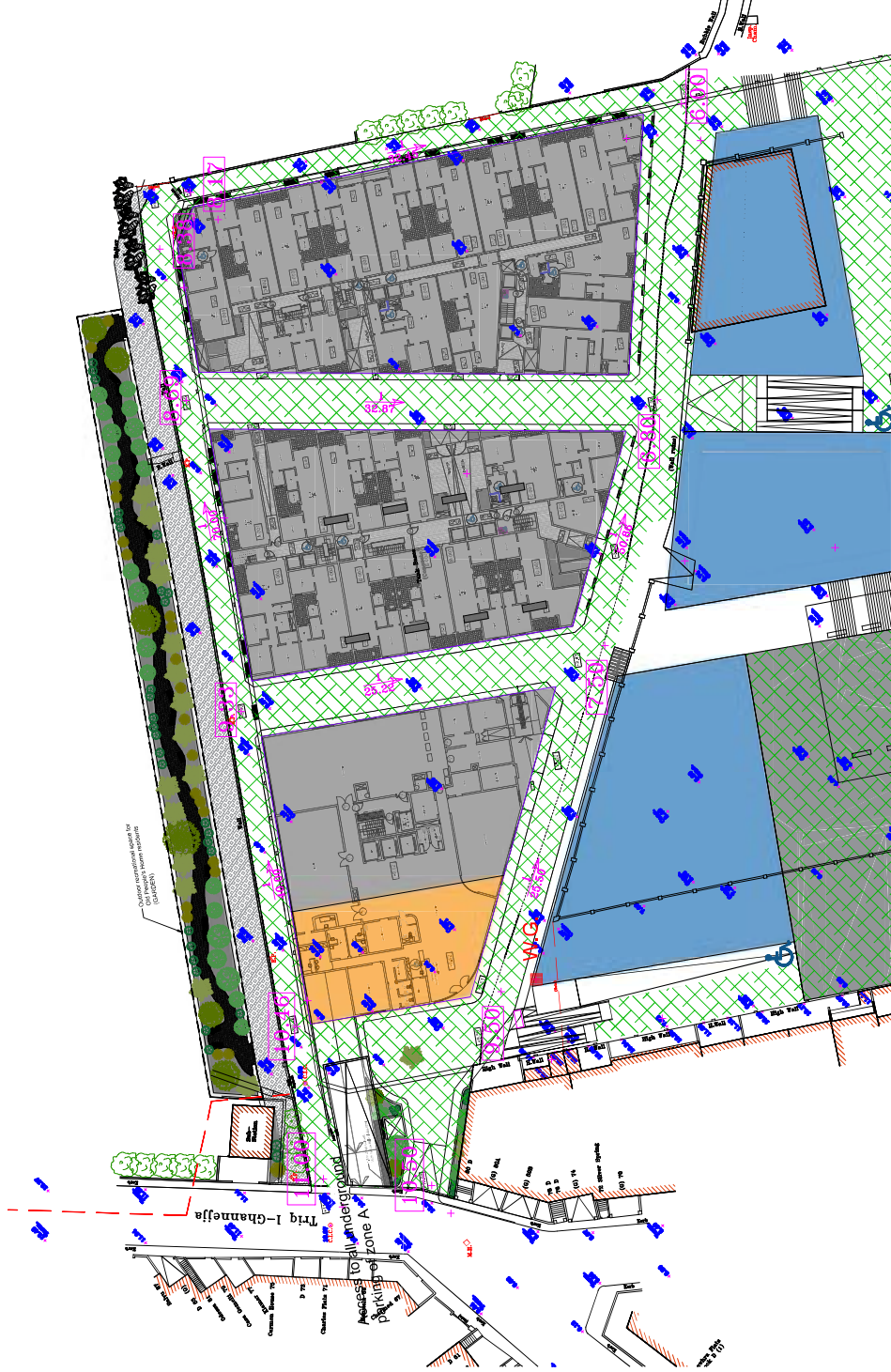
Submission of request for reconsideration or appeal

Requests for reconsideration to the Planning Authority can only be submitted electronically.

With regards to appeals, as required by the Environment and Planning Review Tribunal Act, 2016 (CAP. 551), the submission must include the detailed grounds for appeal and the requests being made by the appellant. Appeals must be submitted via email on info@eprt.org.mt or physically at the offices of the Environment and Planning Review Tribunal, St. Francis Ditch, Floriana. An appeal must also be accompanied by the receipt showing that the fees due have been paid.

-PADCN-

LEGEND:



ALIGNMENT PLAN
Scale 1:500

REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			

VANCELIA

Architects and Civil Engineers

Architecture

Planning

Interior Design

Vancell Architecture

45, De Rohan Street

Zabbar (Malla)

ZBG2118

T +356 21221599

M +356 79309590

E info@vancellarchitecture.com

W www.vancellarchitecture.com

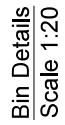
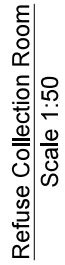
CLIENT:
PLAN (BBG) Limited

SITE:
Site at , Triq L-Għannejja, Birżebbuġa
TITLE:
ALIGNMENT PLAN

SCALE AT A2:	DATE:	DRAWN:	CHECKED:
1:500	23/07/25	SV	SV
PROJECT NO:	DRAWING NO:	REVISION:	
0050/22	ALN001		003



Dedicated Residential
Refuse Separation Room
36 sq.m



183



- Notes:
- NOTES

1- The minimum width of access in all drawings shall be 900mm.

2- All internal thresholds shall be flush.

3- The height of thresholds between internal and external areas shall not exceed 15mm.

4- Paving in external areas shall be slip resistant, with an even surface and with no ridges.

5- All internal doors to be minimum width 900mm.

LEVEL 1

BLOCK A				
No.	Internal	External	Total area	Ratio
1	15.2	0.0	15.2	1.0
2	15.2	0.0	15.2	1.0
3	15.2	0.0	15.2	1.0
4	15.2	0.0	15.2	1.0
5	15.2	0.0	15.2	1.0
6	15.2	0.0	15.2	1.0
7	15.2	0.0	15.2	1.0
8	15.2	0.0	15.2	1.0
9	15.2	0.0	15.2	1.0
10	15.2	0.0	15.2	1.0
11	15.2	0.0	15.2	1.0
12	15.2	0.0	15.2	1.0
13	15.2	0.0	15.2	1.0
14	15.2	0.0	15.2	1.0
15	15.2	0.0	15.2	1.0
16	15.2	0.0	15.2	1.0
17	15.2	0.0	15.2	1.0
18	15.2	0.0	15.2	1.0
19	15.2	0.0	15.2	1.0
20	15.2	0.0	15.2	1.0
21	15.2	0.0	15.2	1.0
22	15.2	0.0	15.2	1.0
23	15.2	0.0	15.2	1.0
24	15.2	0.0	15.2	1.0
25	15.2	0.0	15.2	1.0
26	15.2	0.0	15.2	1.0
27	15.2	0.0	15.2	1.0
28	15.2	0.0	15.2	1.0
29	15.2	0.0	15.2	1.0
30	15.2	0.0	15.2	1.0
31	15.2	0.0	15.2	1.0
32	15.2	0.0	15.2	1.0
33	15.2	0.0	15.2	1.0
34	15.2	0.0	15.2	1.0
35	15.2	0.0	15.2	1.0
36	15.2	0.0	15.2	1.0
37	15.2	0.0	15.2	1.0
38	15.2	0.0	15.2	1.0
39	15.2	0.0	15.2	1.0
40	15.2	0.0	15.2	1.0
41	15.2	0.0	15.2	1.0
42	15.2	0.0	15.2	1.0
43	15.2	0.0	15.2	1.0
44	15.2	0.0	15.2	1.0
45	15.2	0.0	15.2	1.0
46	15.2	0.0	15.2	1.0
47	15.2	0.0	15.2	1.0
48	15.2	0.0	15.2	1.0
49	15.2	0.0	15.2	1.0
50	15.2	0.0	15.2	1.0
51	15.2	0.0	15.2	1.0
52	15.2	0.0	15.2	1.0
53	15.2	0.0	15.2	1.0
54	15.2	0.0	15.2	1.0
55	15.2	0.0	15.2	1.0
56	15.2	0.0	15.2	1.0
57	15.2	0.0	15.2	1.0
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60	15.2	0.0	15.2	1.0
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62	15.2	0.0	15.2	1.0
63	15.2	0.0	15.2	1.0
64	15.2	0.0	15.2	1.0
65	15.2	0.0	15.2	1.0
66	15.2	0.0	15.2	1.0
67	15.2	0.0	15.2	1.0
68	15.2	0.0	15.2	1.0
69	15.2	0.0	15.2	1.0
70	15.2	0.0	15.2	1.0
71	15.2	0.0	15.2	1.0
72	15.2	0.0	15.2	1.0
73	15.2	0.0	15.2	1.0
74	15.2	0.0	15.2	1.0
75	15.2	0.0	15.2	1.0
76	15.2	0.0	15.2	1.0
77	15.2	0.0	15.2	1.0
78	15.2	0.0	15.2	1.0
79	15.2	0.0	15.2	1.0
80	15.2	0.0	15.2	1.0
81	15.2	0.0	15.2	1.0
82	15.2	0.0	15.2	1.0
83	15.2	0.0	15.2	1.0
84	15.2	0.0	15.2	1.0
85	15.2	0.0	15.2	1.0
86	15.2	0.0	15.2	1.0
87	15.2	0.0	15.2	1.0
88	15.2	0.0	15.2	1.0
89	15.2	0.0	15.2	1.0
90	15.2	0.0	15.2	1.0
91	15.2	0.0	15.2	1.0
92	15.2	0.0	15.2	1.0
93	15.2	0.0	15.2	1.0
94	15.2	0.0	15.2	1.0
95	15.2	0.0	15.2	1.0
96	15.2	0.0	15.2	1.0
97	15.2	0.0	15.2	1.0
98	15.2	0.0	15.2	1.0
99	15.2	0.0	15.2	1.0
100	15.2	0.0	15.2	1.0

BLOCK B				
No.	Internal	External	Total area	Ratio
1	15.2	0.0	15.2	1.0
2	15.2	0.0	15.2	1.0
3	15.2	0.0	15.2	1.0
4	15.2	0.0	15.2	1.0
5	15.2	0.0	15.2	1.0
6	15.2	0.0	15.2	1.0
7	15.2	0.0	15.2	1.0
8	15.2	0.0	15.2	1.0
9	15.2	0.0	15.2	1.0
10	15.2	0.0	15.2	1.0
11	15.2	0.0	15.2	1.0
12	15.2	0.0	15.2	1.0
13	15.2	0.0	15.2	1.0
14	15.2	0.0	15.2	1.0
15	15.2	0.0	15.2	1.0
16	15.2	0.0	15.2	1.0
17	15.2	0.0	15.2	1.0
18	15.2	0.0	15.2	1.0
19	15.2	0.0	15.2	1.0
20	15.2	0.0	15.2	1.0
21	15.2	0.0	15.2	1.0
22	15.2	0.0	15.2	1.0
23	15.2	0.0	15.2	1.0
24	15.2	0.0	15.2	1.0
25	15.2	0.0	15.2	1.0
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28	15.2	0.0	15.2	1.0
29	15.2	0.0	15.2	1.0
30	15.2	0.0	15.2	1.0
31	15.2	0.0	15.2	1.0
32	15.2	0.0	15.2	1.0
33	15.2	0.0	15.2	1.0
34	15.2	0.0	15.2	1.0
35	15.2	0.0	15.2	1.0
36	15.2	0.0	15.2	1.0
37	15.2	0.0	15.2	1.0
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39	15.2	0.0	15.2	1.0
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43	15.2	0.0	15.2	1.0
44	15.2	0.0	15.2	1.0
45	15.2	0.0	15.2	1.0
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53	15.2	0.0	15.2	1.0
54	15.2	0.0	15.2	1.0
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91	15.2	0.0	15.2	1.0
92	15.2	0.0	15.2	1.0
93	15.2	0.0	15.2	1.0
94	15.2	0.0	15.2	1.0
95	15.2	0.0	15.2	1.0
96	15.2	0.0	15.2	1.0
97	15.2	0.0	15.2	1.0
98	15.2	0.0	15.2	1.0
99	15.2	0.0	15.2	1.0
100	15.2	0.0	15.2	1.0

NO.	REVISION	DATE	BY	DATE
04	Revision res. PC	SV	17/04/2025	
03	Addition of uses	SV	09/03/25	
02	Revision of proposal - OPH	SV	09/03/25	
01	Addition of areas	SV	26/02/25	
00	For Submission	SV	02/02/25	
STATUS: PLANNING				



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M: +354 7992950
E: info@vanceliaarchitecture.com
Zebbug (Mkdar)
B82118

PLAN (B8G) Limited

Site at Triq-Ħammieġja, Qajjenza, I/o Brzezbugġja

SCALE AT:	DATE:	DRAWN:	CHECKED:
1:750/05	17/04/25	SV	SV
PROJECT NO:	0050/22	AD004	004

1:200 0 5 10 15 20m

- NOTES
- Notes:
- 1- The minimum width of access in all drawings shall be 900mm.
 - 2- All internal thresholds shall be flush.
 - 3- The height of thresholds between internal and external areas shall not exceed 15mm.
 - 4- Paving in external areas shall be slip resistant, with an even surface and with no ridges.
 - 5- All internal doors to be minimum width 900mm.

LEVEL 2

BLOCK A					BLOCK B				
No.	Internal	External	Total m ²	Max. GFA	No.	Internal	External	Total m ²	Max. GFA
001	12.2	0.0	12.2	1.1	001	10.0	0.0	10.0	1.0
002	10.0	0.0	10.0	1.0	002	10.0	0.0	10.0	1.0
003	10.0	0.0	10.0	1.0	003	10.0	0.0	10.0	1.0
004	10.0	0.0	10.0	1.0	004	10.0	0.0	10.0	1.0
005	10.0	0.0	10.0	1.0	005	10.0	0.0	10.0	1.0
006	10.0	0.0	10.0	1.0	006	10.0	0.0	10.0	1.0
007	10.0	0.0	10.0	1.0	007	10.0	0.0	10.0	1.0
008	10.0	0.0	10.0	1.0	008	10.0	0.0	10.0	1.0
009	10.0	0.0	10.0	1.0	009	10.0	0.0	10.0	1.0
010	10.0	0.0	10.0	1.0	010	10.0	0.0	10.0	1.0
011	10.0	0.0	10.0	1.0	011	10.0	0.0	10.0	1.0
012	10.0	0.0	10.0	1.0	012	10.0	0.0	10.0	1.0
013	10.0	0.0	10.0	1.0	013	10.0	0.0	10.0	1.0
014	10.0	0.0	10.0	1.0	014	10.0	0.0	10.0	1.0
015	10.0	0.0	10.0	1.0	015	10.0	0.0	10.0	1.0
016	10.0	0.0	10.0	1.0	016	10.0	0.0	10.0	1.0
017	10.0	0.0	10.0	1.0	017	10.0	0.0	10.0	1.0
018	10.0	0.0	10.0	1.0	018	10.0	0.0	10.0	1.0
019	10.0	0.0	10.0	1.0	019	10.0	0.0	10.0	1.0
020	10.0	0.0	10.0	1.0	020	10.0	0.0	10.0	1.0
021	10.0	0.0	10.0	1.0	021	10.0	0.0	10.0	1.0
022	10.0	0.0	10.0	1.0	022	10.0	0.0	10.0	1.0
023	10.0	0.0	10.0	1.0	023	10.0	0.0	10.0	1.0
024	10.0	0.0	10.0	1.0	024	10.0	0.0	10.0	1.0
025	10.0	0.0	10.0	1.0	025	10.0	0.0	10.0	1.0
026	10.0	0.0	10.0	1.0	026	10.0	0.0	10.0	1.0
027	10.0	0.0	10.0	1.0	027	10.0	0.0	10.0	1.0
028	10.0	0.0	10.0	1.0	028	10.0	0.0	10.0	1.0
029	10.0	0.0	10.0	1.0	029	10.0	0.0	10.0	1.0
030	10.0	0.0	10.0	1.0	030	10.0	0.0	10.0	1.0
031	10.0	0.0	10.0	1.0	031	10.0	0.0	10.0	1.0
032	10.0	0.0	10.0	1.0	032	10.0	0.0	10.0	1.0
033	10.0	0.0	10.0	1.0	033	10.0	0.0	10.0	1.0
034	10.0	0.0	10.0	1.0	034	10.0	0.0	10.0	1.0
035	10.0	0.0	10.0	1.0	035	10.0	0.0	10.0	1.0
036	10.0	0.0	10.0	1.0	036	10.0	0.0	10.0	1.0
037	10.0	0.0	10.0	1.0	037	10.0	0.0	10.0	1.0
038	10.0	0.0	10.0	1.0	038	10.0	0.0	10.0	1.0
039	10.0	0.0	10.0	1.0	039	10.0	0.0	10.0	1.0
040	10.0	0.0	10.0	1.0	040	10.0	0.0	10.0	1.0
041	10.0	0.0	10.0	1.0	041	10.0	0.0	10.0	1.0
042	10.0	0.0	10.0	1.0	042	10.0	0.0	10.0	1.0
043	10.0	0.0	10.0	1.0	043	10.0	0.0	10.0	1.0
044	10.0	0.0	10.0	1.0	044	10.0	0.0	10.0	1.0
045	10.0	0.0	10.0	1.0	045	10.0	0.0	10.0	1.0
046	10.0	0.0	10.0	1.0	046	10.0	0.0	10.0	1.0
047	10.0	0.0	10.0	1.0	047	10.0	0.0	10.0	1.0
048	10.0	0.0	10.0	1.0	048	10.0	0.0	10.0	1.0
049	10.0	0.0	10.0	1.0	049	10.0	0.0	10.0	1.0
050	10.0	0.0	10.0	1.0	050	10.0	0.0	10.0	1.0
051	10.0	0.0	10.0	1.0	051	10.0	0.0	10.0	1.0
052	10.0	0.0	10.0	1.0	052	10.0	0.0	10.0	1.0
053	10.0	0.0	10.0	1.0	053	10.0	0.0	10.0	1.0
054	10.0	0.0	10.0	1.0	054	10.0	0.0	10.0	1.0
055	10.0	0.0	10.0	1.0	055	10.0	0.0	10.0	1.0
056	10.0	0.0	10.0	1.0	056	10.0	0.0	10.0	1.0
057	10.0	0.0	10.0	1.0	057	10.0	0.0	10.0	1.0
058	10.0	0.0	10.0	1.0	058	10.0	0.0	10.0	1.0
059	10.0	0.0	10.0	1.0	059	10.0	0.0	10.0	1.0
060	10.0	0.0	10.0	1.0	060	10.0	0.0	10.0	1.0
061	10.0	0.0	10.0	1.0	061	10.0	0.0	10.0	1.0
062	10.0	0.0	10.0	1.0	062	10.0	0.0	10.0	1.0
063	10.0	0.0	10.0	1.0	063	10.0	0.0	10.0	1.0
064	10.0	0.0	10.0	1.0	064	10.0	0.0	10.0	1.0
065	10.0	0.0	10.0	1.0	065	10.0	0.0	10.0	1.0
066	10.0	0.0	10.0	1.0	066	10.0	0.0	10.0	1.0
067	10.0	0.0	10.0	1.0	067	10.0	0.0	10.0	1.0
068	10.0	0.0	10.0	1.0	068	10.0	0.0	10.0	1.0
069	10.0	0.0	10.0	1.0	069	10.0	0.0	10.0	1.0
070	10.0	0.0	10.0	1.0	070	10.0	0.0	10.0	1.0
071	10.0	0.0	10.0	1.0	071	10.0	0.0	10.0	1.0
072	10.0	0.0	10.0	1.0	072	10.0	0.0	10.0	1.0
073	10.0	0.0	10.0	1.0	073	10.0	0.0	10.0	1.0
074	10.0	0.0	10.0	1.0	074	10.0	0.0	10.0	1.0
075	10.0	0.0	10.0	1.0	075	10.0	0.0	10.0	1.0
076	10.0	0.0	10.0	1.0	076	10.0	0.0	10.0	1.0
077	10.0	0.0	10.0	1.0	077	10.0	0.0	10.0	1.0
078	10.0	0.0	10.0	1.0	078	10.0	0.0	10.0	1.0
079	10.0	0.0	10.0	1.0	079	10.0	0.0	10.0	1.0
080	10.0	0.0	10.0	1.0	080	10.0	0.0	10.0	1.0
081	10.0	0.0	10.0	1.0	081	10.0	0.0	10.0	1.0
082	10.0	0.0	10.0	1.0	082	10.0	0.0	10.0	1.0
083	10.0	0.0	10.0	1.0	083	10.0	0.0	10.0	1.0
084	10.0	0.0	10.0	1.0	084	10.0	0.0	10.0	1.0
085	10.0	0.0	10.0	1.0	085	10.0	0.0	10.0	1.0
086	10.0	0.0	10.0	1.0	086	10.0	0.0	10.0	1.0
087	10.0	0.0	10.0	1.0	087	10.0	0.0	10.0	1.0
088	10.0	0.0	10.0	1.0	088	10.0	0.0	10.0	1.0
089	10.0	0.0	10.0	1.0	089	10.0	0.0	10.0	1.0
090	10.0	0.0	10.0	1.0	090	10.0	0.0	10.0	1.0
091	10.0	0.0	10.0	1.0	091	10.0	0.0	10.0	1.0
092	10.0	0.0	10.0	1.0	092	10.0	0.0	10.0	1.0
093	10.0	0.0	10.0	1.0	093	10.0	0.0	10.0	1.0
094	10.0	0.0	10.0	1.0	094	10.0	0.0	10.0	1.0
095	10.0	0.0	10.0	1.0	095	10.0	0.0	10.0	1.0
096	10.0	0.0	10.0	1.0	096	10.0	0.0	10.0	1.0
097	10.0	0.0	10.0	1.0	097	10.0	0.0	10.0	1.0
098	10.0	0.0	10.0	1.0	098	10.0	0.0	10.0	1.0
099	10.0	0.0	10.0	1.0	099	10.0	0.0	10.0	1.0
100	10.0	0.0	10.0	1.0	100	10.0	0.0	10.0	1.0



PROPOSED LEVEL 2
Scale 1:200



NO.	REVISION	DATE	BY	DATE
01	Revision res. PC	17/09/2023	SV	
02	Addition of users	08/09/2023	SV	
03	Revision of proposal - OPH	01/09/2023	SV	
04	Addition of areas	26/08/23	SV	
05	For Submission	02/02/23	SV	



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PLAN (B8G) Limited

Site at Triq H-Ghamnejja, Qajjenza, I/O Birzebbugia

SCALE AT:	DATE:	DRAWN:	CHECKED:
PROJECT:	17/06/2023	SV	SV
0050/22			
AD005			004

Notes:

- NOTES
- 1- The minimum width of access in all drawings shall be 900mm.
 - 2- All internal thresholds shall be flush.
 - 3- The height of thresholds between internal and external areas shall not exceed 15mm.
 - 4- Paving in external areas shall be slip resistant, with an even surface and with no ridges.
 - 5- All internal doors to be minimum width 900mm.

LEVEL 3

Block A				
No.	Internal	External	Total area	Per lot
Block A				
A.01	11.2	79	1.11	3
A.04	90	15.2	105.2	2
A.05	90	17	107	3
A.06	11.2	88	1.00	3
A.08	90	15	105	2
B.07	96	5.9	101.9	2
B.08	90	17	107	2
B.09	90	17	107	2
C.04	88	8.6	96.6	2
C.05	88	8.6	96.6	2
C.06	1.65	89	1.05	3
C.07	53	10	63	1
C.08	90	13.7	103.7	2

Block B				
No.	Internal	External	Total area	Per lot
Block B				
B.01	90	29	1.00	2
B.02	90	17	107	2
B.03	90	17	107	2
B.04	90	17	107	2
B.05	90	17	107	2
B.06	90	17	107	2
B.07	90	17	107	2
B.08	90	17	107	2
B.09	90	17	107	2
B.10	90	17	107	2
B.11	90	17	107	2
B.12	90	17	107	2
B.13	90	17	107	2
B.14	90	17	107	2
B.15	90	17	107	2
B.16	90	17	107	2
B.17	90	17	107	2
B.18	90	17	107	2
B.19	90	17	107	2
B.20	90	17	107	2
B.21	90	17	107	2
B.22	90	17	107	2
B.23	90	17	107	2
B.24	90	17	107	2
B.25	90	17	107	2
B.26	90	17	107	2
B.27	90	17	107	2
B.28	90	17	107	2
B.29	90	17	107	2
B.30	90	17	107	2
B.31	90	17	107	2
B.32	90	17	107	2
B.33	90	17	107	2
B.34	90	17	107	2
B.35	90	17	107	2
B.36	90	17	107	2
B.37	90	17	107	2
B.38	90	17	107	2
B.39	90	17	107	2
B.40	90	17	107	2
B.41	90	17	107	2
B.42	90	17	107	2
B.43	90	17	107	2
B.44	90	17	107	2
B.45	90	17	107	2
B.46	90	17	107	2
B.47	90	17	107	2
B.48	90	17	107	2
B.49	90	17	107	2
B.50	90	17	107	2
B.51	90	17	107	2
B.52	90	17	107	2
B.53	90	17	107	2
B.54	90	17	107	2
B.55	90	17	107	2
B.56	90	17	107	2
B.57	90	17	107	2
B.58	90	17	107	2
B.59	90	17	107	2
B.60	90	17	107	2
B.61	90	17	107	2
B.62	90	17	107	2
B.63	90	17	107	2
B.64	90	17	107	2
B.65	90	17	107	2
B.66	90	17	107	2
B.67	90	17	107	2
B.68	90	17	107	2
B.69	90	17	107	2
B.70	90	17	107	2
B.71	90	17	107	2
B.72	90	17	107	2
B.73	90	17	107	2
B.74	90	17	107	2
B.75	90	17	107	2
B.76	90	17	107	2
B.77	90	17	107	2
B.78	90	17	107	2
B.79	90	17	107	2
B.80	90	17	107	2
B.81	90	17	107	2
B.82	90	17	107	2
B.83	90	17	107	2
B.84	90	17	107	2
B.85	90	17	107	2
B.86	90	17	107	2
B.87	90	17	107	2
B.88	90	17	107	2
B.89	90	17	107	2
B.90	90	17	107	2
B.91	90	17	107	2
B.92	90	17	107	2
B.93	90	17	107	2
B.94	90	17	107	2
B.95	90	17	107	2
B.96	90	17	107	2
B.97	90	17	107	2
B.98	90	17	107	2
B.99	90	17	107	2
B.100	90	17	107	2

04	Revision ref. PC	SV	17/09/2023
03	Addition of uses	SV	09/09/2023
02	Revision of proposal - OPH	SV	09/09/2023
01	Addition of areas	SV	29/08/23
00	For Submission	SV	02/02/23
REV. DESCRIPTION		BY	DATE
STATUS: PLANNING			

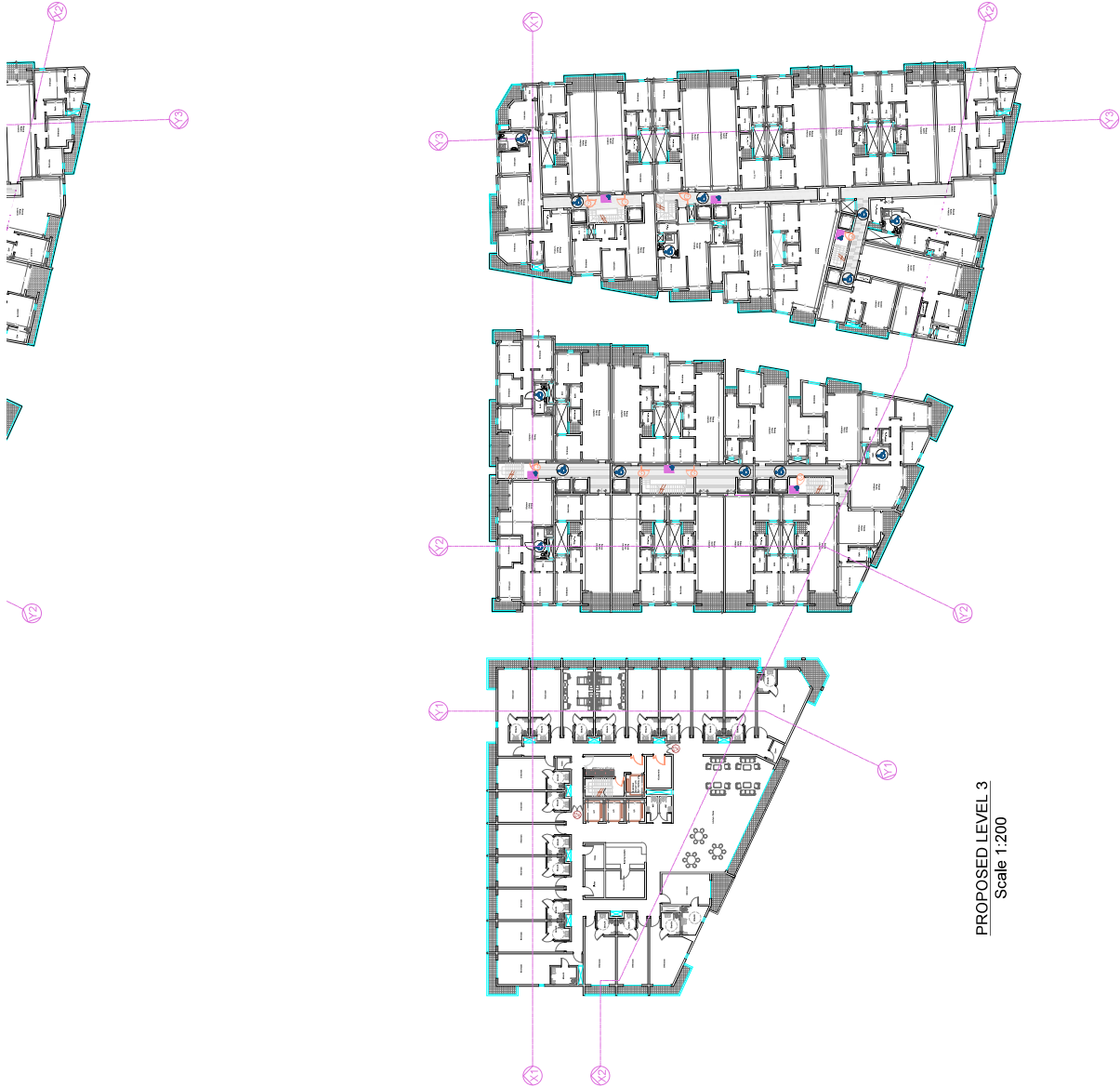


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CURR:
PLAN (B8G) Limited

SITE:
Site at Triq-Ħammieġja, Qajjenza,
I/o Birzebbugia

TITLE: PROPOSED LEVEL 3		CATEGORIES:	
SCALE: 1:200	DATE: 17/09/2023	DRAWN: SV	CHECKED: SV
PROJECT NO: 0050/22		REVISIONS:	
		AD006	004



PROPOSED LEVEL 3
Scale 1:200

1:200 0 5 10 15 20m

NOTES

Notes:

- 1- The minimum width of access in all drawings shall be 900mm.
- 2- All internal thresholds shall be flush.
- 3- The height of thresholds between internal and external areas shall not exceed 15mm.
- 4- Paving in external areas shall be slip resistant, with an even surface and with no ridges.
- 5- All internal doors to be minimum width 900mm.

LEVEL 4

Block A			
Room	Internal	External	Total net m ²
101	11.2	1.0	12.2
102	11.2	1.0	12.2
103	11.2	1.0	12.2
104	11.2	1.0	12.2
105	11.2	1.0	12.2
106	11.2	1.0	12.2
107	11.2	1.0	12.2
108	11.2	1.0	12.2
109	11.2	1.0	12.2
110	11.2	1.0	12.2
111	11.2	1.0	12.2
112	11.2	1.0	12.2
113	11.2	1.0	12.2
114	11.2	1.0	12.2
115	11.2	1.0	12.2
116	11.2	1.0	12.2
117	11.2	1.0	12.2
118	11.2	1.0	12.2
119	11.2	1.0	12.2
120	11.2	1.0	12.2
121	11.2	1.0	12.2
122	11.2	1.0	12.2
123	11.2	1.0	12.2
124	11.2	1.0	12.2
125	11.2	1.0	12.2
126	11.2	1.0	12.2
127	11.2	1.0	12.2
128	11.2	1.0	12.2
129	11.2	1.0	12.2
130	11.2	1.0	12.2
131	11.2	1.0	12.2
132	11.2	1.0	12.2
133	11.2	1.0	12.2
134	11.2	1.0	12.2
135	11.2	1.0	12.2
136	11.2	1.0	12.2
137	11.2	1.0	12.2
138	11.2	1.0	12.2
139	11.2	1.0	12.2
140	11.2	1.0	12.2
141	11.2	1.0	12.2
142	11.2	1.0	12.2
143	11.2	1.0	12.2
144	11.2	1.0	12.2
145	11.2	1.0	12.2
146	11.2	1.0	12.2
147	11.2	1.0	12.2
148	11.2	1.0	12.2
149	11.2	1.0	12.2
150	11.2	1.0	12.2
151	11.2	1.0	12.2
152	11.2	1.0	12.2
153	11.2	1.0	12.2
154	11.2	1.0	12.2
155	11.2	1.0	12.2
156	11.2	1.0	12.2
157	11.2	1.0	12.2
158	11.2	1.0	12.2
159	11.2	1.0	12.2
160	11.2	1.0	12.2
161	11.2	1.0	12.2
162	11.2	1.0	12.2
163	11.2	1.0	12.2
164	11.2	1.0	12.2
165	11.2	1.0	12.2
166	11.2	1.0	12.2
167	11.2	1.0	12.2
168	11.2	1.0	12.2
169	11.2	1.0	12.2
170	11.2	1.0	12.2
171	11.2	1.0	12.2
172	11.2	1.0	12.2
173	11.2	1.0	12.2
174	11.2	1.0	12.2
175	11.2	1.0	12.2
176	11.2	1.0	12.2
177	11.2	1.0	12.2
178	11.2	1.0	12.2
179	11.2	1.0	12.2
180	11.2	1.0	12.2
181	11.2	1.0	12.2
182	11.2	1.0	12.2
183	11.2	1.0	12.2
184	11.2	1.0	12.2
185	11.2	1.0	12.2
186	11.2	1.0	12.2
187	11.2	1.0	12.2
188	11.2	1.0	12.2
189	11.2	1.0	12.2
190	11.2	1.0	12.2
191	11.2	1.0	12.2
192	11.2	1.0	12.2
193	11.2	1.0	12.2
194	11.2	1.0	12.2
195	11.2	1.0	12.2
196	11.2	1.0	12.2
197	11.2	1.0	12.2
198	11.2	1.0	12.2
199	11.2	1.0	12.2
200	11.2	1.0	12.2

Block B			
Room	Internal	External	Total net m ²
201	11.2	1.0	12.2
202	11.2	1.0	12.2
203	11.2	1.0	12.2
204	11.2	1.0	12.2
205	11.2	1.0	12.2
206	11.2	1.0	12.2
207	11.2	1.0	12.2
208	11.2	1.0	12.2
209	11.2	1.0	12.2
210	11.2	1.0	12.2
211	11.2	1.0	12.2
212	11.2	1.0	12.2
213	11.2	1.0	12.2
214	11.2	1.0	12.2
215	11.2	1.0	12.2
216	11.2	1.0	12.2
217	11.2	1.0	12.2
218	11.2	1.0	12.2
219	11.2	1.0	12.2
220	11.2	1.0	12.2
221	11.2	1.0	12.2
222	11.2	1.0	12.2
223	11.2	1.0	12.2
224	11.2	1.0	12.2
225	11.2	1.0	12.2
226	11.2	1.0	12.2
227	11.2	1.0	12.2
228	11.2	1.0	12.2
229	11.2	1.0	12.2
230	11.2	1.0	12.2
231	11.2	1.0	12.2
232	11.2	1.0	12.2
233	11.2	1.0	12.2
234	11.2	1.0	12.2
235	11.2	1.0	12.2
236	11.2	1.0	12.2
237	11.2	1.0	12.2
238	11.2	1.0	12.2
239	11.2	1.0	12.2
240	11.2	1.0	12.2
241	11.2	1.0	12.2
242	11.2	1.0	12.2
243	11.2	1.0	12.2
244	11.2	1.0	12.2
245	11.2	1.0	12.2
246	11.2	1.0	12.2
247	11.2	1.0	12.2
248	11.2	1.0	12.2
249	11.2	1.0	12.2
250	11.2	1.0	12.2
251	11.2	1.0	12.2
252	11.2	1.0	12.2
253	11.2	1.0	12.2
254	11.2	1.0	12.2
255	11.2	1.0	12.2
256	11.2	1.0	12.2
257	11.2	1.0	12.2
258	11.2	1.0	12.2
259	11.2	1.0	12.2
260	11.2	1.0	12.2
261	11.2	1.0	12.2
262	11.2	1.0	12.2
263	11.2	1.0	12.2
264	11.2	1.0	12.2
265	11.2	1.0	12.2
266	11.2	1.0	12.2
267	11.2	1.0	12.2
268	11.2	1.0	12.2
269	11.2	1.0	12.2
270	11.2	1.0	12.2
271	11.2	1.0	12.2
272	11.2	1.0	12.2
273	11.2	1.0	12.2
274	11.2	1.0	12.2
275	11.2	1.0	12.2
276	11.2	1.0	12.2
277	11.2	1.0	12.2
278	11.2	1.0	12.2
279	11.2	1.0	12.2
280	11.2	1.0	12.2
281	11.2	1.0	12.2
282	11.2	1.0	12.2
283	11.2	1.0	12.2
284	11.2	1.0	12.2
285	11.2	1.0	12.2
286	11.2	1.0	12.2
287	11.2	1.0	12.2
288	11.2	1.0	12.2
289	11.2	1.0	12.2
290	11.2	1.0	12.2
291	11.2	1.0	12.2
292	11.2	1.0	12.2
293	11.2	1.0	12.2
294	11.2	1.0	12.2
295	11.2	1.0	12.2
296	11.2	1.0	12.2
297	11.2	1.0	12.2
298	11.2	1.0	12.2
299	11.2	1.0	12.2
300	11.2	1.0	12.2

04	Revision res. PC	SV	17/05/2025
03	Addition of uses	SV	09/05/2025
02	Revision of proposal - OPH	SV	09/05/2025
01	Addition of areas	SV	26/02/25
00	For Submission	SV	02/02/25
REV	DESCRIPTION	REV	DATE
STATUS: PLANNING			



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PLAN (B8G) Limited

Site at Triq-ghannejja, Qajjenza,
I/o Brizzabuggia

TITLE: PROPOSED LEVEL 4

SCALE	DATE	DRAWN	CHECKED
1:200	17/05/2025	SV	SV
PROJECT NO.	0050/22	AD007	004



PROPOSED LEVEL 4
Scale 1:200



- NOTES
- Notes:
- 1- The minimum width of access in all drawings shall be 900mm.

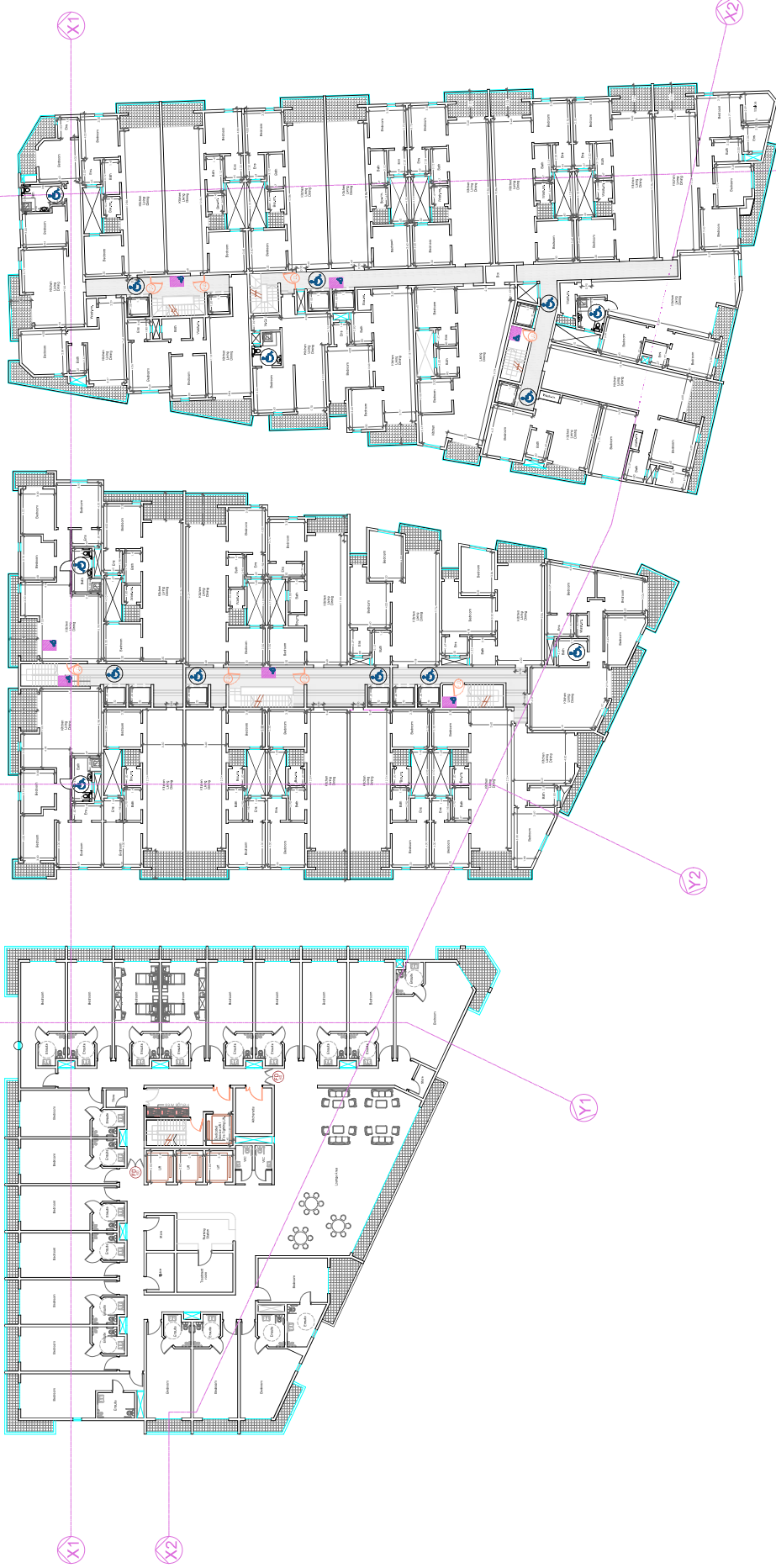
2- All internal thresholds shall be flush.

3- The height of thresholds between internal and external areas shall not exceed 15mm.

4- Paving in external areas shall be slip resistant, with an even surface and with no ridges.

5- All internal doors to be minimum width 900mm.

LEVEL 5



PROPOSED LEVEL 5
Scale 1:200

BLOCK A				
No.	Internal	External	Total in %	Ratio
1	11.7	0.0	11.7	1
2	11.7	0.0	11.7	1
3	11.7	0.0	11.7	1
4	11.7	0.0	11.7	1
5	11.7	0.0	11.7	1
6	11.7	0.0	11.7	1
7	11.7	0.0	11.7	1
8	11.7	0.0	11.7	1
9	11.7	0.0	11.7	1
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19	11.7	0.0	11.7	1
20	11.7	0.0	11.7	1
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22	11.7	0.0	11.7	1
23	11.7	0.0	11.7	1
24	11.7	0.0	11.7	1
25	11.7	0.0	11.7	1
26	11.7	0.0	11.7	1
27	11.7	0.0	11.7	1
28	11.7	0.0	11.7	1
29	11.7	0.0	11.7	1
30	11.7	0.0	11.7	1
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39	11.7	0.0	11.7	1
40	11.7	0.0	11.7	1
41	11.7	0.0	11.7	1
42	11.7	0.0	11.7	1
43	11.7	0.0	11.7	1
44	11.7	0.0	11.7	1
45	11.7	0.0	11.7	1
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47	11.7	0.0	11.7	1
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52	11.7	0.0	11.7	1
53	11.7	0.0	11.7	1
54	11.7	0.0	11.7	1
55	11.7	0.0	11.7	1
56	11.7	0.0	11.7	1
57	11.7	0.0	11.7	1
58	11.7	0.0	11.7	1
59	11.7	0.0	11.7	1
60	11.7	0.0	11.7	1
61	11.7	0.0	11.7	1
62	11.7	0.0	11.7	1
63	11.7	0.0	11.7	1
64	11.7	0.0	11.7	1
65	11.7	0.0	11.7	1
66	11.7	0.0	11.7	1
67	11.7	0.0	11.7	1
68	11.7	0.0	11.7	1
69	11.7	0.0	11.7	1
70	11.7	0.0	11.7	1
71	11.7	0.0	11.7	1
72	11.7	0.0	11.7	1
73	11.7	0.0	11.7	1
74	11.7	0.0	11.7	1
75	11.7	0.0	11.7	1
76	11.7	0.0	11.7	1
77	11.7	0.0	11.7	1
78	11.7	0.0	11.7	1
79	11.7	0.0	11.7	1
80	11.7	0.0	11.7	1
81	11.7	0.0	11.7	1
82	11.7	0.0	11.7	1
83	11.7	0.0	11.7	1
84	11.7	0.0	11.7	1
85	11.7	0.0	11.7	1
86	11.7	0.0	11.7	1
87	11.7	0.0	11.7	1
88	11.7	0.0	11.7	1
89	11.7	0.0	11.7	1
90	11.7	0.0	11.7	1
91	11.7	0.0	11.7	1
92	11.7	0.0	11.7	1
93	11.7	0.0	11.7	1
94	11.7	0.0	11.7	1
95	11.7	0.0	11.7	1
96	11.7	0.0	11.7	1
97	11.7	0.0	11.7	1
98	11.7	0.0	11.7	1
99	11.7	0.0	11.7	1
100	11.7	0.0	11.7	1

BLOCK B				
No.	Internal	External	Total in %	Ratio
1	11.7	0.0	11.7	1
2	11.7	0.0	11.7	1
3	11.7	0.0	11.7	1
4	11.7	0.0	11.7	1
5	11.7	0.0	11.7	1
6	11.7	0.0	11.7	1
7	11.7	0.0	11.7	1
8	11.7	0.0	11.7	1
9	11.7	0.0	11.7	1
10	11.7	0.0	11.7	1
11	11.7	0.0	11.7	1
12	11.7	0.0	11.7	1
13	11.7	0.0	11.7	1
14	11.7	0.0	11.7	1
15	11.7	0.0	11.7	1
16	11.7	0.0	11.7	1
17	11.7	0.0	11.7	1
18	11.7	0.0	11.7	1
19	11.7	0.0	11.7	1
20	11.7	0.0	11.7	1
21	11.7	0.0	11.7	1
22	11.7	0.0	11.7	1
23	11.7	0.0	11.7	1
24	11.7	0.0	11.7	1
25	11.7	0.0	11.7	1
26	11.7	0.0	11.7	1
27	11.7	0.0	11.7	1
28	11.7	0.0	11.7	1
29	11.7	0.0	11.7	1
30	11.7	0.0	11.7	1
31	11.7	0.0	11.7	1
32	11.7	0.0	11.7	1
33	11.7	0.0	11.7	1
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35	11.7	0.0	11.7	1
36	11.7	0.0	11.7	1
37	11.7	0.0	11.7	1
38	11.7	0.0	11.7	1
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45	11.7	0.0	11.7	1
46	11.7	0.0	11.7	1
47	11.7	0.0	11.7	1
48	11.7	0.0	11.7	1
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50	11.7	0.0	11.7	1
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53	11.7	0.0	11.7	1
54	11.7	0.0	11.7	1
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56	11.7	0.0	11.7	1
57	11.7	0.0	11.7	1
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93	11.7	0.0	11.7	1
94	11.7	0.0	11.7	1
95	11.7	0.0	11.7	1
96	11.7	0.0	11.7	1
97	11.7	0.0	11.7	1
98	11.7	0.0	11.7	1
99	11.7	0.0	11.7	1
100	11.7	0.0	11.7	1

04	Revision res. PC	SV	17/04/2025
03	Addition of uses	SV	08/03/2025
02	Revision of proposal - OPH	SV	09/04/2025
01	Addition of areas	SV	26/02/25
00	For Submission	SV	02/02/25
REV	DESCRIPTION	BY	DATE
PLANNING			



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PLAN (B8G) Limited

Site at Triq-Hamnejja, Qajjenza,
I/o Brzezbugia

SCALE AT:		DATE		DRAWN		CHECKED	
PROJECT NO.		17/06/25		SV		SV	
0050/22		PROPOSED LEVEL 5		AD008		004	



- Notes:
- NOTES

1- The minimum width of access in all drawings shall be 900mm.

2- All internal thresholds shall be flush.

3- The height of thresholds between internal and external areas shall not exceed 15mm.

4- Paving in external areas shall be slip resistant, with an even surface and with no ridges.

5- All internal doors to be minimum width 900mm.

LEVEL 6



PROPOSED LEVEL 6
Scale 1:200

Block A			
Room	Internal	External	Total net area
m ²	m ²	m ²	m ²
101	140	0	140
102	110	0	110
103	110	0	110
104	110	0	110
105	110	0	110
106	110	0	110
107	110	0	110
108	110	0	110
109	110	0	110
110	110	0	110
111	110	0	110
112	110	0	110
113	110	0	110
114	110	0	110
115	110	0	110
116	110	0	110
117	110	0	110
118	110	0	110
119	110	0	110
120	110	0	110
121	110	0	110
122	110	0	110
123	110	0	110
124	110	0	110
125	110	0	110
126	110	0	110
127	110	0	110
128	110	0	110
129	110	0	110
130	110	0	110
131	110	0	110
132	110	0	110
133	110	0	110
134	110	0	110
135	110	0	110
136	110	0	110
137	110	0	110
138	110	0	110
139	110	0	110
140	110	0	110
141	110	0	110
142	110	0	110
143	110	0	110
144	110	0	110
145	110	0	110
146	110	0	110
147	110	0	110
148	110	0	110
149	110	0	110
150	110	0	110
151	110	0	110
152	110	0	110
153	110	0	110
154	110	0	110
155	110	0	110
156	110	0	110
157	110	0	110
158	110	0	110
159	110	0	110
160	110	0	110
161	110	0	110
162	110	0	110
163	110	0	110
164	110	0	110
165	110	0	110
166	110	0	110
167	110	0	110
168	110	0	110
169	110	0	110
170	110	0	110
171	110	0	110
172	110	0	110
173	110	0	110
174	110	0	110
175	110	0	110
176	110	0	110
177	110	0	110
178	110	0	110
179	110	0	110
180	110	0	110
181	110	0	110
182	110	0	110
183	110	0	110
184	110	0	110
185	110	0	110
186	110	0	110
187	110	0	110
188	110	0	110
189	110	0	110
190	110	0	110
191	110	0	110
192	110	0	110
193	110	0	110
194	110	0	110
195	110	0	110
196	110	0	110
197	110	0	110
198	110	0	110
199	110	0	110
200	110	0	110

Block B			
Room	Internal	External	Total net area
m ²	m ²	m ²	m ²
201	105.5	0	105.5
202	81.6	0	81.6
203	105.5	0	105.5
204	105.5	0	105.5
205	105.5	0	105.5
206	105.5	0	105.5
207	105.5	0	105.5
208	105.5	0	105.5
209	105.5	0	105.5
210	105.5	0	105.5
211	105.5	0	105.5
212	105.5	0	105.5
213	105.5	0	105.5
214	105.5	0	105.5
215	105.5	0	105.5
216	105.5	0	105.5
217	105.5	0	105.5
218	105.5	0	105.5
219	105.5	0	105.5
220	105.5	0	105.5
221	105.5	0	105.5
222	105.5	0	105.5
223	105.5	0	105.5
224	105.5	0	105.5
225	105.5	0	105.5
226	105.5	0	105.5
227	105.5	0	105.5
228	105.5	0	105.5
229	105.5	0	105.5
230	105.5	0	105.5
231	105.5	0	105.5
232	105.5	0	105.5
233	105.5	0	105.5
234	105.5	0	105.5
235	105.5	0	105.5
236	105.5	0	105.5
237	105.5	0	105.5
238	105.5	0	105.5
239	105.5	0	105.5
240	105.5	0	105.5
241	105.5	0	105.5
242	105.5	0	105.5
243	105.5	0	105.5
244	105.5	0	105.5
245	105.5	0	105.5
246	105.5	0	105.5
247	105.5	0	105.5
248	105.5	0	105.5
249	105.5	0	105.5
250	105.5	0	105.5
251	105.5	0	105.5
252	105.5	0	105.5
253	105.5	0	105.5
254	105.5	0	105.5
255	105.5	0	105.5
256	105.5	0	105.5
257	105.5	0	105.5
258	105.5	0	105.5
259	105.5	0	105.5
260	105.5	0	105.5
261	105.5	0	105.5
262	105.5	0	105.5
263	105.5	0	105.5
264	105.5	0	105.5
265	105.5	0	105.5
266	105.5	0	105.5
267	105.5	0	105.5
268	105.5	0	105.5
269	105.5	0	105.5
270	105.5	0	105.5
271	105.5	0	105.5
272	105.5	0	105.5
273	105.5	0	105.5
274	105.5	0	105.5
275	105.5	0	105.5
276	105.5	0	105.5
277	105.5	0	105.5
278	105.5	0	105.5
279	105.5	0	105.5
280	105.5	0	105.5
281	105.5	0	105.5
282	105.5	0	105.5
283	105.5	0	105.5
284	105.5	0	105.5
285	105.5	0	105.5
286	105.5	0	105.5
287	105.5	0	105.5
288	105.5	0	105.5
289	105.5	0	105.5
290	105.5	0	105.5
291	105.5	0	105.5
292	105.5	0	105.5
293	105.5	0	105.5
294	105.5	0	105.5
295	105.5	0	105.5
296	105.5	0	105.5
297	105.5	0	105.5
298	105.5	0	105.5
299	105.5	0	105.5
300	105.5	0	105.5

04	Revision re: PC	SV	17/04/20
03	Addition of users	SV	08/03/20
02	Revision of proposal - OPH	SV	09/04/20
01	Addition of areas	SV	26/02/20
00	For Submission	SV	02/02/20
REV	DESCRIPTION	BY	DATE
STATUS: PLANNING			

VANCEL

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2802118

PLAN (B8G) Limited			
CLIENT			
SITE	Site at Triq-Ħammajja, Qajjenza, I/o Brzezbugia		
TITLE	PROPOSED LEVEL 6		
SCALE AT A1	DATE	DRAWN	CHECKED
1:750/1:500	17/06/20	SV	SV
PROJECT NO.	0050/22		AD009
REVISION	004		004



- NOTES
- Notes:
- 1 - The minimum width of access in all drawings shall be 900mm.

2 - All internal thresholds shall be flush.

3 - The height of thresholds between internal and external areas shall not exceed 15mm.

4 - Paving in external areas shall be slip resistant, with an even surface and with no ridges.

5 - All internal doors to be minimum width 900mm.

03	Revision no: PC	SV	17/06/23
02	Revision of proposal - OPH	SV	09/04/23
01	Revised drawing title	SV	22/02/23
00	For Submission	SV	02/02/23
REV	DESCRIPTION	REV	DATE
PLANNING			

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0050/22

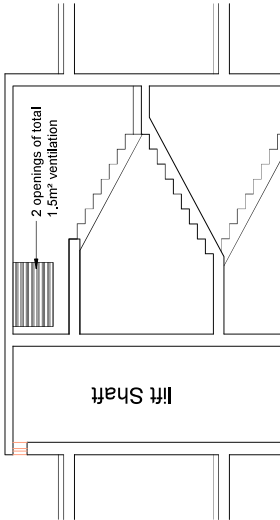
AD010

003

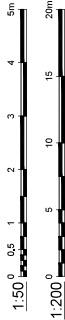
PLAN (B8G) Limited	
SITE	
Site at Triq-Ħammieġja, Qajjenza, I/o Brzezbugġja	
TITLE	
PROPOSED LEVEL 7	
SCALE AT A1	DATE
1:500	17/06/23
PROJECT NO	SV
0050/22	AD010
003	

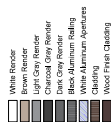


PROPOSED LEVEL 7
Scale 1:200



Typical Lift / Stairs shaft
Section at Roof level
Scale 1:50





- The minimum width of access is 1.1 m (45 in) for 500 mm.
- The minimum height is 2.1 m (6 ft 9 in).
- The height of the rail is below normal and relaxed, and should not exceed 1.1 m.
- The railing is oriented with the slip resistant, with an over surface and with no edges.
- The railing must be at maximum width 500 mm.



PROPOSED ELEVATION A2
Scale 1:100



PROPOSED ELEVATION A1
Scale 1:100



PROPOSED ELEVATION A4
Scale 1:100



PROPOSED ELEVATION A3
Scale 1:100

NO.	DESCRIPTION	BY	DATE
003	Revision req. P.C.	SV	17/04/25
002	Level 4	SV	22/04/25
001	Revision of proposal- OPH	SV	09/04/25
000	For Submission	SV	15/02/23





- White Render
Brown Render
Light Gray Render
Charcoal Gray Render
Dark Gray Render
Black Aluminum Railing
White Aluminum Apertures
Cladding
Wood Finish Cladding

1. The minimum width of sections is 4 drawings and is 0.02 mm.
2. A round thread is 1/16 in. dia.
3. The height of the hole is 0.001 in. and the hole is 0.001 in. deep.
4. The hole is 0.001 in. dia.
5. The hole is 0.001 in. dia.
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REV	DESCRIPTION	BY	DATE
00	For Submission	JS	12/20/2017
01	Revision of proposal - GH	JS	01/04/2018
02	Revised level 4	JS	2/26/2018
03	Revision re: P.C.	JS	11/26/2018



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PLAN (BBG) Limited

Site at Triq l-Għanneġja, Għallenza,
M'o Bizzabuglia

PROPOSED ELEVATIONS - BLOCK B	DATE	SCALE	PROJECT NO.	DATE	REVISION
	1/1/00	1/7/06/25	SV	SV	003
	0050/22			A012	



PROPOSED ELEVATION B1
Scale 1:100



PROPOSED ELEVATION B3
Scale 1:100



PROPOSED ELEVATION B4
Scale 1:100





- White Render
- Brown Render
- Light Grey Render
- Dark Grey Render
- Black Aluminium Cladding
- White Aluminium Cladding
- Wood Finish Cladding

- 1. The main entrance is located at the end of the main road.
- 2. The main entrance is located at the end of the main road.
- 3. The main entrance is located at the end of the main road.
- 4. The main entrance is located at the end of the main road.
- 5. The main entrance is located at the end of the main road.

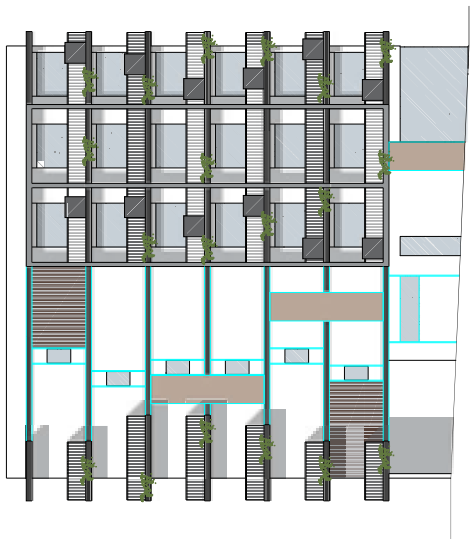
CD	Revision	PC	By	Date
01	Revised	PC	By	Date
02	Revised	PC	By	Date
03	Revised	PC	By	Date
04	Revised	PC	By	Date



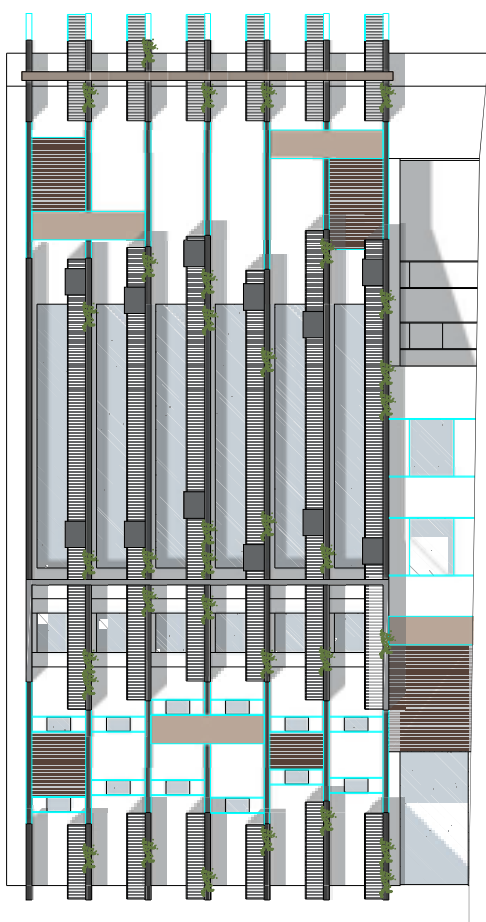
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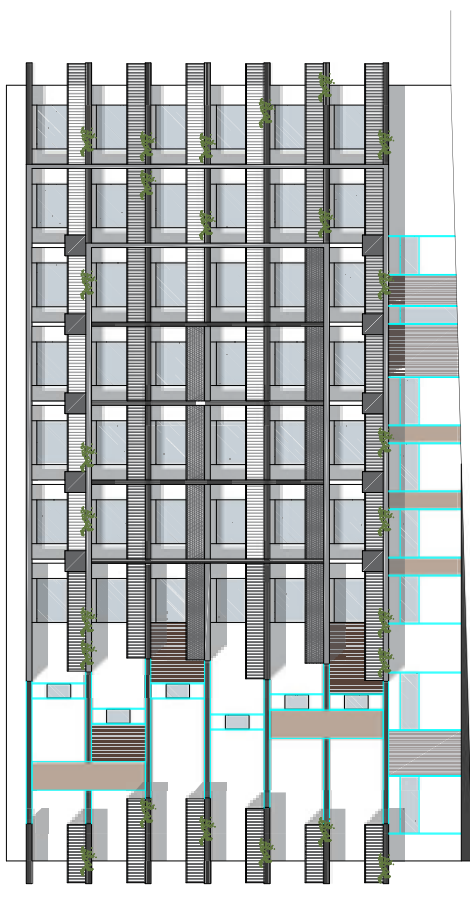
PROPOSED ELEVATION E2
Scale 1:100



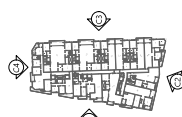
PROPOSED ELEVATION E4
Scale 1:100



PROPOSED ELEVATION E1
Scale 1:100



PROPOSED ELEVATION E3
Scale 1:100



Materials:

- White Bender
- Brown Bender
- Light Gray Bender
- Charcoal Gray Bender
- Dark Gray Bender
- Black Aluminum Nail
- White Aluminum Aperture
- Cladding
- Wood Finish Cladding

1. The minimum width of access in H (footings shall be 300mm).
2. H internal thresholds shall be 1:4.
3. The height of thresholds between internal and external areas shall be 1:4 maximum.
4. Paving in external areas shall be permeant, with an open surface, and a depth of at least 100mm.

NO	DESCRIPTION	BY	DATE
00	For Submission	SV	12/02/24



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PLAN (BBG) Limited

Site at Triq l-Għannejja, Qajjenza,
Mo Azzebbuja

PROPOSED ELEVATIONS - BLOCK C

SCALE AT AIR	DATE	ENGINE	REVISION
1:00	12/02/25	SV	SV
PROJECT NO.	ENGINE NO.		



PROPOSED ELEVATION C1
Scale 1:100



PROPOSED ELEVATION C2
Scale 1:100



PROPOSED ELEVATION C3
Scale 1:100



PROPOSED ELEVATION C4
Scale 1:100



Notes:

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