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VALUATION REPORT

PLOTS AT TRIQ CASSARINO, TRIQ IL-FUGASS, QAWRA, SAN PAWL IL-BAHAR

Dated 2 October 2025

1 | INTRODUCTION

I, the undersigned Architect and Civil Engineer, have been commissioned by Plan Group p.l.c. (C 103062) (the “**Company**”), to draw up a valuation report of the property in caption (hereinafter, the “**Site**”). The description of the Site may be found in section 2 of this report.

The purpose of this report is to assess and establish an estimate of the current market value of the Site, defined as follows;

“The estimated amount, for which an asset (or property) should be exchanged on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion.”

Reporting Standards

The Valuation Report is being issued in accordance with Chapter 7 of the Capital Market Rules (hereinafter, 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 Company. This is in view of the fact that, saving the valuation of the Site, the undersigned architect has no working / business relationship with the Company on this Site and that the only funds received by the undersigned architect from the Company, related to this Site shall consist of the professional fee due for this Valuation Report. This is according to the requirements listed in Section 7.3 of the Capital Market Rules.

The contents and findings of this report are solely for the use of the Company. The undersigned declares that this Valuation Report is based on information, as was considered necessary, obtained from the directors of the Company. This included information on the boundaries of the Property, and the burdens imposed on the Site.

2 | VALUATION REPORT

2.1 Site Address

The Site is situated in Triq il-Fugass, corner with Triq Cassarino, Qawra, limits of St. Paul's Bay, having an area of circa 4,100 square metres. The site is divided in 3 plots measuring 685 sqm, 1,150 sqm and 1,298 sqm and another area measuring circa 967 square metres earmarked for a street.

2.2 Current State of Site

The Site mainly consists of disused open land and includes a pre-1968 structure (as per the Planning Authority 1968 Survey Sheets), measuring circa 200 square metres, which is in a state of neglect. According to the Superintendence of Cultural Heritage, the structure does not contain any features and therefore does not merit preservation.

2.3 Inspection of Site

I have inspected the Site on 5th August 2025 and carried out checks in relation to all permits issued by the Planning Authority in Malta for the Site, including a Site history.

2.4 Current State of the Site and its surroundings.

The Site consists of 3 plots of land measuring 685 sqm, 1,150 sqm and 1,298 sqm and another area measuring circa 967 square metres earmarked for a street. A derelict farmhouse measuring circa 200 square metre lies within the Site.

The plot of land falls under the North-West Local Plan of Qawra, located within the development zone, within a residential zone (Map 40), in a 5-floor zone (Map 42). Relevant local plans have been annexed to this report. In accordance with the interpretation given in Annex 2 of the Development Control Design Policy Guidance and Standards 2015 (DC 2015), this corresponds to a height limitation of 25 metres.

The exact location of the Site has been indicated on the site plan annexed to this report.

2.5 Planning permits issued on site

The Site is covered by the following 3 planning permits:

- **PA 1396/25 – APPROVED ON 26 JUNE 2025** - Proposed excavation of empty plot on three levels and construction of three basement parking levels with overlying residential development consisting of (6) maisonettes, (36) apartments and (4) penthouses.
- **PA 1397/25 – APPROVED ON 2 JULY 2025** - Proposed excavation of empty plot on three levels and construction of three basement parking levels including substation with overlying residential development consisting of (9) maisonettes, (54) apartments and (6) penthouses.

- **PA 2900/25 – APPROVED ON 27 AUGUST 2025** - Proposed demolition of existing structures, excavation of three basement levels, construction of substation, 63 Garages, 11 Parking Spaces, 9 Maisonettes & 65 Apartments.

Relevant permits and drawings have been annexed to this report.

2.6 Infringement of statutory requirements

I am not aware of any infringements, enforcements or stop notices issued on this Site as at today.

2.7 Tenure

The site will be acquired in full ownership, free and unencumbered, with all its rights and appurtenances.

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

The Site is currently not burdened by any hypothecs and/or privileges or by any rights in favour of any third parties including emphyteutical concessions in favour of third parties.

2.9 Age of building

The only building that lies on the Site is a derelict pre-1968 structure, measuring circa 200 square meters.

2.10 Current Value of the site and Gross Development Value

The approach adopted to extract a market value of the Site is the residual method which is defined as follows:

“The residual method of valuation, primarily used for land with development potential, estimates the land's value by subtracting development costs and profit from the completed development's market value. It's essentially a "backwards" calculation, determining what a developer could afford to pay for the land based on the potential profit from the finished project.”

Annexed to this report are the following:

- Valuation Calculations using the Residual Method Approach (Appendix 2);
- Estimate of Proposed Works including Construction and Finishes (Appendix 3);
- Potential Selling Prices of the Proposed Units (Appendix 4);

A 20% profit has been assumed. 8% tax has been deducted accordingly. Fees considered include the stamp duty, the construction and finishes of the development, any planning fees and other technical fees. **The projected gross development value (GDV) is equivalent to €52,848,000. (fifty-two million eight hundred forty-eight 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:

- **PA 1396/25 – APPROVED ON 26 JUNE 2025** - Proposed excavation of empty plot on three levels and construction of three basement parking levels with overlying residential development consisting of (6) maisonettes, (36) apartments and (4) penthouses.
- **PA 1397/25 – APPROVED ON 2 JULY 2025** - Proposed excavation of empty plot on three levels and construction of three basement parking levels including substation with overlying residential development consisting of (9) maisonettes, (54) apartments and (6) penthouses.
- **PA 2900/25 – APPROVED ON 27 AUGUST 2025** - Proposed demolition of existing structures, excavation of three basement levels, construction of substation, 63 Garages, 11 Parking Spaces, 9 Maisonettes & 65 Apartments.

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

The proposed comprehensive development will consist of the excavation of the whole Site, and the construction of the three basement levels consisting of 163 garages and 188 residential units, including a mixture of 1 and 2 bedroom, maisonettes, apartments and penthouses.

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 to 6 months.

Capital Markets Rule 7.7.4 - the expected development period

The development is expected to be completed within a maximum of 30 months from date of commencement.

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 €18.5 million which includes demolition, excavation, construction and architectural fees and finishes. More detailed explanation is provided in Appendix 2.

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.

2.11 Details of Valuer

Perit Joseph Bondin B.E. & A. (Hons)

Warrant No: 190

No. 10, Triq in-Naqqax

Mosta MST 1673, Malta

Tel: 2141 7671

Mob: 9949 0777

Email: info@jbarchitects.com.mt

3 | ASSUMPTIONS

The undersigned has relied on the following to obtain a value of the current market value of the plot of land:

- The location of the property;
- The size of the property;
- The present condition and state of maintenance;
- The comparison with current selling prices of similar properties.

The valuation report is subject to the following assumptions:

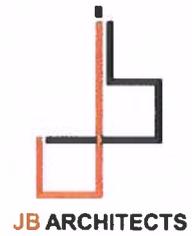
- i. that construction costs are based on current market rates as at the date of valuation, and that these rates will remain constant over the course of the development. No allowance has been made for future inflation, cost escalation, or changes in construction market conditions unless specifically stated; and
- ii. there are no other onerous restrictions or unusual outgoings or encumbrances other than those disclosed in this report.

On the basis of the assumptions set out in this report, I consider the market value, as the date of this report to be in the range of **€ 19,579,000 (nineteen million, five hundred and seventy-nine thousand Euro)**.

Kind Regards,



Perit Joseph Bondin
B.E.&A(Hons), A&CE



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APPENDIX

APPENDIX 01 - Site plan

APPENDIX 02 - Residual Method of Valuation

APPENDIX 03 - Costings

APPENDIX 04 - Price List

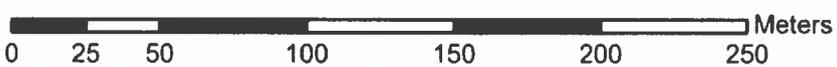
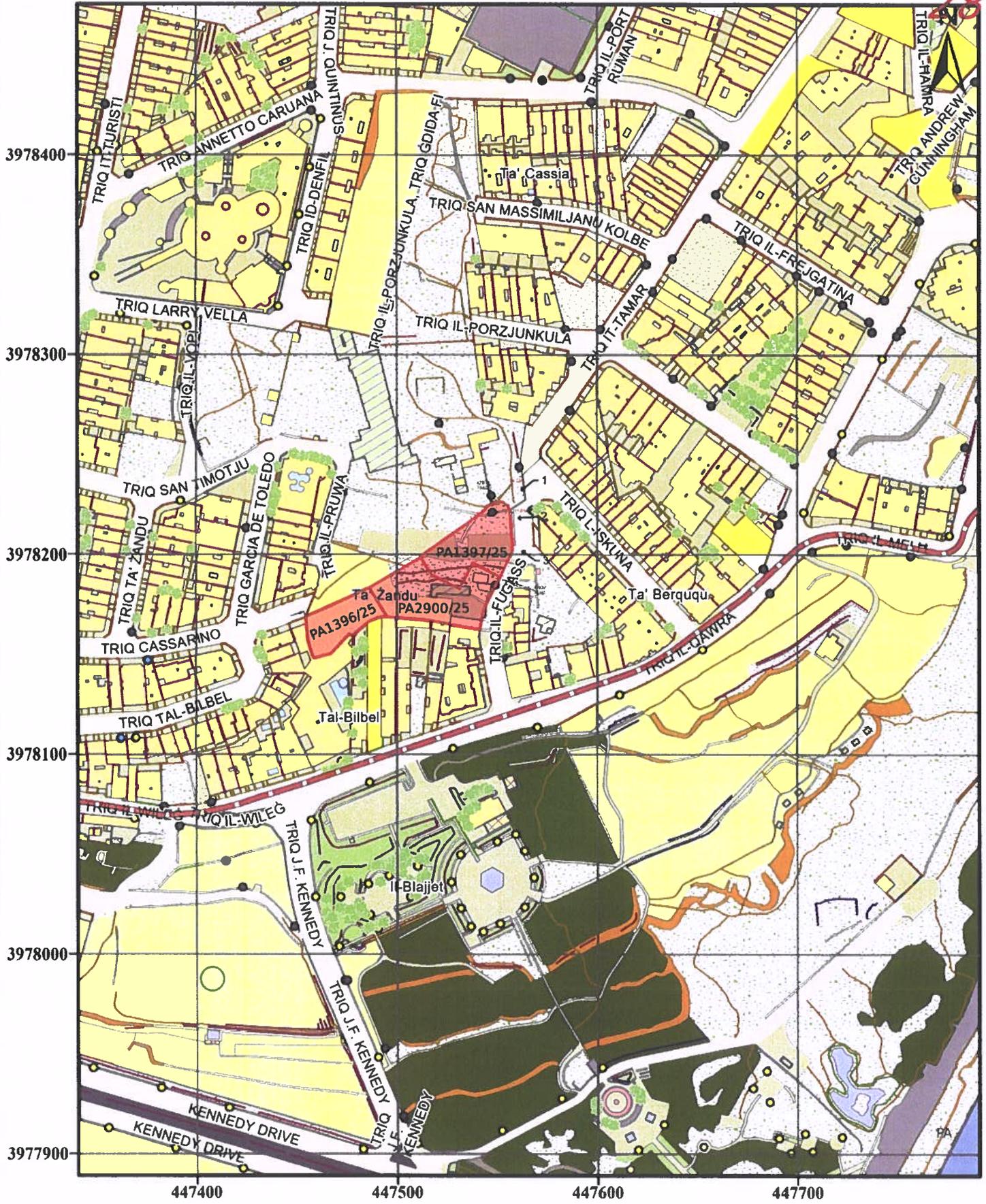
APPENDIX 05 - PA1396-25

APPENDIX 06 - PA 1397-25

APPENDIX 07 - PA 2900-25

APPENDIX 08 - LOCAL PLANS

APPENDIX 1



1:2,500

Date Printed: 18/12/2024

Compiled and published by the Mapping Unit, Planning Authority.
 ERDF 02 030 - Sinigram data (2018). Developing Spatial Data Integration for the Maltese Islands Planning Authority.
 Reproduction in whole or in part by any means is prohibited without the prior permission of the Sinigram Project Leader.
 Data captured from 2018 aerial photography, 2020 unmanned aerial vehicles (UAVs)
 WGS 1984 UTM Zone 33N EPSG 32633 M S L (Mean sea level). Scale factor at the central meridian 0.9998
 Central meridian has a false origin of 500,000m at 150 East of Greenwich
 Northern coordinates have an origin of 0m at the Equator



PLANNING AUTHORITY

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APPENDIX 2

Residual Method of Valuation for land and property

$$\text{Land/Property} = \text{GDV} - (\text{Construction} + \text{Fees} + \text{Profit})$$

Where:

Land/Property = Purchase price of land/property/site acquisition

GDV = Gross development value

Construction = Building and construction costs

Fees = Fees and transaction costs

Profit = Developers profit required

1	Gross Development Value	=	52,848,000
2	<u>Fees</u>	=	1,221,500
	Stamp Duty & Acquisition Costs	=	16,700,000
	Construction & Finishes	=	250,000
	Planning Fees	=	300,000
	Technical	=	18,471,500
	<u>Total</u>	=	10,569,600
3	Profit 20%	=	4,227,840
4	<u>8% Tax</u>	=	
5			
	Land	=	GDV
	Land	=	52,848,000
	Land	=	33,268,940
	Land	=	19,579,060
			(Fees + Profit)

APPENDIX 3

DEVELOPMENT AT QAWRA

INITIAL SCHEDULE OF COSTINGS:

REV 01

In No. Garage Level -3
In No. Garage Level -2
In No. Garage Level -1
In No. Maisonettes
In No. Apartments
In No. Penthouses

Item	Location	Qty	Unit	Rate	Sub Total	Amount
Excavation						
1	Demolition		lump sum		€ 0.00	
	Trenching works with adjacent properties	900	hr	€ 100.00	€ 90,000.00	
	Oversite excavation	28000	cu.m.	€ 40.00	€ 1,120,000.00	
	Reservoirs and bases	600	cu.m.	€ 70.00	€ 42,000.00	€ 1,252,000.00
					10% Contingency	€ 125,200.00

Construction

2	Level -3	3050	sq.m.	€ 250.00	€ 762,500.00	
	Level -2	3050	sq.m.	€ 250.00	€ 762,500.00	
	Level -1	3050	sq.m.	€ 300.00	€ 915,000.00	
	Ground floor level	2335	sq.m.	€ 170.00	€ 396,950.00	
	First floor level	2600	sq.m.	€ 170.00	€ 442,000.00	
	Second floor level	2600	sq.m.	€ 170.00	€ 442,000.00	
	Third floor level	2600	sq.m.	€ 170.00	€ 442,000.00	
	Fourth floor level	2600	sq.m.	€ 170.00	€ 442,000.00	
	Fifth floor level	2600	sq.m.	€ 170.00	€ 442,000.00	
	Sixth floor level	2600	sq.m.	€ 180.00	€ 468,000.00	
	Penthouse	1980	sq.m.	€ 190.00	€ 376,200.00	€ 5,891,150.00
					10% Contingency	€ 589,115.00

Finishing Works

3	Level -3	3050	sq.m.	€ 60.00	€ 183,000.00	
	Level -2	3050	sq.m.	€ 60.00	€ 183,000.00	
	Level -1	3050	sq.m.	€ 60.00	€ 183,000.00	
	Ground floor level	2335	sq.m.	€ 260.00	€ 607,100.00	
	First floor level	2600	sq.m.	€ 260.00	€ 676,000.00	
	Second floor level	2600	sq.m.	€ 260.00	€ 676,000.00	
	Third floor level	2600	sq.m.	€ 260.00	€ 676,000.00	
	Fourth floor level	2600	sq.m.	€ 260.00	€ 676,000.00	
	Fifth floor level	2600	sq.m.	€ 260.00	€ 676,000.00	
	Sixth floor level	2600	sq.m.	€ 260.00	€ 676,000.00	
	Penthouses	1980	sq.m.	€ 260.00	€ 514,800.00	€ 5,726,900.00
					10% Contingency	€ 572,690.00

Total	€ 14,157,055.00
VAT 18 %	€ 2,548,269.90
Grand Total	€ 16,705,324.90

APPENDIX 4

	Substation	Car Space	1 Car Garage	2 Car Garage	Maisonette	Apartments	Penthouse
PA 1396/25	1	13	23	1	6	36	4
PA 2900/25	1	60		9	9	55	10
PA 1397/25	1		42	12	5	58	5

	Substation	Car Space	1 Car Garage	2 Car Garage	Price per unit	Price per unit	Revenue Apts	Revenue Car spaces	Revenue 1 car garage	Revenue 2 car garage
PA 1396/25		5	8	1	25,000	30,000	255,000	125,000	240,000	55,000
Basement Level -3	1	4	8		28,000	34,000	255,000	112,000	272,000	-
Basement Level -2		4	7		32,000	38,000	255,000	128,000	266,000	-
Basement Level -1										
Total		14	12	11						

Unit Type

	Bedrooms	Internal Area	External Area	Total
Ground Floor Level				
M1	Maisonette 2	82.7	7.35	90.05
M2	Maisonette 1	50.38	15.7	66.08
M3	Maisonette 2	81.85	21.4	103.25
M4	Maisonette 1	49.7	9.9	59.6
M5	Maisonette 2	86	15.5	101.5
M6	Maisonette 2	102.1	38.7	140.8
First Floor Level				6
A1	Apartment 2	92.48	9.73	102.21
A2	Apartment 2	81.84	10.18	92.02
A3	Apartment 2	81.5	9.23	90.73
A4	Apartment 1	49.7	7.14	56.84
A5	Apartment 2	83.89	8.3	92.19
A6	Apartment 2	100	14.94	114.94
Second Floor Level				6
A7	Apartment 2	92.48	9.73	102.21
A8	Apartment 2	81.84	10.18	92.02
A9	Apartment 2	81.5	9.23	90.73
A10	Apartment 1	49.7	7.14	56.84
A11	Apartment 2	83.89	8.3	92.19
A12	Apartment 2	100	14.94	114.94
Third Floor Level				6
A13	Apartment 2	92.48	9.73	102.21
A14	Apartment 2	81.84	10.18	92.02
A15	Apartment 2	81.5	9.23	90.73
A16	Apartment 1	49.7	7.14	56.84
A17	Apartment 2	83.89	8.3	92.19
A18	Apartment 2	100	14.94	114.94
Fourth Floor Level				6
A19	Apartment 2	92.48	9.73	102.21
A20	Apartment 2	81.84	10.18	92.02
A21	Apartment 2	81.5	9.23	90.73
A22	Apartment 1	49.7	7.14	56.84
A23	Apartment 2	83.89	8.3	92.19
A24	Apartment 2	100	14.94	114.94
Fifth Floor Level				6
A25	Apartment 2	92.48	9.73	102.21
A26	Apartment 2	81.84	10.18	92.02
A27	Apartment 2	81.5	9.23	90.73

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Sixth Floor Level

Unit	Substn	Car Space	1 Car Garage	2 Car Garage	Price per unit	Price per unit	Price per unit	Revenue Apts	Revenue Car spaces	Revenue 1 car garage	Revenue 2 car garage
A28	Apartment	1	49.7	7.14	56.84						
A29	Apartment	2	83.89	8.3	92.19						
A30	Apartment	2	100	14.94	114.94						
A31	Apartment	2	92.48	9.73	102.21						
A32	Apartment	2	81.84	10.18	92.02						
A33	Apartment	2	81.5	9.23	90.73						
A34	Apartment	1	49.7	7.14	56.84						
A35	Apartment	2	83.89	8.3	92.19						
A36	Apartment	2	100	14.94	114.94						
A37	Penthouse	2	98.75	22.1	120.85						
A38	Penthouse	2	90.5	26.6	117.1						
A39	Penthouse	2	85.13	22.49	107.62						
A40	Penthouse	2	100.45	27.92	128.37						

6
6
4

PA 2900/25

24
23
22

25,000
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32,000

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34,000
38,000

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60,000
65,000

525,000
560,000
608,000

165,000
180,000
195,000

Basement Level -3

Basement Level -2

Basement Level -1

Unit	Substn	Car Space	1 Car Garage	2 Car Garage	Price per unit	Price per unit	Price per unit	Revenue Apts	Revenue Car spaces	Revenue 1 car garage	Revenue 2 car garage
M01	Maisonette	1	86.55	45.6	132.15						
M02	Maisonette	2	82.7	42.3	125						
M03	Maisonette	1	76.3	30.2	106.5						
M04	Maisonette	2	81.2	30	111.2						
M05	Maisonette	2	101.5	26.4	127.9						
M06	Maisonette	1	70.4	15.8	86.2						
M07	Maisonette	1	48	14.1	62.1						
M08	Maisonette	1	78.5	28.1	105.6						
M09	Maisonette	2	81.5	41.3	122.8						
A01	Apartment	2	98.05	0	98.05						

10

16,85
183.6
91.2
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84
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80.3
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101.6
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First Floor Level

Second Floor Level

Unit	Substn	Car Space	1 Car Garage	2 Car Garage	Price per unit	Price per unit	Price per unit	Revenue Apts	Revenue Car spaces	Revenue 1 car garage	Revenue 2 car garage
A02	Apartment	2	89.9	16.85	106.75						
A03	Apartment	3	153.6	30	183.6						
A04	Apartment	2	91.2	10.4	101.6						
A05	Apartment	2	98.3	10.7	109						
A06	Apartment	2	88.7	5.25	93.95						
A07	Apartment	2	84	9.82	93.82						
A08	Apartment	2	81	9	90						
A09	Apartment	2	80.3	9.2	89.5						
A10	Apartment	2	93.6	18.7	112.3						
A11	Apartment	2	89.8	16.85	106.65						
A12	Apartment	3	153.6	30	183.6						
A13	Apartment	2	91.2	10.4	101.6						
A14	Apartment	2	98.3	10.7	109						
A15	Apartment	2	91.3	1.35	92.65						
A16	Apartment	2	84	9.82	93.82						
A17	Apartment	2	81	9	90						
A18	Apartment	2	80.3	9.2	89.5						

9

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90
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Third Floor Level									
A19	Apartment	2	93.6	18.7	112.3	9	255,000		
A20	Apartment	2	89.8	16.85	106.65		255,000		
A21	Apartment	3	153.6	30	183.6		280,000		
A22	Apartment	2	91.2	10.4	101.6		255,000		
A23	Apartment	2	98.3	10.7	109		255,000		
A24	Apartment	2	91.3	1.35	92.65		255,000		
A25	Apartment	2	84	9.82	93.82		255,000		
A26	Apartment	2	81	9	90		255,000		
A27	Apartment	2	80.3	9.2	89.5		255,000		
A28	Apartment	2	93.6	18.7	112.3	9	255,000		
A29	Apartment	2	89.8	16.85	106.65		255,000		
A30	Apartment	3	153.6	30	183.6		280,000		
A31	Apartment	2	91.2	10.4	101.6		255,000		
A32	Apartment	2	98.3	10.7	109		255,000		
A33	Apartment	2	91.3	1.35	92.65		255,000		
A34	Apartment	2	84	9.82	93.82		255,000		
A35	Apartment	2	81	9	90		255,000		
A36	Apartment	2	80.3	9.2	89.5		255,000		
A37	Apartment	2	93.6	18.7	112.3	9	255,000		
A38	Apartment	2	89.8	16.85	106.65		255,000		
A39	Apartment	3	153.6	30	183.6		280,000		
A40	Apartment	2	91.2	10.4	101.6		255,000		
A41	Apartment	2	98.3	10.7	109		255,000		
A42	Apartment	2	91.3	1.35	92.65		255,000		
A43	Apartment	2	84	9.82	93.82		255,000		
A44	Apartment	2	81	9	90		255,000		
A45	Apartment	2	80.3	9.2	89.5		255,000		
A46	Apartment	2	93.6	18.7	112.3	9	255,000		
A47	Apartment	2	89.8	16.85	106.65		255,000		
A48	Apartment	3	153.6	30	183.6		280,000		
A49	Apartment	2	91.2	10.4	101.6		255,000		
A50	Apartment	2	98.3	10.7	109		255,000		
A51	Apartment	2	91.3	1.35	92.65		255,000		
A52	Apartment	2	84	9.82	93.82		255,000		
A53	Apartment	2	81	9	90		255,000		
A54	Apartment	2	80.3	9.2	89.5		255,000		
A55	Apartment	2	93.6	18.7	112.3	9	255,000		
A56	Penthouse	1	73.3	23.35	96.65		250,000		
A57	Penthouse	1	74.7	19	93.7		250,000		
A58	Penthouse	1	66.3	17.15	83.45		250,000		
A59	Penthouse	1	73.55	17.55	91.1		250,000		
A60	Penthouse	1	86.6	16.4	103		250,000		
A61	Penthouse	1	65.65	25.5	91.15		250,000		
A62	Penthouse	1	59.9	24	83.9		250,000		
A63	Penthouse	1	57.3	24.9	82.2		250,000		
A64	Penthouse	1	58.1	25.45	83.55		250,000		
A65	Penthouse	1	83.9	23.25	107.15	10	250,000		
Fourth Floor Level									
Fifth Floor Level									
Sixth Floor Level									
Penthouse Level									

Substation	Car Space	1 Car Garage	2 Car Garage	Total	Price per unit		Revenue Apts	Revenue Car Spaces	Revenue 1 car garage	Revenue 2 car garage
					Price per unit	Price per unit				
Basement Level -3 Lower	10	1		11	25,000	30,000	255,000	-	300,000	55,000
	5	4		9	25,000	30,000	255,000	-	150,000	220,000
	16	4		20	28,000	34,000	205,000	-	544,000	240,000
	11	3		14	32,000	38,000	205,000	-	418,000	195,000
Ground Floor Level	A01	Apartment	2	81	25	106	255,000			
	A02	Apartment	2	81	25	106	255,000			
	A03	Maisonette	1	54	22	76	205,000			
	A04	Maisonette	2	89	80	169	205,000			
	A05	Maisonette	1	75	15	90	255,000			
	A06	Maisonette	2	85	38	123	255,000			
	A07	Maisonette	1	75	24	99	205,000			
	B01	Apartment	1	52.5	55	55	205,000			
	B02	Apartment	2	94	2.5	96.5	255,000			
					9					
First Floor Level	A01	Apartment	2	81	9	90	255,000			
	A02	Apartment	2	83	7	90	255,000			
	A03	Apartment	2	81	10	91	255,000			
	A04	Apartment	2	82	8.5	90.5	255,000			
	A05	Apartment	2	81	9	90	255,000			
	A06	Apartment	2	90	10	100	255,000			
	B03	Apartment	2	81	9	90	255,000			
	B04	Apartment	1	50	7	57	205,000			
	B05	Apartment	2	94	9	103	255,000			
					9					
Second Floor Level	A07	Apartment	2	81	9	90	255,000			
	A08	Apartment	2	83	7	90	255,000			
	A09	Apartment	2	81	10	91	255,000			
	A10	Apartment	2	82	8.5	90.5	255,000			
	A11	Apartment	2	81	9	90	255,000			
	A12	Apartment	2	90	10	100	255,000			
	B06	Apartment	2	81	9	90	255,000			
	B07	Apartment	1	50	7	57	205,000			
				9						
Third Floor Level	A13	Apartment	2	81	9	90	255,000			
	A14	Apartment	2	83	7	90	255,000			
	A15	Apartment	2	81	10	91	255,000			
	A16	Apartment	2	82	8.5	90.5	255,000			
	A17	Apartment	2	81	9	90	255,000			
	A18	Apartment	2	90	10	100	255,000			
	B09	Apartment	2	81	9	90	255,000			
	B10	Apartment	1	50	7	57	205,000			
	B11	Apartment	2	94	9	103	255,000			
					9					
Fourth Floor Level	A19	Apartment	2	81	9	90	255,000			
	A20	Apartment	2	83	7	90	255,000			
	A21	Apartment	2	81	10	91	255,000			
	A22	Apartment	2	82	8.5	90.5	255,000			
					9					
					9					

A23	Apartment	2	81	9	90	255,000
A24	Apartment	2	90	10	100	255,000
B12	Apartment	2	81	9	90	255,000
B13	Apartment	1	50	7	57	205,000
B14	Apartment	2	94	9	103	255,000
Fifth Floor Level						
A25	Apartment	2	81	9	90	255,000
A26	Apartment	2	83	7	90	255,000
A27	Apartment	2	81	10	91	255,000
A28	Apartment	2	82	8.5	90.5	255,000
A29	Apartment	2	81	9	90	255,000
A30	Apartment	2	90	10	100	255,000
B15	Apartment	2	81	9	90	255,000
B16	Apartment	1	50	7	57	205,000
B17	Apartment	2	94	9	103	255,000
Sixth Floor Level						
A31	Apartment	2	81	9	90	255,000
A32	Apartment	2	83	7	90	255,000
A33	Apartment	2	81	10	91	255,000
A34	Apartment	2	82	8.5	90.5	255,000
A35	Apartment	2	81	9	90	255,000
A36	Apartment	2	90	10	100	255,000
B18	Apartment	2	81	9	90	255,000
B19	Apartment	1	50	7	57	205,000
B20	Apartment	2	94	9	103	255,000
Penthouse Level						
A37	Penthouse	2	90	30	120	300,000
A38	Penthouse	2	85	45	130	300,000
A39	Penthouse	2	94	94	188	300,000
B21	Penthouse	2	87	28	115	300,000
B22	Penthouse	2	115	32	147	300,000
						47,295,000
						2,058,000
						2,190,000
						1,305,000
Total projected revenue						52,848,000

APPENDIX 5

Keith Fenech

Date: 2 July 2025
Our Ref: PA/01396/25

Application Number: PA/01396/25
Application Type: Full development permission
Date Received: 19 December 2024
Approved Documents: PA 1396/25/17D/80E/88F/88G/88H/88I/88J/89A/89B/89C/97B/97C/
97D/97G/99B/99C/102B; and supporting documents:

PA 1396/25/76A (Accessibility Audit Report - Commission for the Rights of Persons with Disability)
PA 1396/25/101B (Car lift report)
PA 1396/25/101C (Fire Light and Ventilation, Noise and vibration mitigation Report)
PA 1396/25/93A (Enemalta)

Location: Empty Plot, Triq Cassarino, Qawra, San Pawl il-Bahar
Proposal: Proposed excavation of empty plot on three levels and construction of three basement parking levels with overlying residential development consisting of (6) maisonettes, (36) apartments and (4) penthouses.

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 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**

PA/01396/25

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 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.

o) Any approved stores shall be used for domestic storage only.

2 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.

3 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:

(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 1396/25/76A. 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 € 25,000 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 document PA 1396/25/101B (Car lift report), PA 1396/25/101C (Fire Light and Ventilation, Noise and vibration mitigation Report).

4 To make up for the shortfall in parking provision of 7 parking spaces, this development permission is subject to a contribution amounting to the sum of € 35,000.00 in favour of the Planning Authority's Urban Improvements Fund for the locality. The funds raised shall be used to fund traffic management, green transport, urban improvements or similar projects. The contribution shall be utilised as required and directed by the Planning Authority.

5 **Conditions imposed and enforced by the Building Construction Authority**

Prior to commencement of any development on site, a Bank Guarantee to the value of € 2,632.33 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.

6 **Conditions imposed and enforced solely by other entities**

PA/01396/25

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 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.
- C.** 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.

D. 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 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.
- E.** 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.
- F.** 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.

G. 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.
- H. 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.
- I. 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.

J. The conditions imposed and enforced by Enemalta are at supporting document PA PA/01396/25

1396/25/93A. The architect/applicant is required to contact Enemalta, 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 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 9 July 2025.

Mandy Gatt
Secretary Planning Commission
Within Development Scheme (Malta)

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-

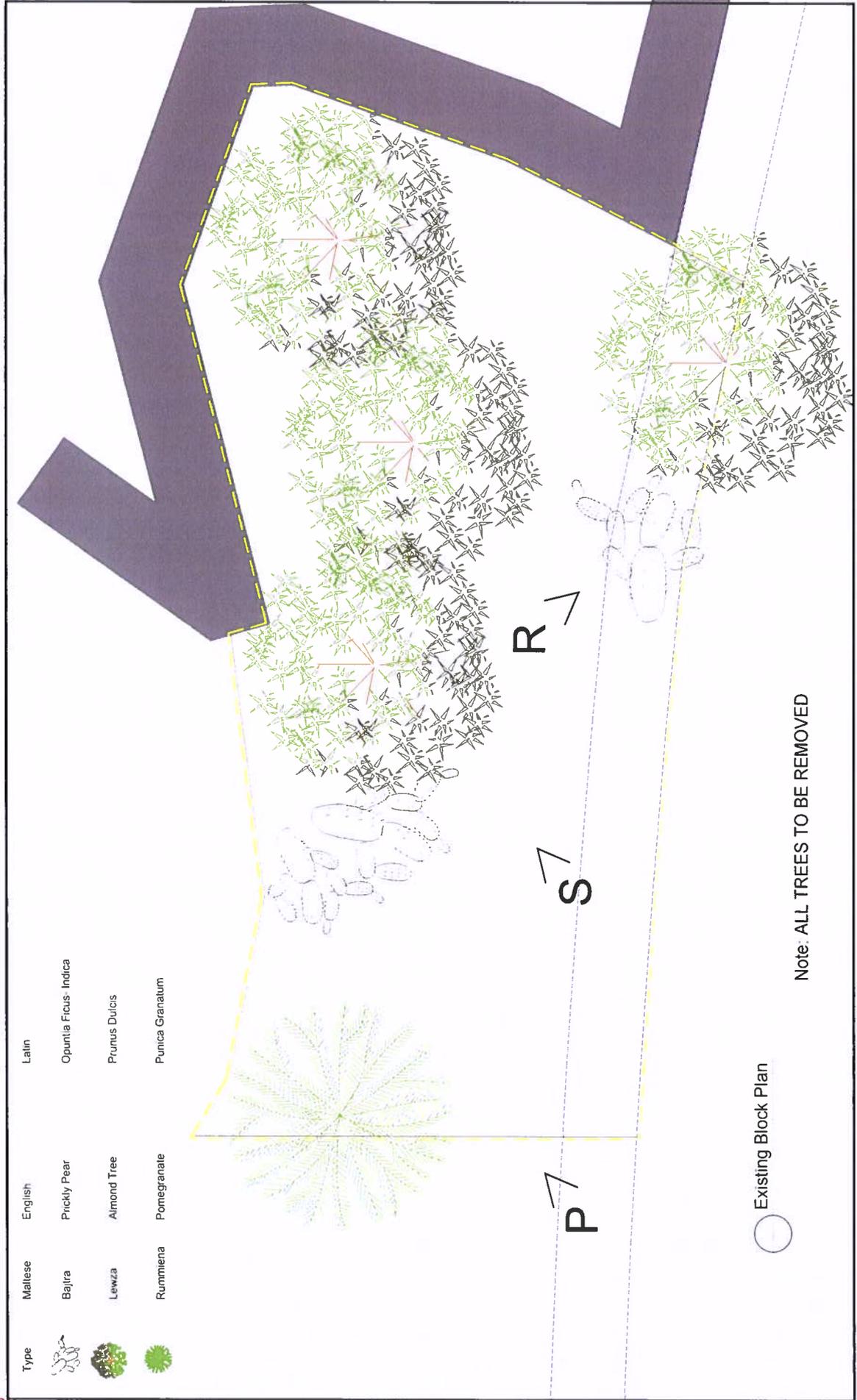


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Date Printed: 18/12/2024

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 WGS 1984 UTM Zone 33N EPSG: 32633 M S L (Mean sea level) Scale factor at the central meridian: 0.9996
 Central meridian has a false origin of 500 000m at 150 East of Greenwich
 Northern coordinates have an origin of 0m at the Equator
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 **PLANNING AUTHORITY**
 St Francis Ravelin, Floriana
 Tel: +356 2290 0000, Fax: +356 2290 2295
 www.pa.org.mt, mappingshop@pa.org.mt



Type	Maltese	English	Latin
	Bajtra	Prickly Pear	Opuntia Ficus Indica
	Lewza	Almond Tree	Prunus Dulcis
	Rummiena	Pomegranate	Punica Granatum

Existing Block Plan

Note: ALL TREES TO BE REMOVED

P&S ARCHITECTS
 Chartered Engineers & Structural Consultants
 4, Lejnha, Upper Commercial Area, 1, 101, St. Paul's, M. 2013, Valletta, Malta
 Telephone: +356 2143 1111

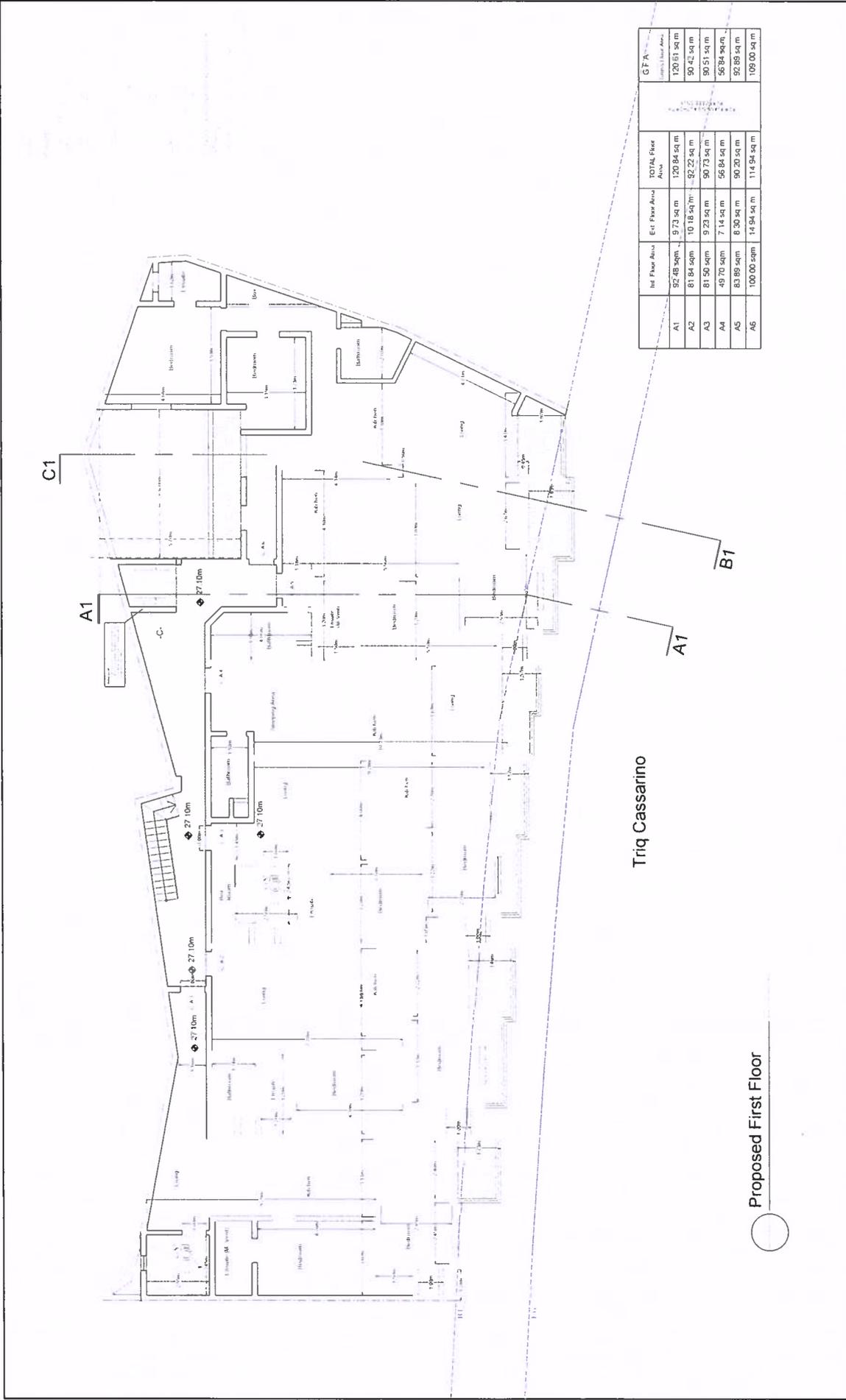
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 North Arrow

REV #	DATE	ISSUED BY	ISSUED FOR
01	06 May 2025	RSV/AB	PA

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Proposed Development with underlying garages

Drawing No	Project No	Date
Scale: 1:100	1805_C/24	December 24
Checked By	RSV/AB	



Triq Cassarino

Proposed First Floor


Design Associates
 Architects, Civil Engineers & Structural Consultants
 1, Gattardo Street, Triq. 1, 1511/15, 9771, Gattardo, Malta
 Phone: +356 2142 1111

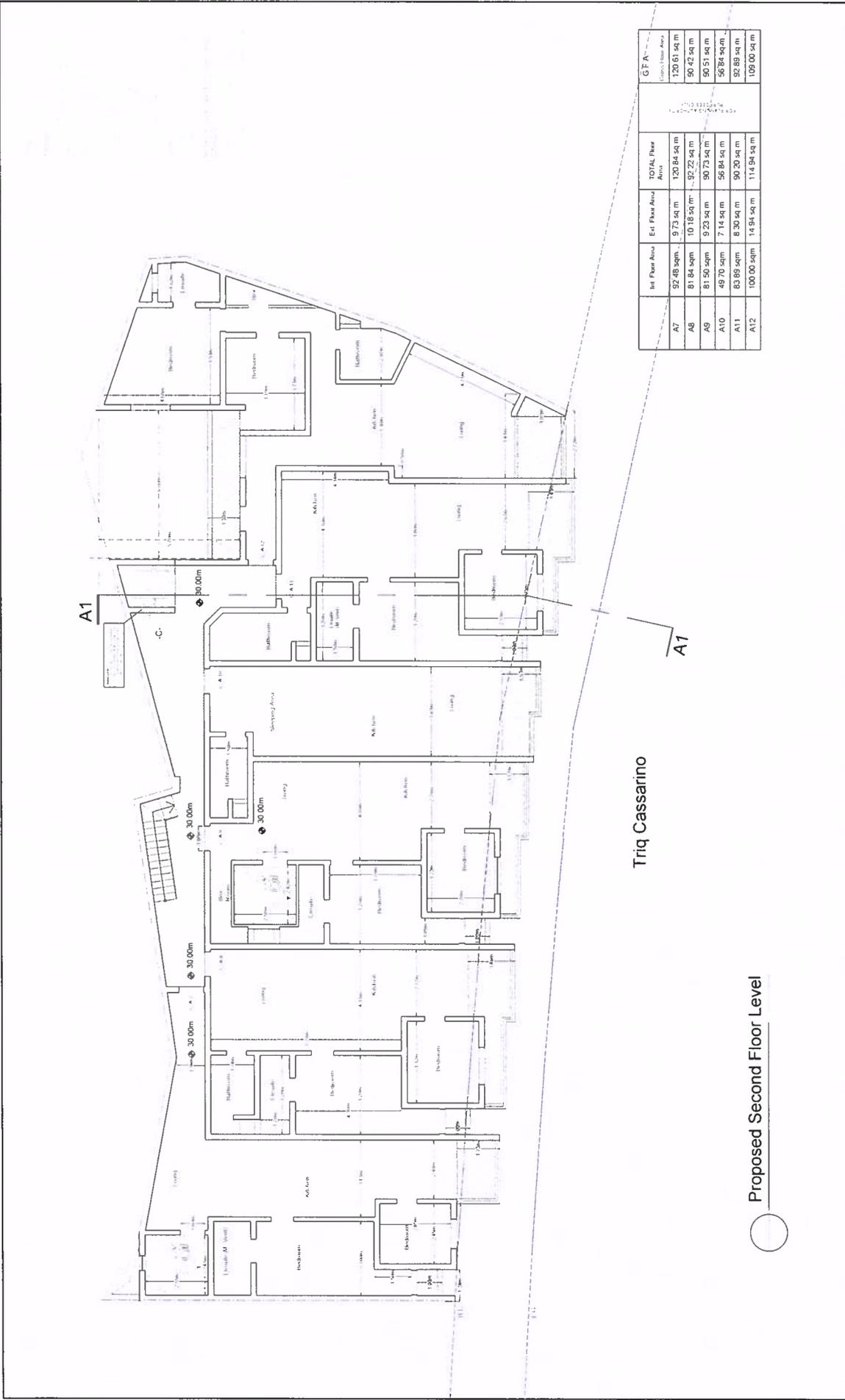
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REV #	DATE	ISSUED FOR
01	00 Feb 2025	RS/AB PA

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Proposed Development with underlying garages
 Proposed First Floor Plan

Drawing No: 1805_C_06/24
 Scale: 1:100
 Date: December '24
 Project No: 1805_C/24
 Checked By: RS/AB



Triq Cassarino

Proposed Second Floor Level

	Int Floor Area	Ext Floor Area	TOTAL Floor Area	GFA - Gross Floor Area
A7	92.48 sqm	9.73 sqm	102.21 sqm	120.61 sqm
A8	81.84 sqm	10.18 sqm	92.02 sqm	90.42 sqm
A9	81.50 sqm	9.23 sqm	90.73 sqm	90.51 sqm
A10	49.70 sqm	7.14 sqm	56.84 sqm	56.76 sqm
A11	83.89 sqm	8.30 sqm	92.19 sqm	92.89 sqm
A12	100.00 sqm	14.94 sqm	114.94 sqm	109.00 sqm

Proposed Development with underlying garages

Proposed Second Floor Plan

ISSUED FOR

01 00 Feb 2025 REVAB PA

REV # DATE

01 00 Feb 2025 REVAB PA

Scale 1:100

Date December '24

Project No 1805_C/24

Checked By RS/AB

Drawing No 1805_C_06/24

PROPOSED DEVELOPMENT WITH UNDERLYING GARAGES

PROPOSED SECOND FLOOR PLAN

ISSUED FOR

01 00 Feb 2025 REVAB PA

REV # DATE

01 00 Feb 2025 REVAB PA

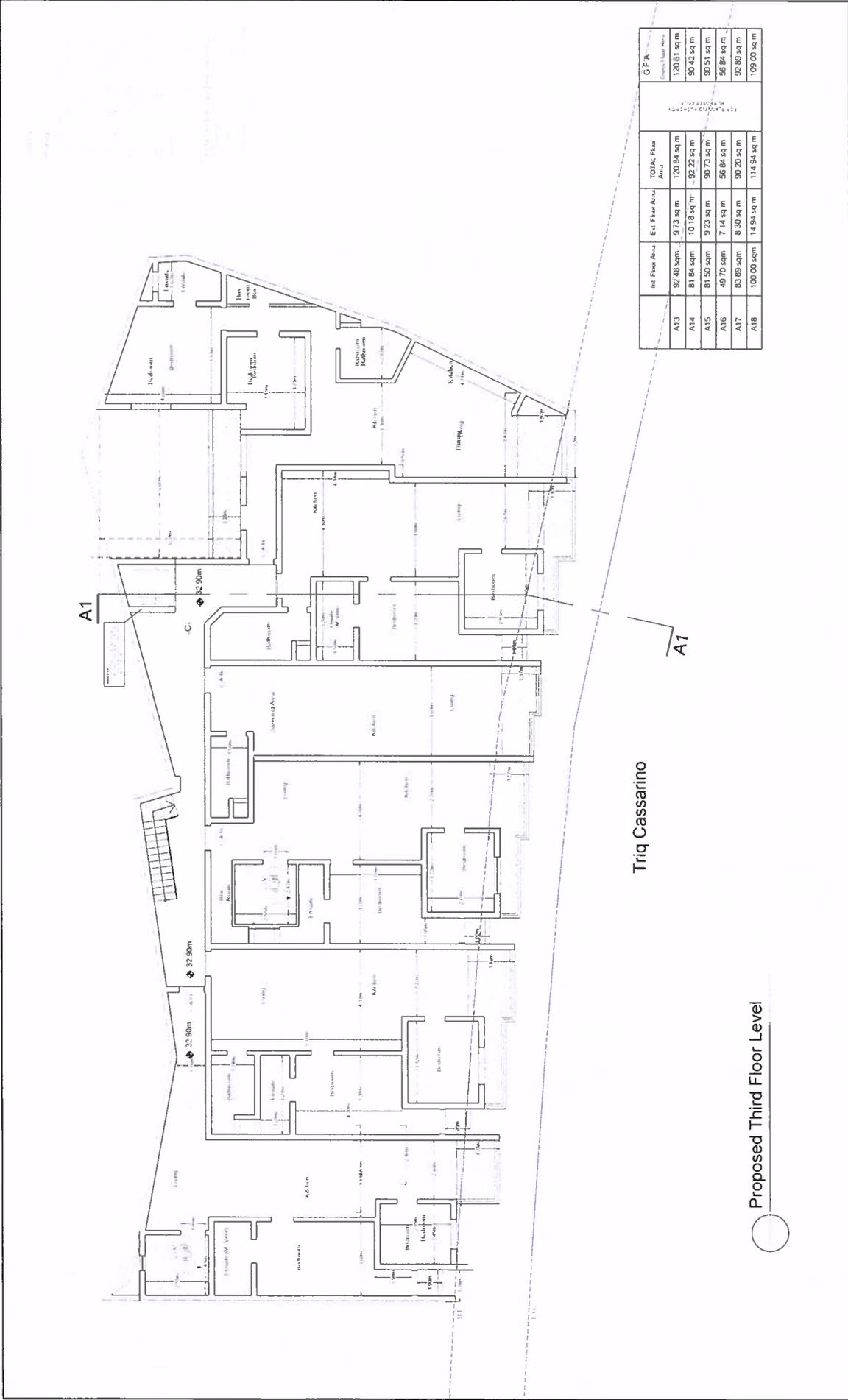
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Date December '24

Project No 1805_C/24

Checked By RS/AB

Drawing No 1805_C_06/24



	Int Floor Area	Ext Floor Area	TOTAL Floor Area	G.F.A.
A13	92.48 sqm	9.73 sqm	120.84 sqm	120.84 sqm
A14	81.84 sqm	10.18 sqm	92.22 sqm	90.42 sqm
A15	81.50 sqm	9.23 sqm	90.73 sqm	90.51 sqm
A16	49.70 sqm	7.14 sqm	56.84 sqm	56.84 sqm
A17	83.89 sqm	8.30 sqm	90.20 sqm	92.89 sqm
A18	100.00 sqm	14.94 sqm	114.94 sqm	109.09 sqm

Proposed Third Floor Level

Paul Ruben Zammit
Paul Alexander Bordin
Paul Malcolm Tang

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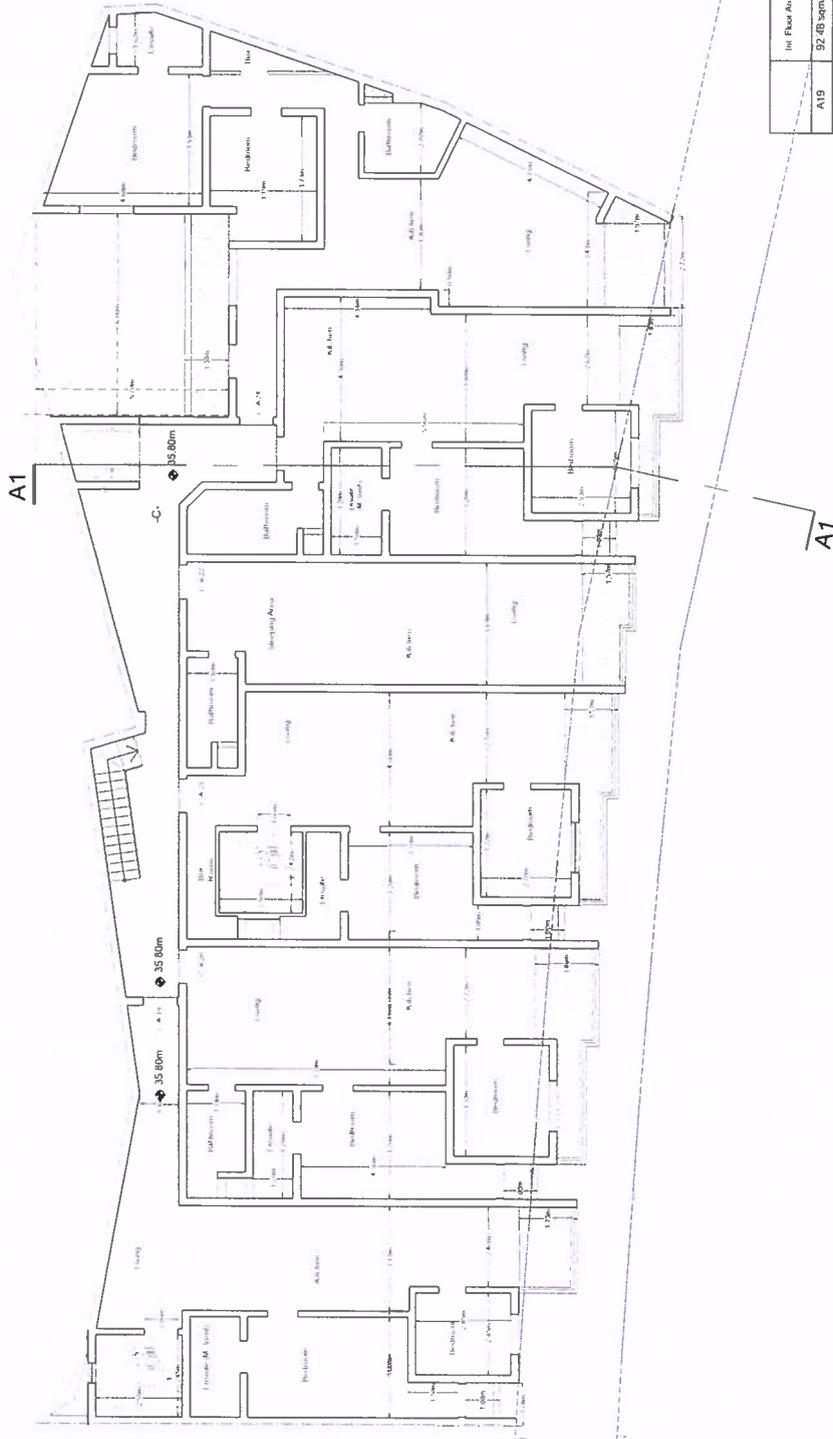
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Proposed Development with underlying garages

Proposed Third Floor Plan

Drawing No: 1805_C_0724
Scale: 1:100
Date: December 24
Project No: 1805_C/24
Checked By: RSV/AB



	Int. Floor Area	Ext. Floor Area	TOTAL Floor Area	G.F.A.
A19	92.48 sqm	9.73 sqm	120.84 sqm	120.84 sqm
A20	81.84 sqm	10.18 sqm	92.22 sqm	90.42 sqm
A21	81.50 sqm	9.23 sqm	90.73 sqm	90.51 sqm
A22	49.70 sqm	7.14 sqm	56.84 sqm	56.84 sqm
A23	83.89 sqm	8.30 sqm	90.20 sqm	92.89 sqm
A24	100.00 sqm	14.94 sqm	114.94 sqm	109.00 sqm

Proposed Fourth Floor Level

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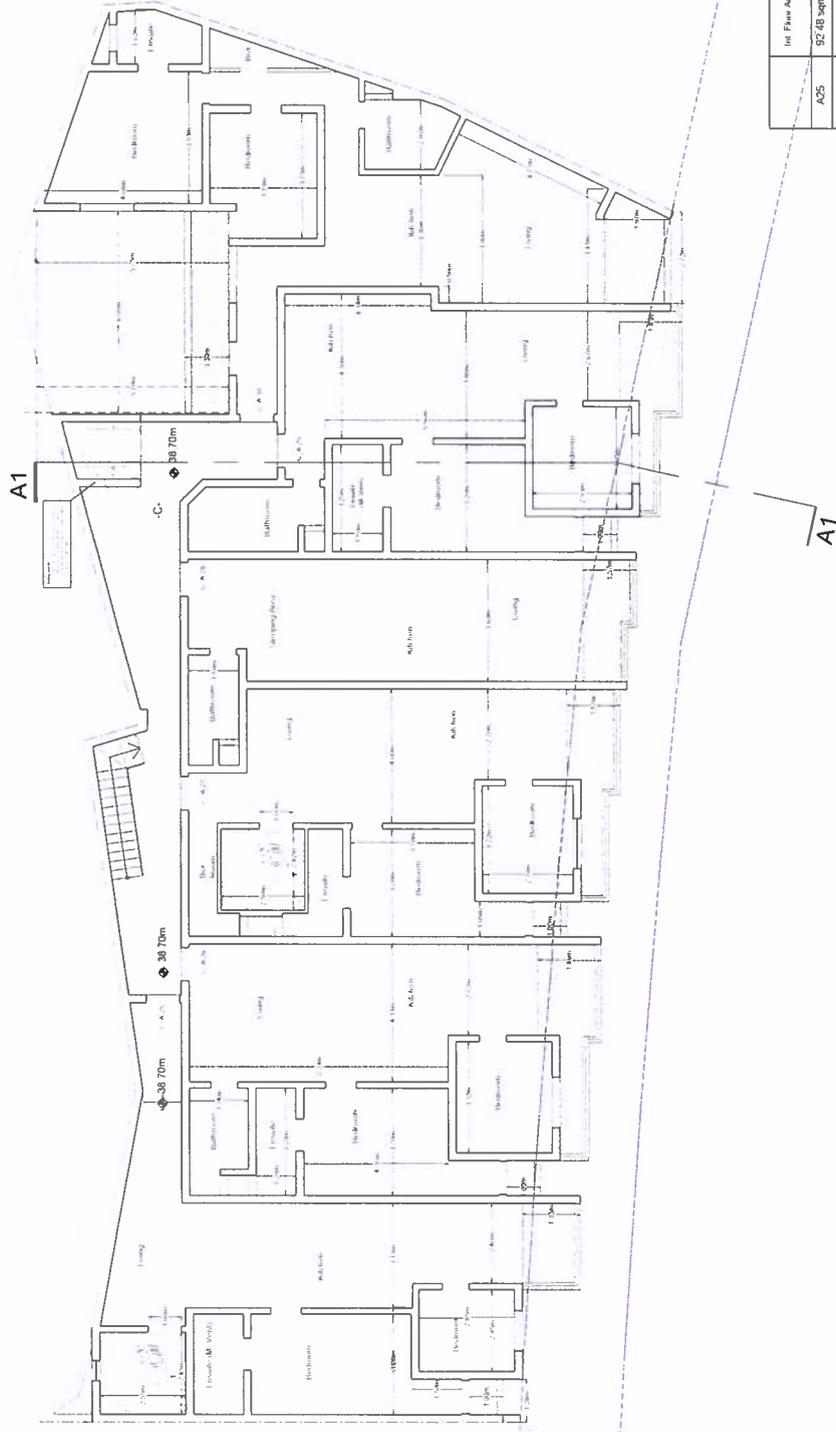
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Proposed Development with underlying garages

Drawing No: 1805_C_08/24
Scale: 1:100
Date: December 24
Project No: 1805_C/24
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Proposed Fifth Floor Level

	Int. Floor Area	Ext. Floor Area	TOTAL Floor Area	G.F.A. (Gross) Floor Area
A25	92.48 sqm	9.73 sqm	102.21 sqm	120.61 sqm
A26	81.84 sqm	10.16 sqm	92.00 sqm	90.42 sqm
A27	81.50 sqm	9.23 sqm	90.73 sqm	90.51 sqm
A28	49.70 sqm	7.14 sqm	56.84 sqm	56.84 sqm
A29	83.89 sqm	8.30 sqm	92.19 sqm	92.89 sqm
A30	100.00 sqm	14.94 sqm	114.94 sqm	109.00 sqm


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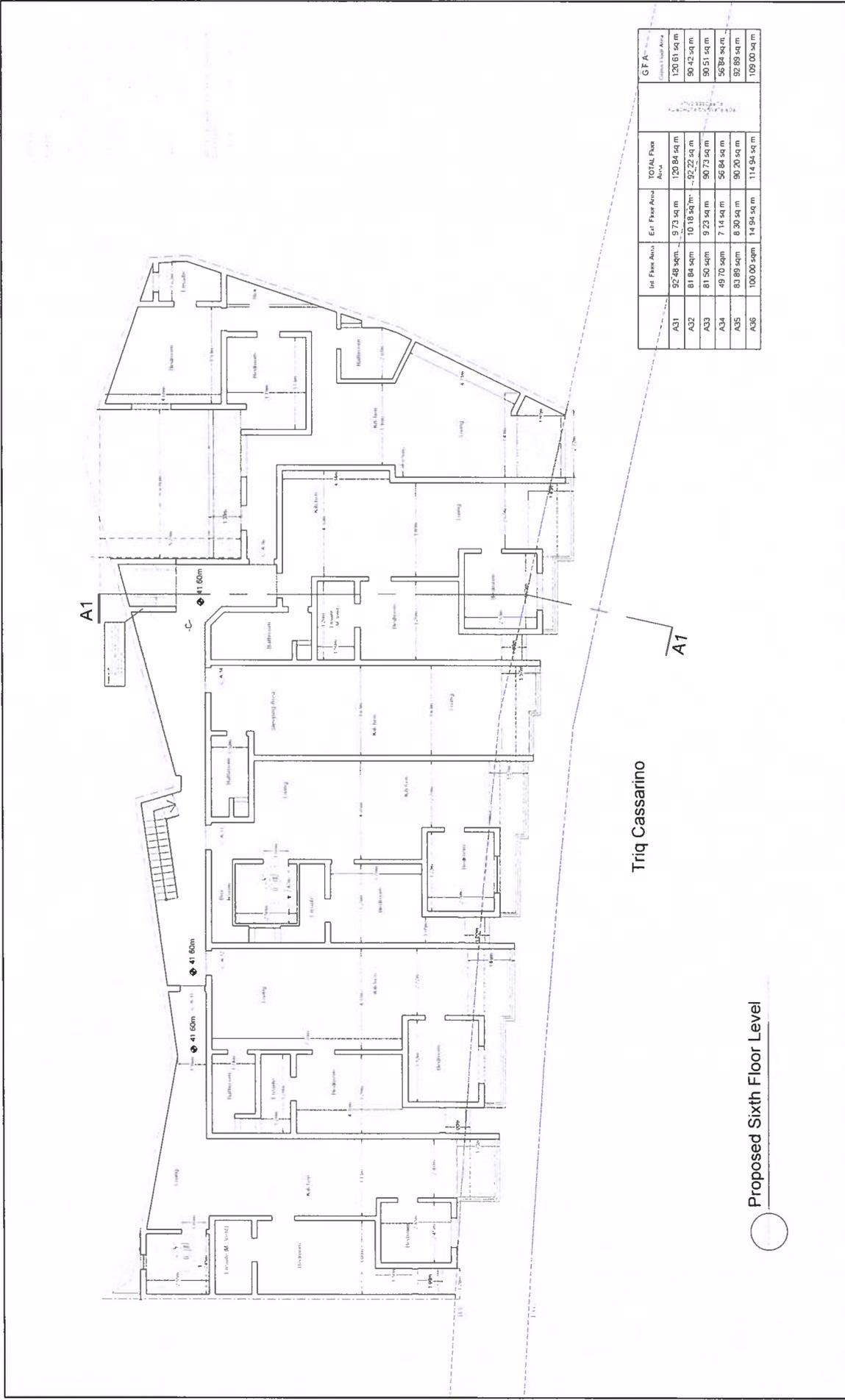
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Proposed Development with underlying garages
Proposed Fifth Floor Plan

Drawing No. 1805_C_09/24
 Scale: 1:100 Date: December 24
 Project No: 1805_C/24
 Checked By: RSV/AB



Triq Cassarino

Proposed Sixth Floor Level

	Int. Floor Area	Ext. Floor Area	TOTAL Floor Area	GFA - Gross Floor Area
A31	92.48 sqm	9.71 sqm	102.19 sqm	120.61 sqm
A32	81.84 sqm	10.18 sqm	92.02 sqm	90.42 sqm
A33	81.50 sqm	9.23 sqm	90.73 sqm	90.51 sqm
A34	49.70 sqm	7.14 sqm	56.84 sqm	56.84 sqm
A35	81.89 sqm	8.30 sqm	90.20 sqm	92.89 sqm
A36	100.00 sqm	14.94 sqm	114.94 sqm	109.00 sqm

Drawing No	1805_C_10/24
Project No	1805_C/24
Scale	1:100
Date	December '24
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Proposed Development with underlying garages

Proposed Sixth Floor Plan

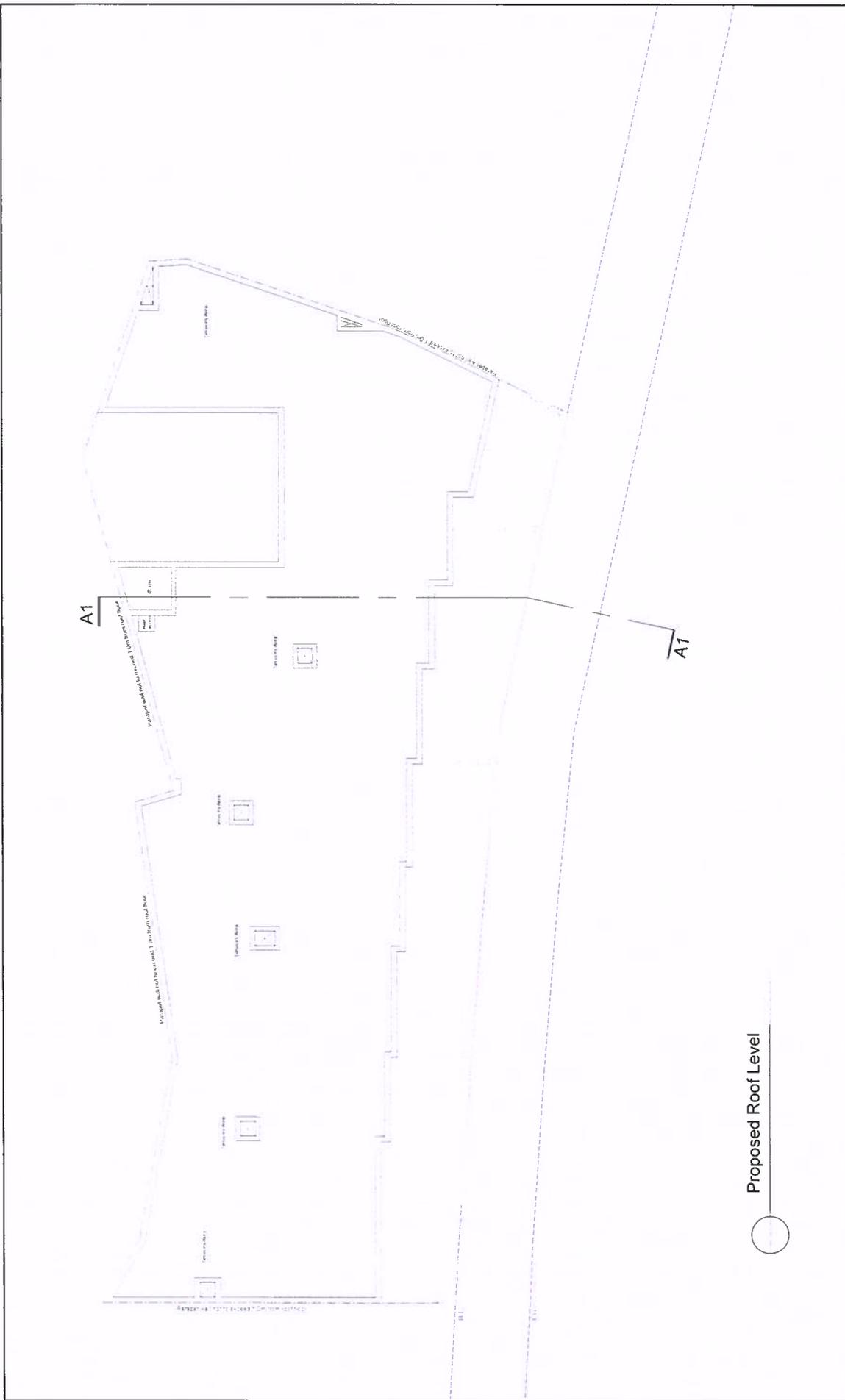
NOTES:
 1. This drawing is a proposed development and is not a final design. It is subject to the approval of the relevant authorities.
 2. All dimensions are in meters unless otherwise stated. Round off to the nearest millimeter.
 3. The user must refer to the project brief for further details and specifications.
 4. The user must refer to the project brief for further details and specifications.

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Professional Accountants and Chartered Accountants
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Proposed Roof Level

Drawing No 1805_C_12/24	Date December '24
Scale 1:100	Project No 1805 C/24
Checked By RS/AB	

Proposed Development
with underlying garages

PROPOSED ROOF PLAN

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PROPOSED ROOF LEVEL

Minimum Roof Level: 1.00m

Maximum Roof Level: 1.00m

Minimum Roof Level: 1.00m

Maximum Roof Level: 1.00m

PROPOSED ROOF LEVEL

Minimum Roof Level: 1.00m

Maximum Roof Level: 1.00m

Minimum Roof Level: 1.00m

Maximum Roof Level: 1.00m

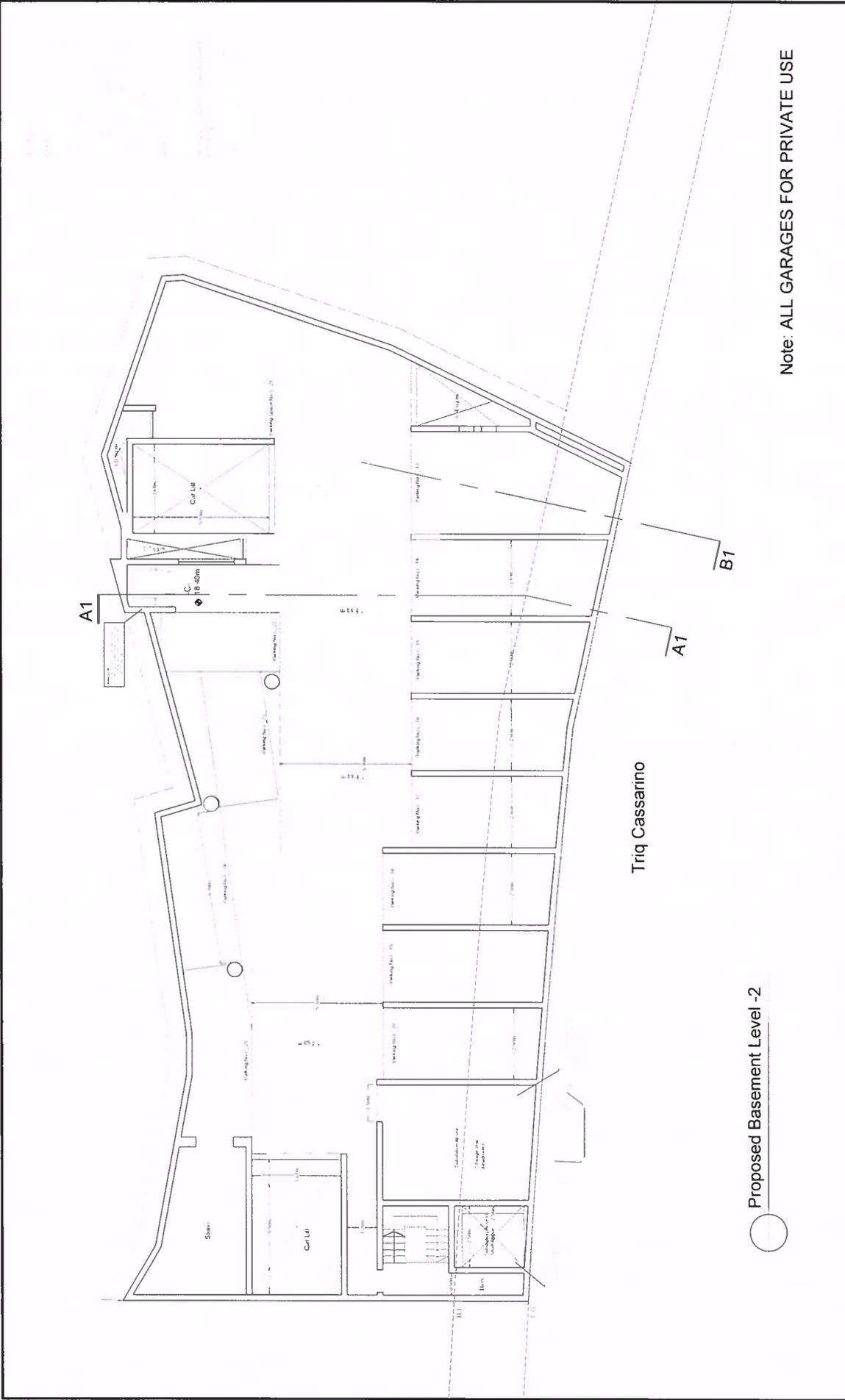
PROPOSED ROOF LEVEL

Minimum Roof Level: 1.00m

Maximum Roof Level: 1.00m

Minimum Roof Level: 1.00m

Maximum Roof Level: 1.00m



Proposed Basement Level -2

Note: ALL GARAGES FOR PRIVATE USE

DESIGN ASSOCIATES
 ARCHITECTS, CIVIL ENGINEERS & STRUCTURAL ENGINEERS
 100, GLEBE ROAD, GLEBE, SYDNEY NSW 1530

Partial Release Schedule
 Partial Release Schedule - Bandini
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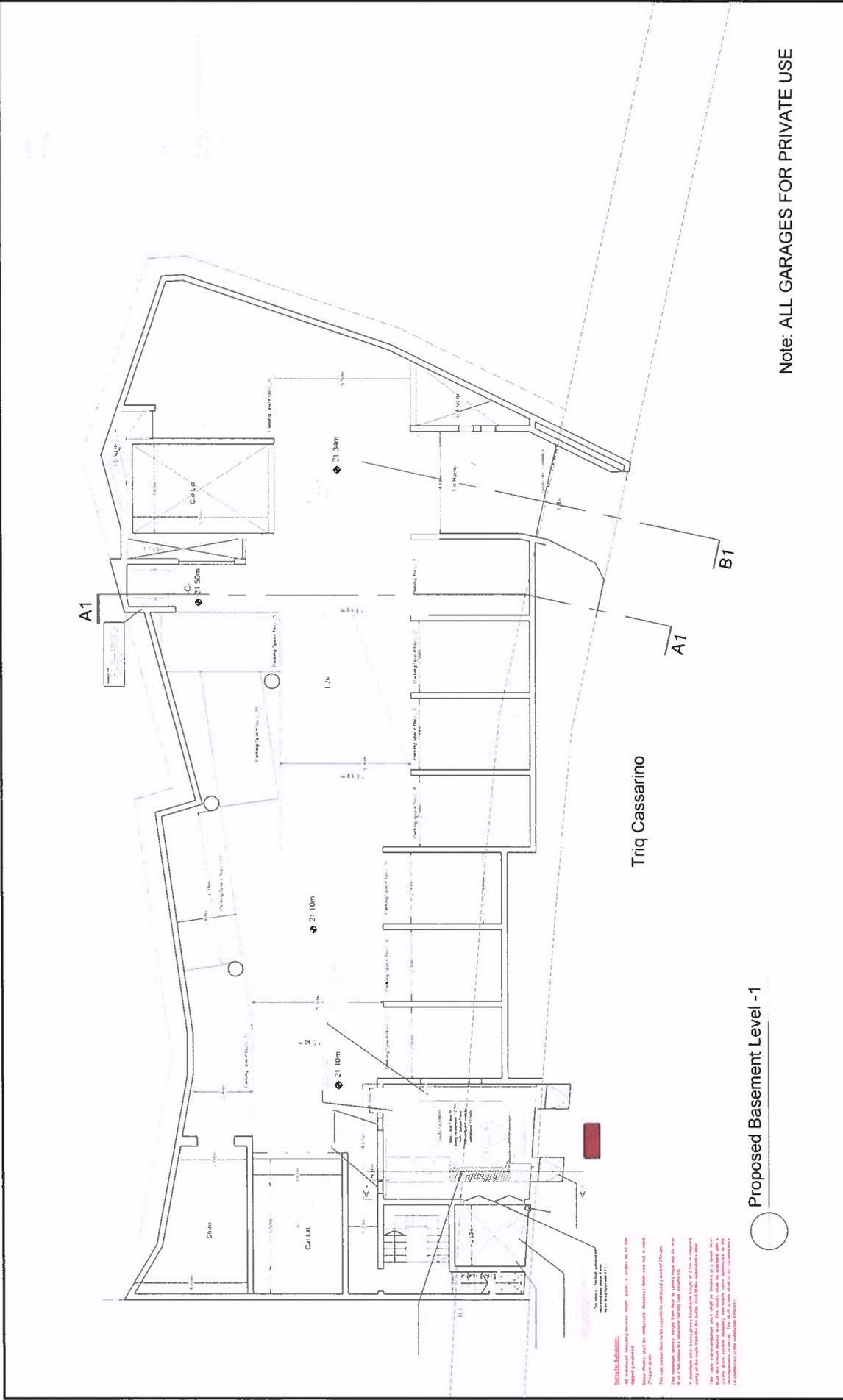
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Proposed Development with underlying garages

Proposed Basement -2

Drawing No: 1805_C_02/24
 Scale: 1:100
 Date: December '24
 Project No: 1805_C/24
 Checked By: RSS/AB



Drawing No	1805_C_03/24
Scale	1:100
Date	December '24
Project No	1805_C/24
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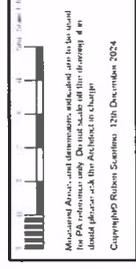
Proposed Development with underlying garages
Proposed Basement -1

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Permitted Area	12th December 2024
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Permitted Area
12th December 2024

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Robert Scattolon

Permitted Area
12th December 2024

Permitted Area
12th December 2024



Proposed Street Elevation A



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- Materials**
- 1 White PVC Apertures
 - 2 White Coloured Render
 - 3 Stone Coloured Render
 - 4 Aluminium Railing
 - 5 Solid Timber Door
 - 6 White Metal Gate (Ventilated)

PROPOSED DEVELOPMENT
 with underlying garages
 PROPOSED STREET ELEVATION A

Drawing No
 1805_C_14d/24
 Scale 1:100
 Date December '24
 Project No: 1805_C/24
 Checked By: RSVAB

Empty Plot | Proposed Dwellings | Existing Residential Building

APPENDIX 6

Carmel Abela

Date: 4 July 2025
Our Ref: PA/01397/25

Application Number: PA/01397/25
Application Type: Full development permission
Date Received: 20 December 2024
Approved Documents: PA 1397/25/28D/1F/67B/90B/101C/101D/105B/114B/114C/114D/
114E/114F/114G/114H/114I/114J/115A/115B/115C/115D/115E/
123B/127A; and supporting documents:

PA 1397/25/76A (Commission for the Rights of Persons with Disability)
PA 1397/25/96A (Enemalta)
PA 1397/25/118B (Fire Light and Ventilation, Noise and vibration mitigation Report)

Location: Empty Plot, Triq il-Fugass c/w, Triq Cassarino, Qawra, San Pawl il-Bahar
Proposal: Proposed excavation of empty plot on three levels and construction of three basement parking levels including sub station with overlying residential development consisting of (9) maisonettes, (54) apartments and (6) penthouses.

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 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**

PA/01397/25

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 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.

o) Any approved stores shall be used for domestic storage only.

2 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.

PA/01397/25

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.

3 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:

-- certification by an engineer confirming that the development fully satisfies the requirements specified in supporting document PA 1397/25/118B (Fire Light and Ventilation, Noise and vibration mitigation Report).

-- 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 1397/25/76A 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 € 25,000 in favour of the CRPD, shall apply to ensure that CRPD clearance is obtained.

4 To make up for the shortfall in parking provision of 7 parking spaces, this development permission is subject to a contribution amounting to the sum of € 35,000.00 in favour of the Planning Authority's Urban Improvements Fund for the locality. The funds raised shall be used to fund traffic management, green transport, urban improvements or similar projects. The contribution shall be utilised as required and directed by the Planning Authority.

5 **Conditions imposed and enforced by the Building Construction Authority**

Prior to commencement of any development on site, a Bank Guarantee to the value of € 4,845.36 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.

6 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 scribed 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 scribed 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 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.

C. 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.

D. 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 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.
- E.** 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.
- F.** 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.

G. 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.
- H. 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.
- I. 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.

- J. The conditions imposed and enforced by Enemalta are at supporting document PA 1397/25/96A. The architect/applicant is required to contact Enemalta, 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 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 16 July 2025.

Mandy Gatt
Secretary Planning Commission
Within Development Scheme (Malta)

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).

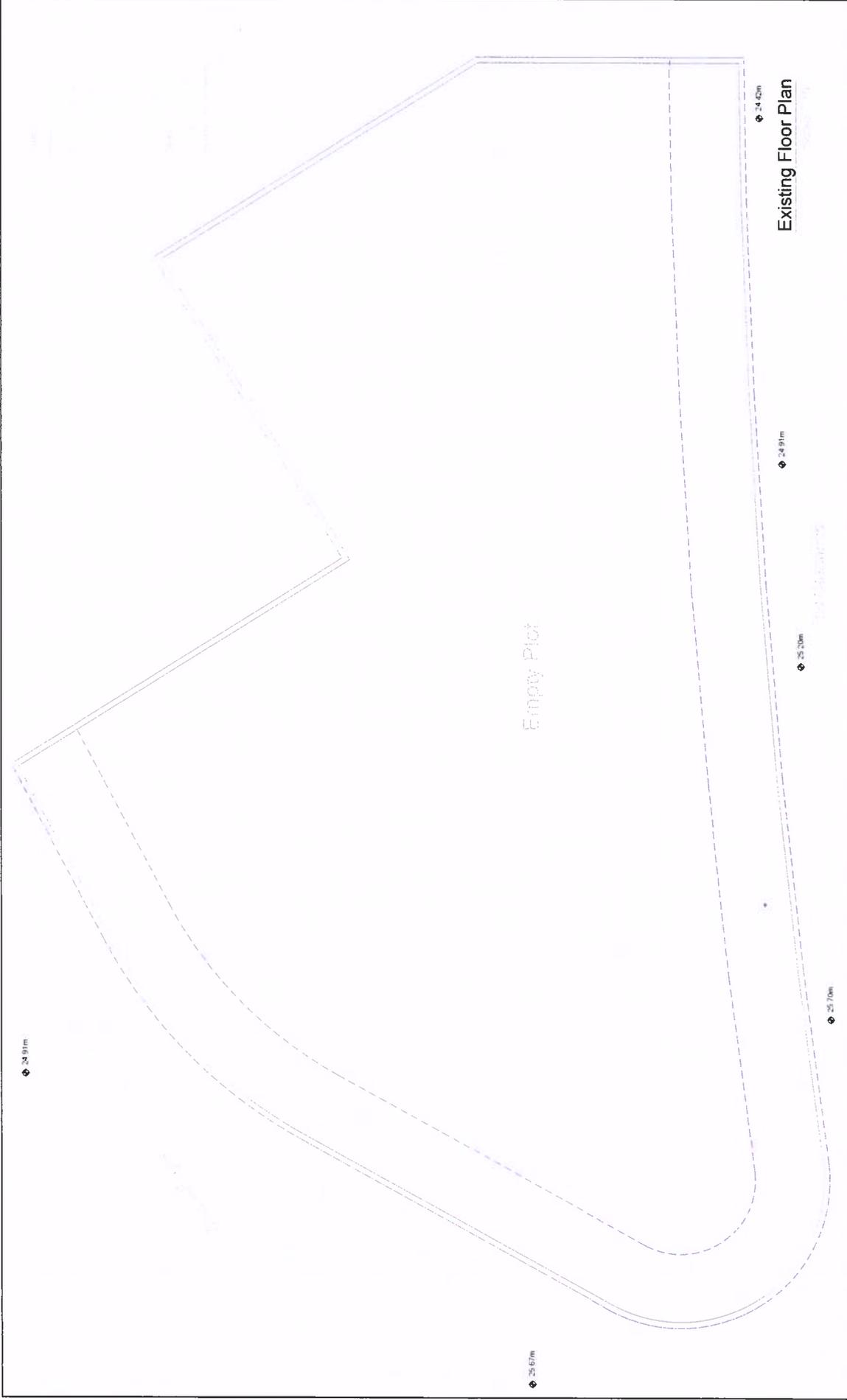
For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150. €50 administrative fee also applies (S.L. 551.01).

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-



Design Associates
 Architectural, Civil, Structural & Mechanical Consulting
 10, St. George's Street, St. George's, GHA
 Tel: +356 2233 1111 | Fax: +356 2233 1112
 Email: info@designassociates.com.mt

Measured Areas and Dimensions as shown in the ground in PA reference only. Do not scale off the drawing. If an identification for the Act/Title is required, it is the responsibility of the client to provide it.

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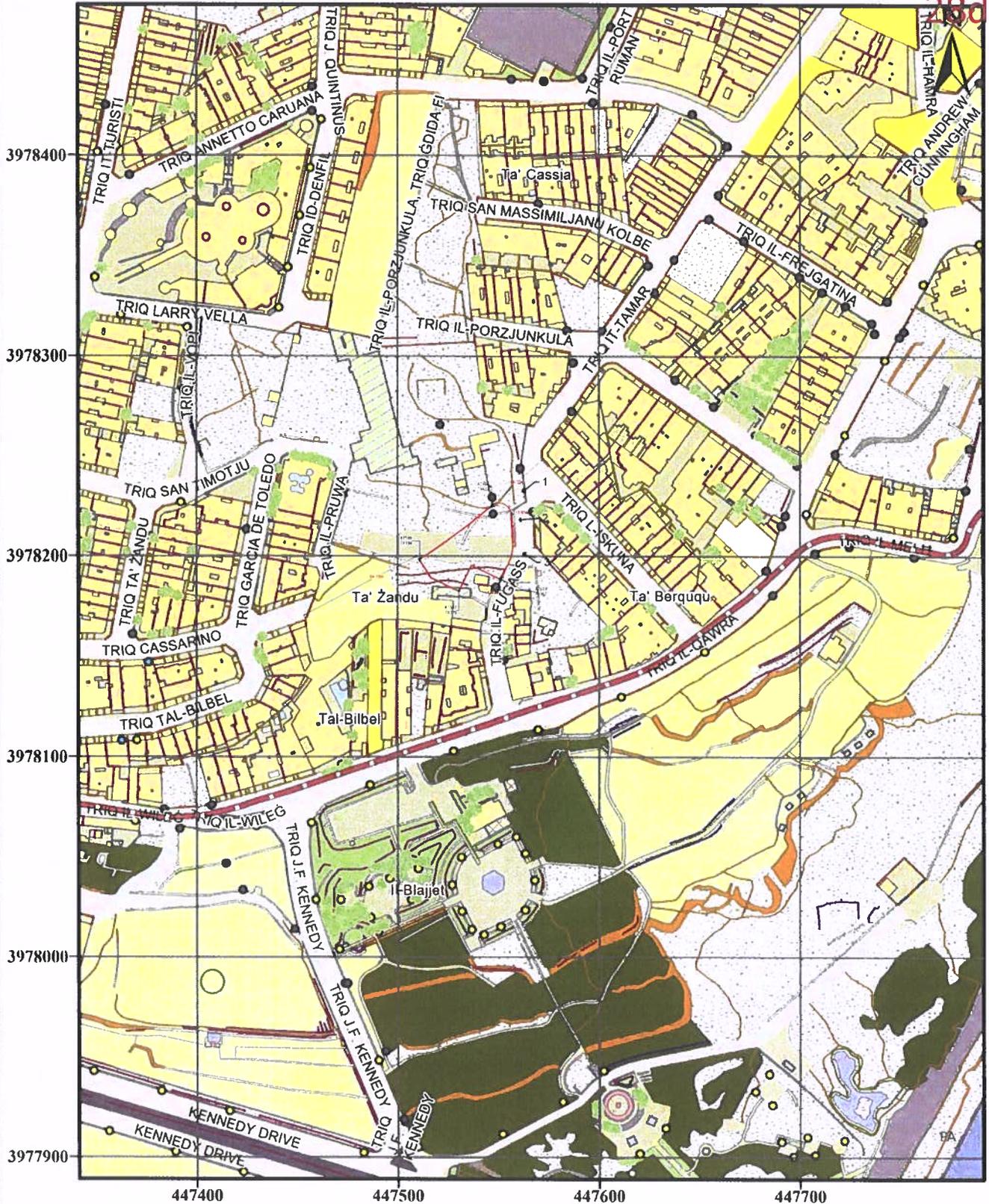
REV #	DATE	BY	ISSUED FOR
00	19 Dec 2024	RSV/AB	PLANNING

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PROPOSED DEVELOPMENT WITH UNDERLYING GARAGES
 EXISTING PLOT

Drawing No	1805A/24 - 02
Scale	1:100
Date	December '24
Project No	1805A/24
Checked By	RSV/AB

28d



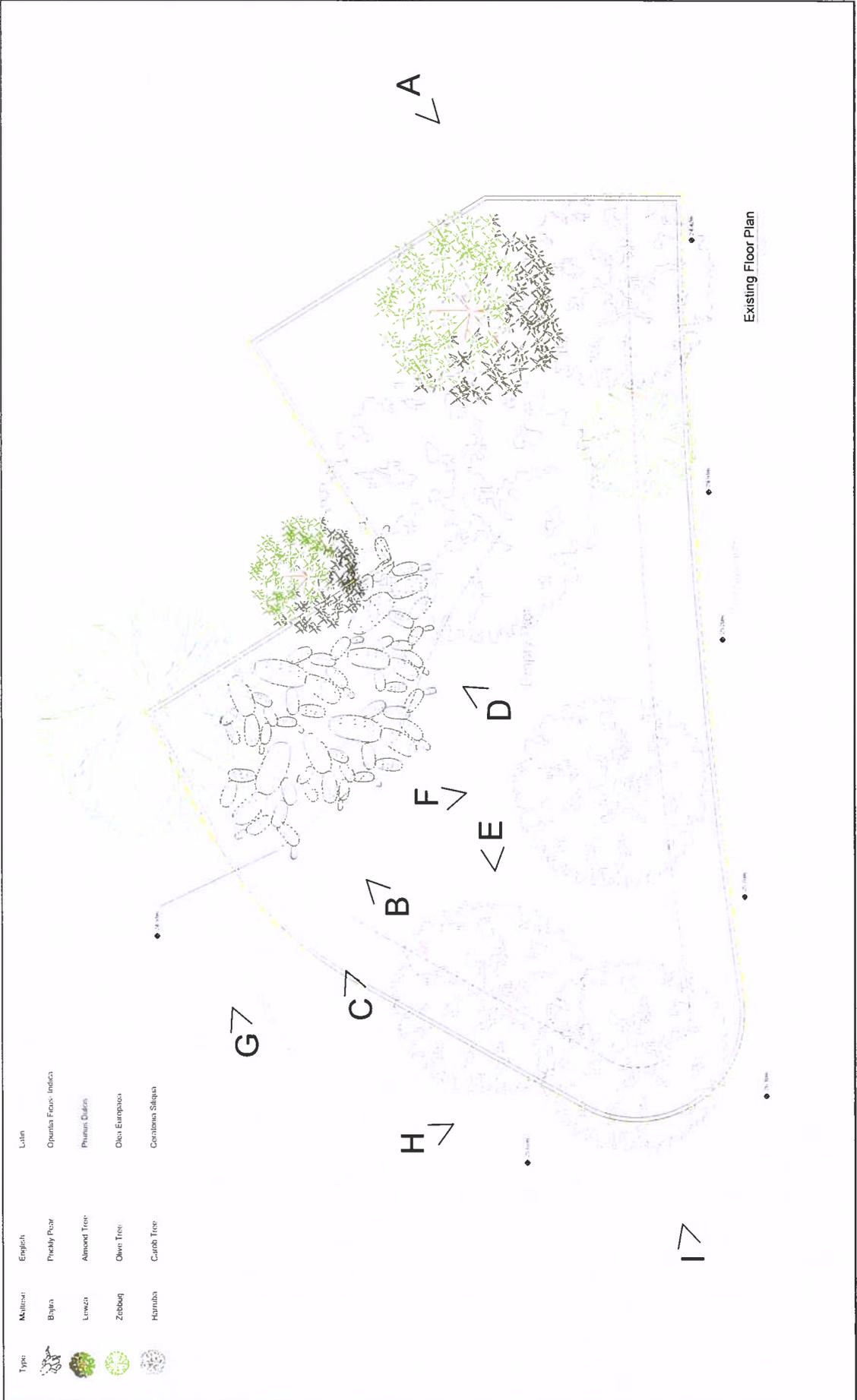
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 Data captured from: 2019 aerial photography, 2020 Unmanned aerial vehicles(UAVs)
 WGS 1984 UTM Zone 33N EPSG: 30633 M.S.I. (Mean sea level) Scale factor at the central meridian 0.9996
 Central meridian has a false origin of 500 000m at 150 East of Greenwich
 Northing coordinates have an origin of 0m at the Equator
 Not to be used for interpretation or scaling of scheme alignments. Copyright © PA Planning Authority

PLANNING AUTHORITY
 St. Francis Ravelin, Floriana
 Tel: +356 2290 0000, Fax: +356 2290 2295
 www.pa.org.mt, mappingshop@pa.org.mt



Type	Mallise	English	Latin
	Bajin	Preaky Pear	Oxymata Ficus indica
	Luwat	Almond Tree	Prunus dulcis
	Zibbuq	Olive Tree	Olea Europaea
	Hambra	Carob Tree	Certhium Siliqua

Drawing No
1805A/24-02
Scale 1:100
Date December 24
Project No 1805A/24
Checked By RSI/AB

PROVISIONAL DEVELOPMENT WITH UNDERLYING DAMAGES
FOR THE YEAR 2025
PROVISIONAL DEVELOPMENT WITH UNDERLYING DAMAGES
FOR THE YEAR 2025

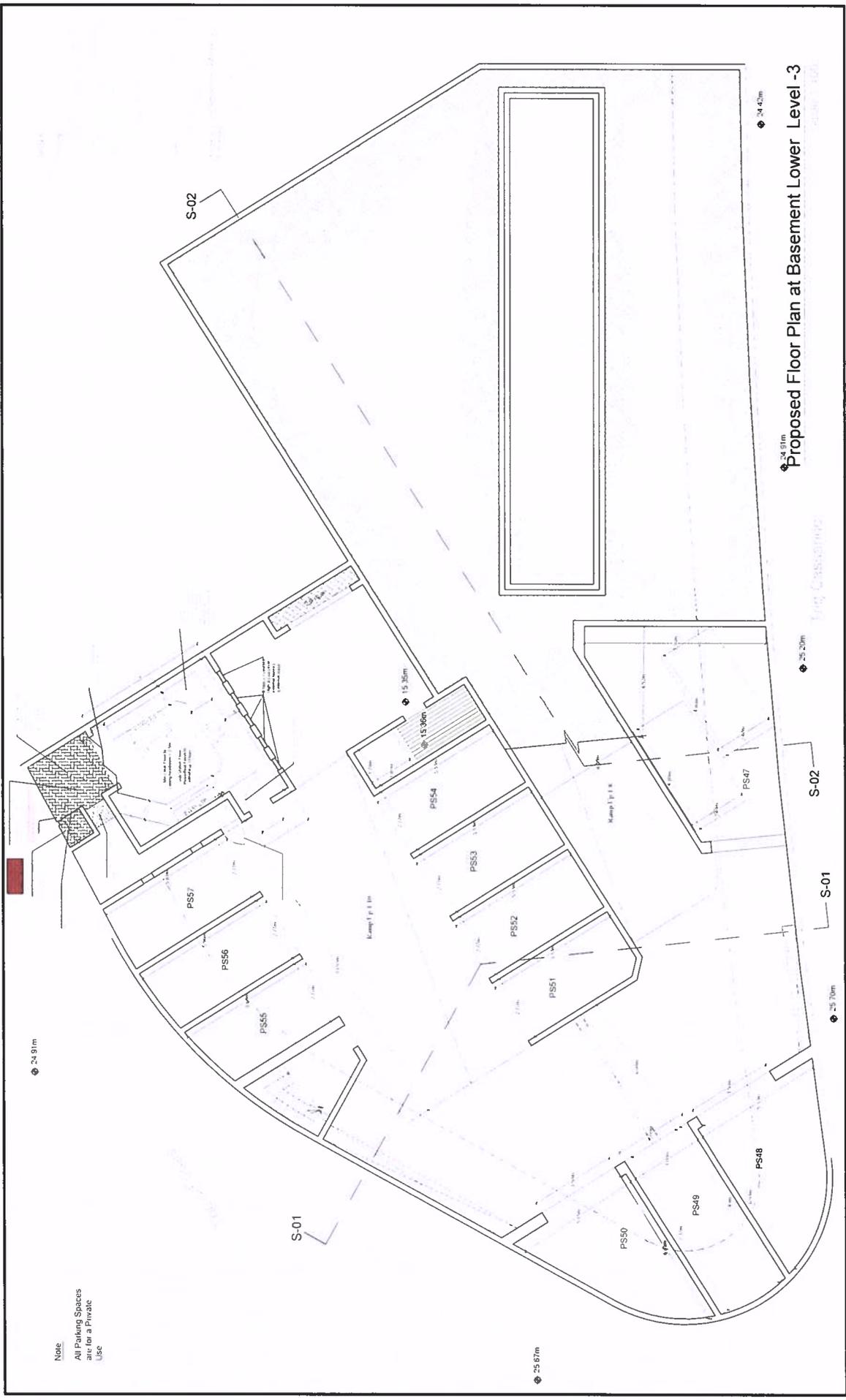
PROVISIONAL DEVELOPMENT WITH UNDERLYING DAMAGES
FOR THE YEAR 2025

PROVISIONAL DEVELOPMENT WITH UNDERLYING DAMAGES
FOR THE YEAR 2025

REV #	DATE	ISSUED FOR
00	29 APR 2025	RSI/AB PLANNING/CIENT

Measured Areas and have made indicated area to the level
of the ground surface. The area of the ground surface is
indicated by the dashed line. The area of the ground surface
is indicated by the solid line. The area of the ground surface
is indicated by the dotted line.

PROVISIONAL DEVELOPMENT WITH UNDERLYING DAMAGES
FOR THE YEAR 2025



Proposed Floor Plan at Basement Lower Level -3

26.10m

Design Associates
 Architects, Civil Engineers & Structural Consultants
 4, Larnaca Street, Larnaca, LCA
 Tel: +356 2233 1000 Fax: +356 2233 1001
 Email: info@designassociates.com.cy

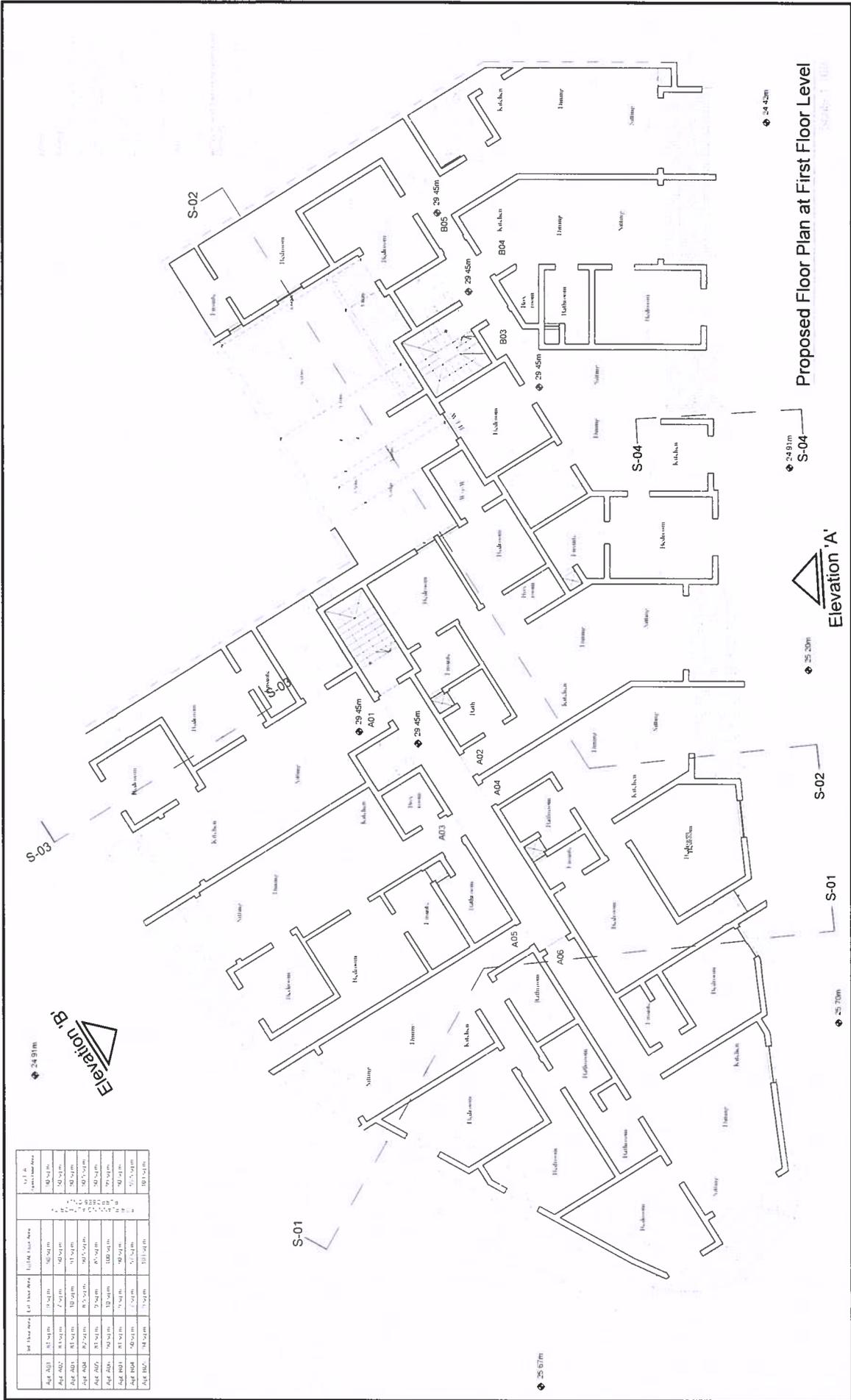
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REV #	DATE	ISSUED FOR
00	19 Dec 2024	RSV/AB PLANNING
01	25 Apr 2025	RSV/AB PLANNING
02	30 May 2025	AB PLANNING

DISCLAIMER: The Applicant is advised that the drawings are issued for the purpose of information only and are not to be used for any other purpose. The Applicant is responsible for ensuring that the drawings are used in accordance with the relevant regulations and standards. The Applicant is advised that the drawings are not to be used for any other purpose.

Proposed Development with underlying garages
 DRAWING: 101
 Proposed Basement Level -3

Drawing No 1805A/24 - 02	Date December '24
Scale 1:100	Project No 1805A/24
Checked By RSV/AB	



Proposed Floor Plan at First Floor Level

Room No.	Room Name	Area (sq.m)	Volume (cu.m)
A01	Bedroom	10.50	31.50
A02	Bedroom	10.50	31.50
A03	Bedroom	10.50	31.50
A04	Bedroom	10.50	31.50
A05	Bedroom	10.50	31.50
A06	Bedroom	10.50	31.50
B03	Bedroom	10.50	31.50
B04	Bedroom	10.50	31.50
B05	Bedroom	10.50	31.50
S-01	Living Area	10.50	31.50
S-02	Dining	10.50	31.50
S-03	Kitchen	10.50	31.50
S-04	Bathroom	10.50	31.50

REVISIONS

REV #	DATE	BY	ISSUED FOR
00	19 Dec 2024	RSI/AB	PLANNING
00	25 Apr 2025	RSI/AB	PLANNING

DECLARATION

I, the undersigned, hereby certify that the information provided in this document is true and correct to the best of my knowledge and belief. I understand that any false or misleading information provided in this document may constitute an offence under the Building Act, Chapter 47 of the Laws of Malta, and I accept full responsibility for the accuracy and completeness of the information provided.

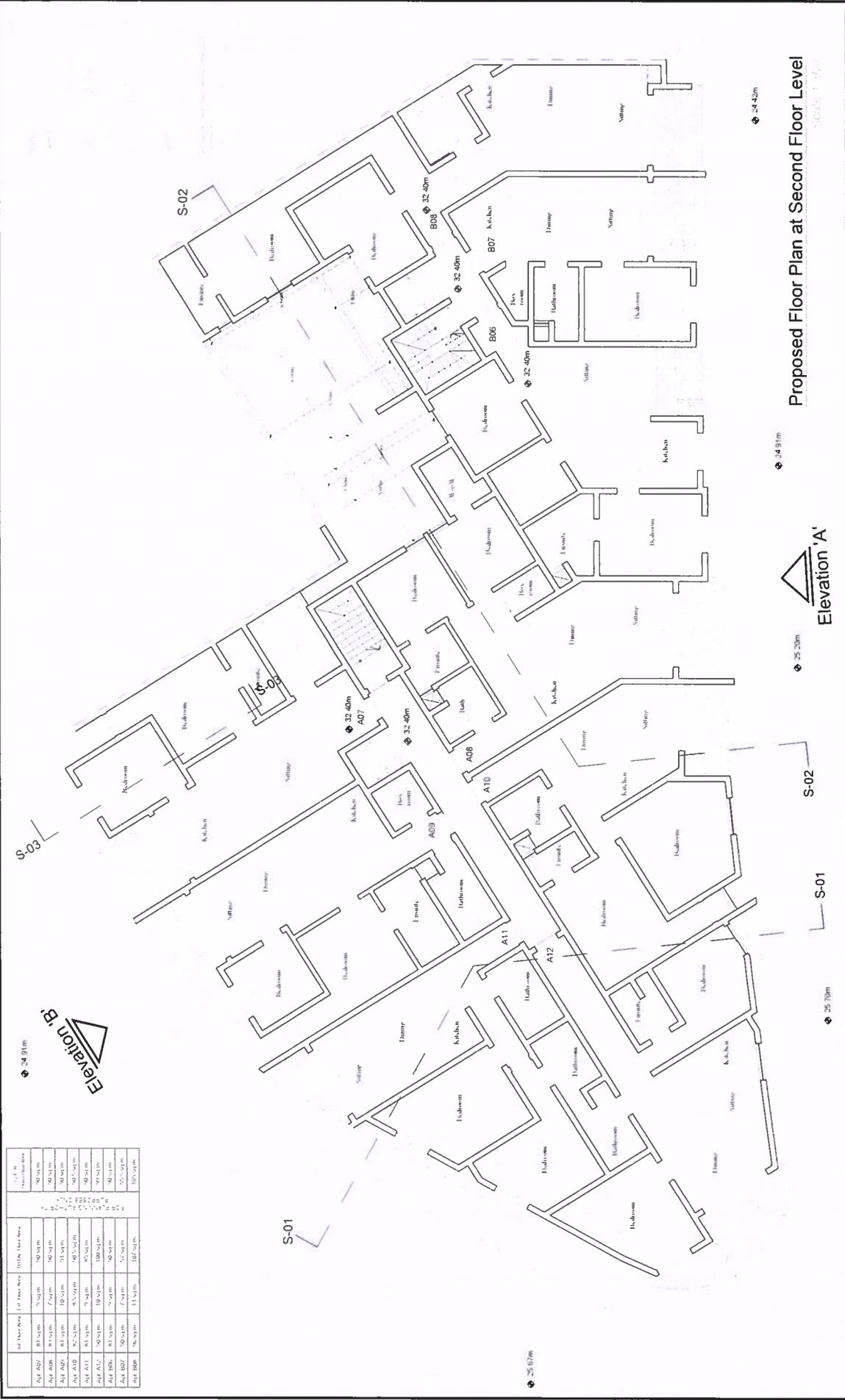
Signed: _____
 Date: _____

PROPOSED DEVELOPMENT WITH UNDERLYING GARAGES

Proposed First Floor Level

DRAWING INFORMATION

Drawing No: 1805A/24 - 07
 Date: December 24
 Scale: 1:100
 Project No: 1805A/24
 Checked By: RSI/AB



Room No.	Room Name	Area (sq.m)	Volume (cu.m)
A07	Bedroom	11.34	34.05
A08	Bedroom	11.34	34.05
A09	Bedroom	11.34	34.05
A10	Bedroom	11.34	34.05
A11	Bedroom	11.34	34.05
A12	Bedroom	11.34	34.05
B06	Bedroom	11.34	34.05
B07	Bedroom	11.34	34.05
B08	Bedroom	11.34	34.05
S-01	Staircase	11.34	34.05
S-02	Staircase	11.34	34.05
S-03	Staircase	11.34	34.05

Proposed Floor Plan at Second Floor Level
Scale: 1:100

Elevation 'A'

Drawing No	1805A/24 - 08
Scale	1:100
Date	December 24
Project No	1805A/24
Checked By	RSIAB

Proposed Development with underlying garages
Proposed Second Floor Level

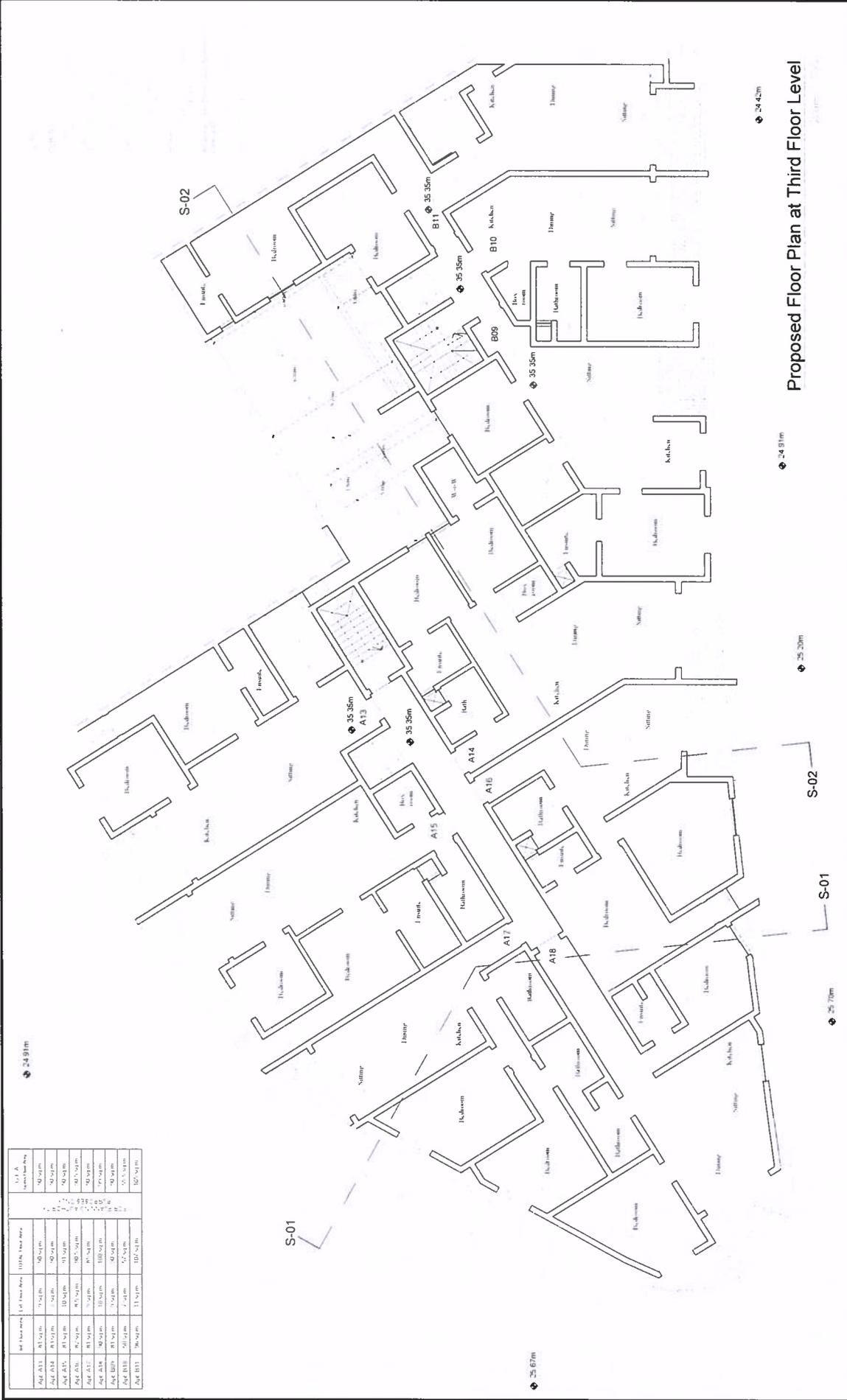
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REV#	DATE	ISSUED FOR
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00	25 Apr 2025	RSV/AB PLANNING

REV#	DATE	ISSUED FOR
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00	25 Apr 2025	RSV/AB PLANNING

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RSI ASSOCIATES
 Robert Scantlon Architects
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 Tel: +356 2122 1111 | Fax: +356 2122 1112
 Email: info@rsiassociates.com



Proposed Floor Plan at Third Floor Level

Room No.	Room Name	Area (sq.m)	Volume (cu.m)	Remarks
01	Living Area	25.67	256.70	
02	Living Area	25.70	257.00	
03	Living Area	25.20	252.00	
04	Living Area	24.91	249.10	
05	Living Area	24.42	244.20	
06	Living Area	25.67	256.70	
07	Living Area	25.70	257.00	
08	Living Area	25.20	252.00	
09	Living Area	24.91	249.10	
10	Living Area	24.42	244.20	
11	Living Area	25.67	256.70	
12	Living Area	25.70	257.00	
13	Living Area	25.20	252.00	
14	Living Area	24.91	249.10	
15	Living Area	24.42	244.20	
16	Living Area	25.67	256.70	
17	Living Area	25.70	257.00	
18	Living Area	25.20	252.00	
19	Living Area	24.91	249.10	
20	Living Area	24.42	244.20	
21	Living Area	25.67	256.70	
22	Living Area	25.70	257.00	
23	Living Area	25.20	252.00	
24	Living Area	24.91	249.10	
25	Living Area	24.42	244.20	
26	Living Area	25.67	256.70	
27	Living Area	25.70	257.00	
28	Living Area	25.20	252.00	
29	Living Area	24.91	249.10	
30	Living Area	24.42	244.20	
31	Living Area	25.67	256.70	
32	Living Area	25.70	257.00	
33	Living Area	25.20	252.00	
34	Living Area	24.91	249.10	
35	Living Area	24.42	244.20	
36	Living Area	25.67	256.70	
37	Living Area	25.70	257.00	
38	Living Area	25.20	252.00	
39	Living Area	24.91	249.10	
40	Living Area	24.42	244.20	
41	Living Area	25.67	256.70	
42	Living Area	25.70	257.00	
43	Living Area	25.20	252.00	
44	Living Area	24.91	249.10	
45	Living Area	24.42	244.20	
46	Living Area	25.67	256.70	
47	Living Area	25.70	257.00	
48	Living Area	25.20	252.00	
49	Living Area	24.91	249.10	
50	Living Area	24.42	244.20	
51	Living Area	25.67	256.70	
52	Living Area	25.70	257.00	
53	Living Area	25.20	252.00	
54	Living Area	24.91	249.10	
55	Living Area	24.42	244.20	
56	Living Area	25.67	256.70	
57	Living Area	25.70	257.00	
58	Living Area	25.20	252.00	
59	Living Area	24.91	249.10	
60	Living Area	24.42	244.20	
61	Living Area	25.67	256.70	
62	Living Area	25.70	257.00	
63	Living Area	25.20	252.00	
64	Living Area	24.91	249.10	
65	Living Area	24.42	244.20	
66	Living Area	25.67	256.70	
67	Living Area	25.70	257.00	
68	Living Area	25.20	252.00	
69	Living Area	24.91	249.10	
70	Living Area	24.42	244.20	
71	Living Area	25.67	256.70	
72	Living Area	25.70	257.00	
73	Living Area	25.20	252.00	
74	Living Area	24.91	249.10	
75	Living Area	24.42	244.20	
76	Living Area	25.67	256.70	
77	Living Area	25.70	257.00	
78	Living Area	25.20	252.00	
79	Living Area	24.91	249.10	
80	Living Area	24.42	244.20	
81	Living Area	25.67	256.70	
82	Living Area	25.70	257.00	
83	Living Area	25.20	252.00	
84	Living Area	24.91	249.10	
85	Living Area	24.42	244.20	
86	Living Area	25.67	256.70	
87	Living Area	25.70	257.00	
88	Living Area	25.20	252.00	
89	Living Area	24.91	249.10	
90	Living Area	24.42	244.20	
91	Living Area	25.67	256.70	
92	Living Area	25.70	257.00	
93	Living Area	25.20	252.00	
94	Living Area	24.91	249.10	
95	Living Area	24.42	244.20	
96	Living Area	25.67	256.70	
97	Living Area	25.70	257.00	
98	Living Area	25.20	252.00	
99	Living Area	24.91	249.10	
100	Living Area	24.42	244.20	

25.67m

25.70m

25.20m

24.91m

24.42m

Proposed Third Floor Level

Proposed Development with underlying garages

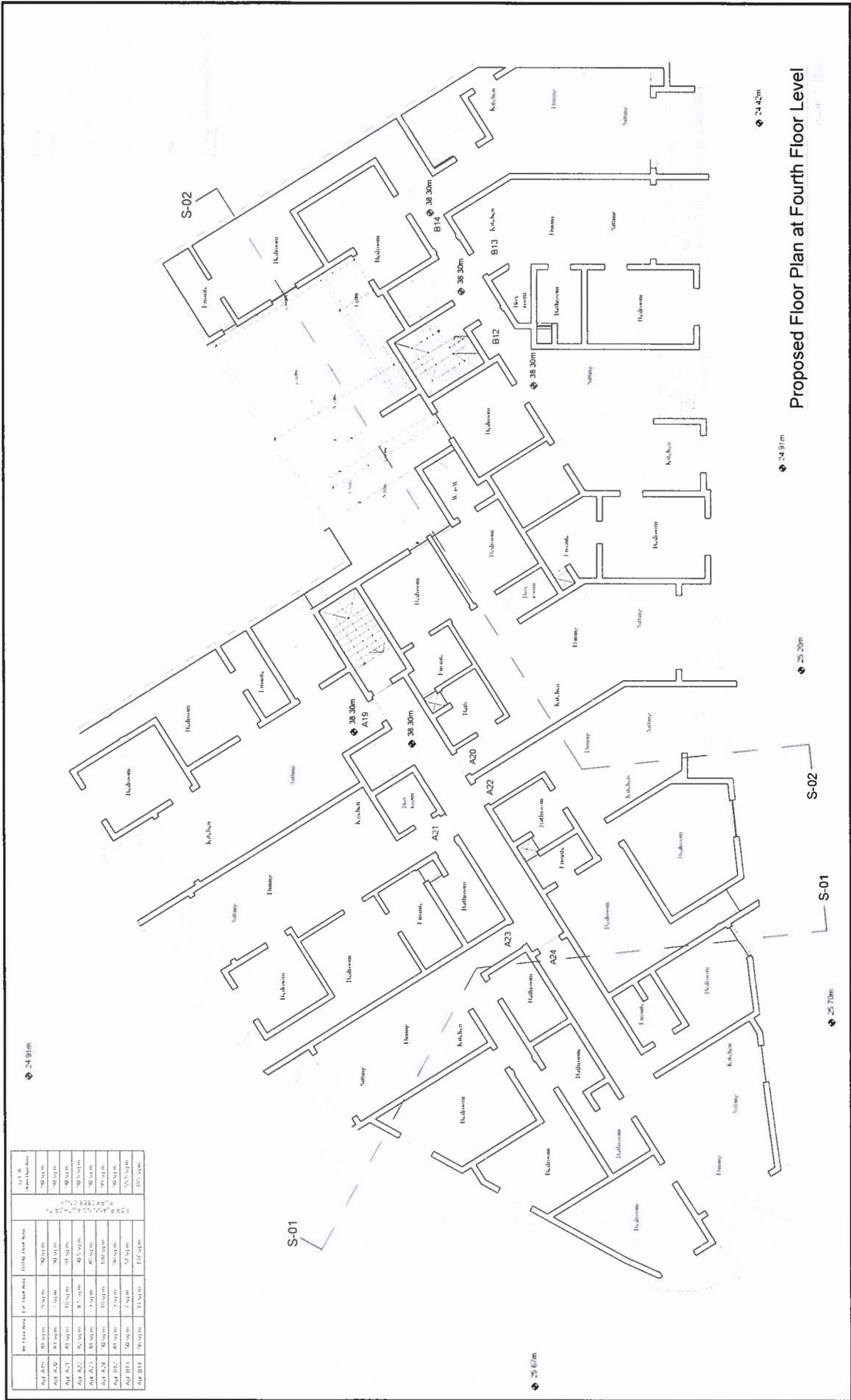
Checked By: RSI/AB

Project No: 1805A/24

Date: December 24

Scale: 1:100

Drawing No: 1805A/24 - 09



Proposed Floor Plan at Fourth Floor Level

<p>ARCHON ASSOCIATES ARCHITECTS - CIVIL ENGINEERS & STRUCTURAL CONSULTANTS 4, Sarawak Street, (Opposite Street 1, 277115), 110000 Kuala Lumpur, Malaysia Tel: +603 2062 2222 Fax: +603 2062 2222</p>		<p>Part of the Building Part of the Building Part of the Building Part of the Building</p>	
<p>Measured Areas and dimensions indicated are to be used for PA reference only. Do not scale off the drawing. 4 m should please ask the Architect to check. Copyright © Robert Scammell, 25th April 2025</p>		<p>REV # DATE DRAWN ISSUED FOR 00 19 Dec 2024 RSV/AB PLANNING 00 25 Apr 2025 RSV/AB PLANNING</p>	
<p>PROPOSED DEVELOPMENT WITH UNDERLYING GARAGES PROPOSED FLOOR LEVEL</p>		<p>DRAWING NO: 1805A/24 - 10 SCALE: 1:100 DATE: DECEMBER 24, 2024 PROJECT NO: 1805A/24 CHECKED BY: RSV/AB</p>	



Proposed Floor Plan at Sixth Floor Level

Room No.	Room Name	Area (sq.m)	Volume (cu.m)
A31	Bedroom	10.5	272.5
A32	Bedroom	10.5	272.5
A33	Bedroom	10.5	272.5
A34	Bedroom	10.5	272.5
A35	Bedroom	10.5	272.5
A36	Bedroom	10.5	272.5
B18	Bedroom	10.5	272.5
B19	Bedroom	10.5	272.5
B20	Bedroom	10.5	272.5
S-01	Staircase	10.5	272.5
S-02	Staircase	10.5	272.5

ARCHITECTS, ENGINEERS & STRUCTURAL CONSULTANTS
 114 Hill Street, Suite 101, Melbourne VIC 3000
 Phone: (03) 9412 1144
 Email: info@114hill.com.au
 www.114hill.com.au

114 HILL
 Proposed Development with underlying garages
 Proposed Sixth Floor Level

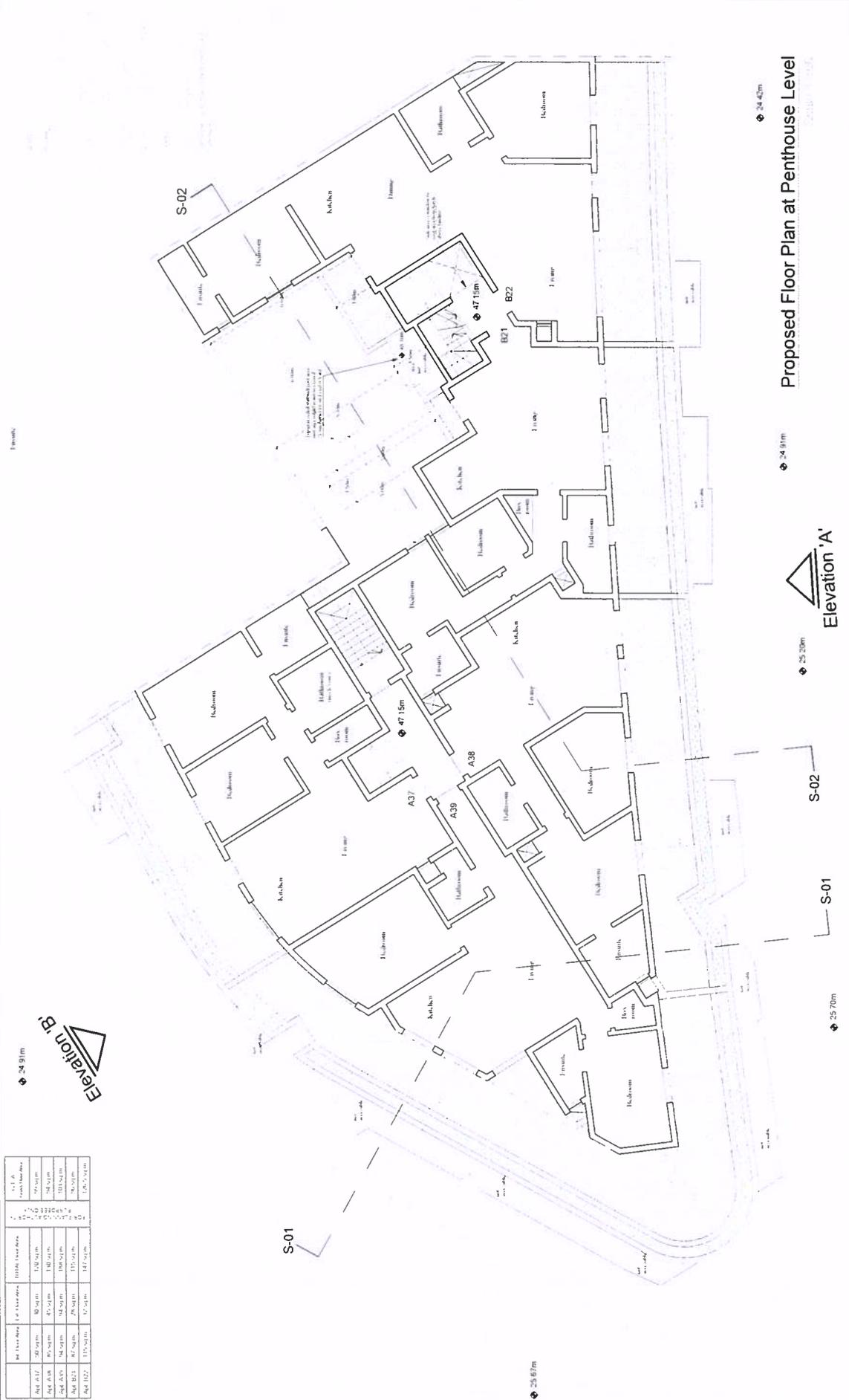
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01	25 Apr 2025	RSW/AB PLANNING

DISCLAIMER
 This drawing is a preliminary design and is not to be used for construction purposes. It is provided for information only and is subject to change without notice. The client is responsible for ensuring that the design meets all applicable regulatory requirements. The design is based on the information provided by the client and is not to be used for any other purpose without the written consent of the architect.

114 HILL
 Proposed Development with underlying garages
 Proposed Sixth Floor Level

Drawing No
1805A/24 - 12
 Scale: 1:100 Date: December '24
 Project No: 1805A/24
 Checked By: RS/AB

REV	DATE	BY	ISSUED FOR
00	19 Dec 2024	RS/VAB	PLANNING
01	25 Aug 2025	RS/VAB	PLANNING
02	05 Jun 2025	RS/VAB	PLANNING





 RSVP ASSOCIATES

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Maximum of three (3) amendments, including any technical amendments, are permitted for the PA application only. Do not include any technical amendments in the PA application unless they are approved in writing by the Authority.

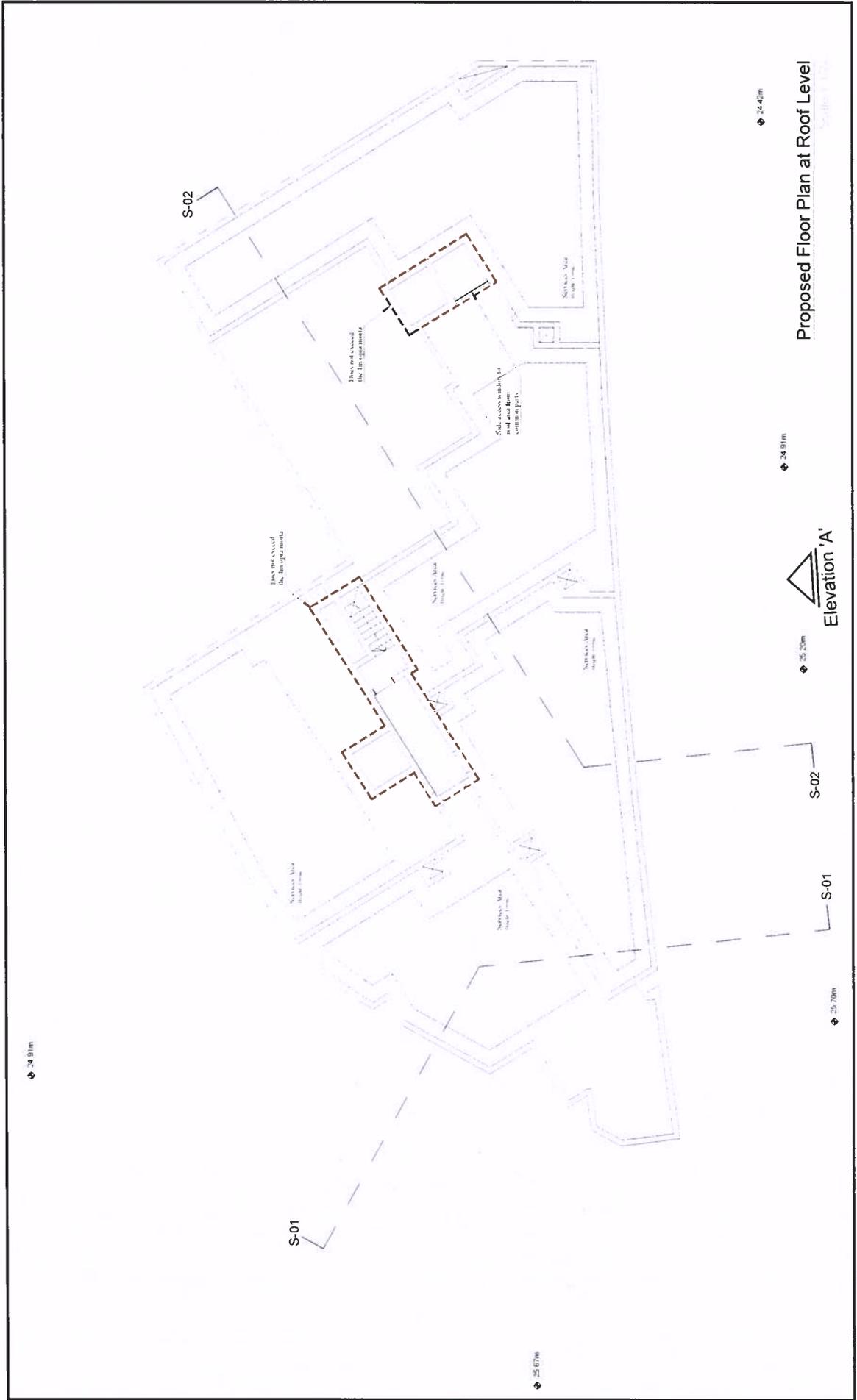
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REV #	DATE	ISSUED FOR
00	19 Dec 2024	RS/VAB PLANNING
01	25 Aug 2025	RS/VAB PLANNING
02	05 Jun 2025	RS/VAB PLANNING

The drawings are the property of the client and shall remain confidential. They shall not be used for any other purpose without the written consent of the client. The drawings are issued for the purpose of the project and shall not be used for any other purpose.

Proposed Development with underlying garages

Drawing No	1005A/24 - 13
Scale	1:100
Date	December '24
Project No	1805A/24
Checked By	RS/AB



Proposed Floor Plan at Roof Level



Drawing No	1805/A/24 - 14
Scale	1:100
Project No	1805/A/24
Date	December '24
Checked By	RSI/AB

Proposed Development with underlying garages

Proposed Roof Level

Proposed Development with underlying garages

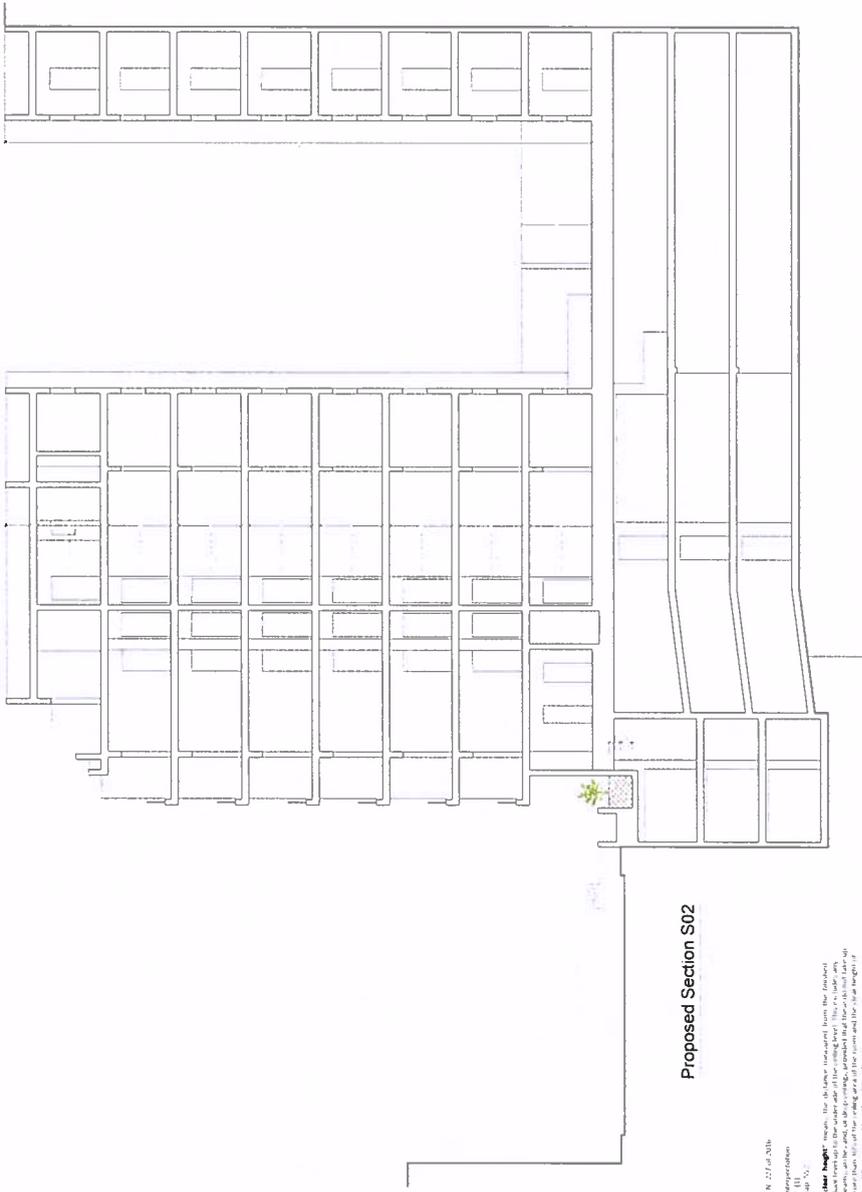
Professional Statement

I, the undersigned, being a registered architect in Malta, hereby certify that I am the author of the architectural design of the building shown in this plan and that I am a member of the Institute of Architects in Malta.

REV #	DATE	ISSUED FOR
00	19 Dec 2024	RSW/AB PLANNING
01	25 Apr 2025	RSW/AB PLANNING
02	06 Jun 2025	RSV/AB PLANNING

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Robert Sweeney
 Paul Alexander Bugeja
 Paul Micallef
 Architects, Civil Engineers & Structural Consultants
 41, Gattaca Street, Gattaca, Malta M2012/24 P. 2024 P. 2024
 (Incorporated in Malta)



Proposed Section S02

1. N. 27 of 2016
 Interpretation
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Drawing No
 1805A/24 - 16
 Scale 1:100
 Date January 24
 Project No 1805A/24
 Checked By RS/AB

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PROJECT NO
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PROJECT NO
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REV #	DATE	BY	ISSUED FOR
00	16 FEB 2024	RS/AB	PLANNING CLIENT
00	25 APR 2025	RS/AB	PLANNING CLIENT

PROJECT NO
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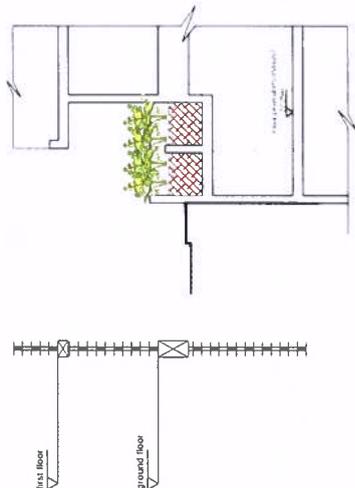
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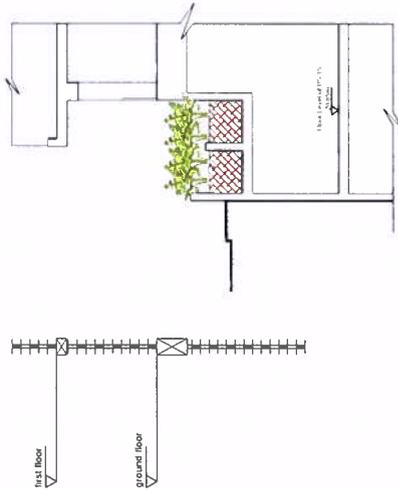
- Materials**
- 1 White PVC Apertures
 - 2 White Coloured Render
 - 3 Stone Coloured Render
 - 4 Glass Railing
 - 5 Solid Timber Door
 - 6 White Metal Hinged Gate

Proposed Elevation 'A'

M&S Design Associates
 First Floor Business
 First Floor Office
 First Floor Office
 100/101, 102/103, 104/105, 106/107, 108/109, 110/111, 112/113, 114/115, 116/117, 118/119, 120/121, 122/123, 124/125, 126/127, 128/129, 130/131, 132/133, 134/135, 136/137, 138/139, 140/141, 142/143, 144/145, 146/147, 148/149, 150/151, 152/153, 154/155, 156/157, 158/159, 160/161, 162/163, 164/165, 166/167, 168/169, 170/171, 172/173, 174/175, 176/177, 178/179, 180/181, 182/183, 184/185, 186/187, 188/189, 190/191, 192/193, 194/195, 196/197, 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215, 216/217, 218/219, 220/221, 222/223, 224/225, 226/227, 228/229, 230/231, 232/233, 234/235, 236/237, 238/239, 240/241, 242/243, 244/245, 246/247, 248/249, 250/251, 252/253, 254/255, 256/257, 258/259, 260/261, 262/263, 264/265, 266/267, 268/269, 270/271, 272/273, 274/275, 276/277, 278/279, 280/281, 282/283, 284/285, 286/287, 288/289, 290/291, 292/293, 294/295, 296/297, 298/299, 300/301, 302/303, 304/305, 306/307, 308/309, 310/311, 312/313, 314/315, 316/317, 318/319, 320/321, 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Proposed Part Section Through PS 07



Proposed Part Section Through PS 15

25 (0m)

REV #	DATE	ISSUED FOR
00	19 Dec 2024	RSV/AB PLANNING
01	25 Apr 2025	RSV/AB PLANNING
02	06 Jun 2025	RSV/AB PLANNING

REV #	DATE	ISSUED FOR
00	19 Dec 2024	RSV/AB PLANNING
01	25 Apr 2025	RSV/AB PLANNING
02	06 Jun 2025	RSV/AB PLANNING

DISCLAIMER: This drawing is a preliminary design and is not intended for construction. It is provided for information only. The client is responsible for ensuring that the design meets all relevant regulations and standards. The architect is not responsible for any errors or omissions in this drawing.

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PROPOSED DEVELOPMENT WITH UNDERLYING GARAGES

PROPOSED PART SECTIONS THROUGH FG

Drawing No: 1805A/24 - 20
 Scale: 1:100
 Project No: 1805A/24
 Date: December '24
 Checked By: RSV/AB

MENTOR ASSOCIATES
 ARCHITECTS, CIVIL ENGINEERS & STRUCTURAL CONSULTANTS
 47, Avenue des Palmiers, 2014, St. Paul, Malta
 Phone: +356 2122 1111 | Email: info@mentorassociates.com

APPENDIX 7

Godwin Azzopardi

Date: 29 August 2025
Our Ref: PA/02900/25

Application Number: PA/02900/25
Application Type: Full development permission
Date Received: 14 March 2025
Approved Documents: PA/2900/25/6D/91A/98A/98B/99C/99H/105B/105E/105F/105G/111B/
111C/111D/111E/111F/111G/111H/111I/131B and;

Supporting documents
PA 2900/25/132B- Lift report
PA 2900/25/97B - Engineer's report
PA 2900/25/101A - CRPD conditions

Location: Empty Plot, Triq Cassarino, Triq il-Fugass, Qawra, San Pawl il-Bahar
Proposal: Proposed demolition of existing structures, excavation of three
basement levels, construction of substation, 63 Garages, 11 Parking
Spaces, 9 Maisonettes & 65 Apartments

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 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 -**

PA/02900/25

Article 72(4) of the Development Planning Act (Cap. 552). No commencement notice is 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) Air conditioning units shall not be located on the facades of the building which are visible from the street or a public space.

k) 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.

l) 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.

m) All 3 basement levels shall only be used for the parking of private cars and shall be kept available at all times for this purpose.

n) Any approved stores shall be used for domestic storage only.

o) Any unit approved on more than one floor (duplex or more) shall remain physically interconnected as a single unit, and shall not be sub-divided into separate units without specific Planning Authority consent.

2 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.

PA/02900/25

c) The height of the services on the roof of the building shall not extend beyond the approved height of the uppermost parapet wall.

d) The side elevation shall be treated as per approved drawing PA 2900/25/105G.

3 **Conditions imposed and enforced by the Building Construction Authority**

Prior to commencement of any development on site, a Bank Guarantee to the value of € 3,750.00 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.

4 No garage doors should be installed for parking spaces 19, 20, 21, 22, 23, 24.

5 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:

(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 2900/25/101A. 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; and

Note: Should a compliance certificate be requested for a planning unit not comprising the whole approved development, a Bank Guarantee of € 25,000 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 2900/25/132B and PA 2900/25/97B.

6 **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

PA/02900/25

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 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.

- C.** 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.

D. 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 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.
- E.** 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.
- F.** 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.
- G. 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.

H. 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.

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 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 PA/02900/25

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.

Mandy Gatt
Secretary Planning Commission
Within Development Scheme (Malta)

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).

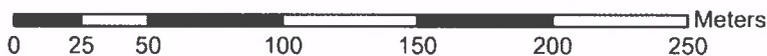
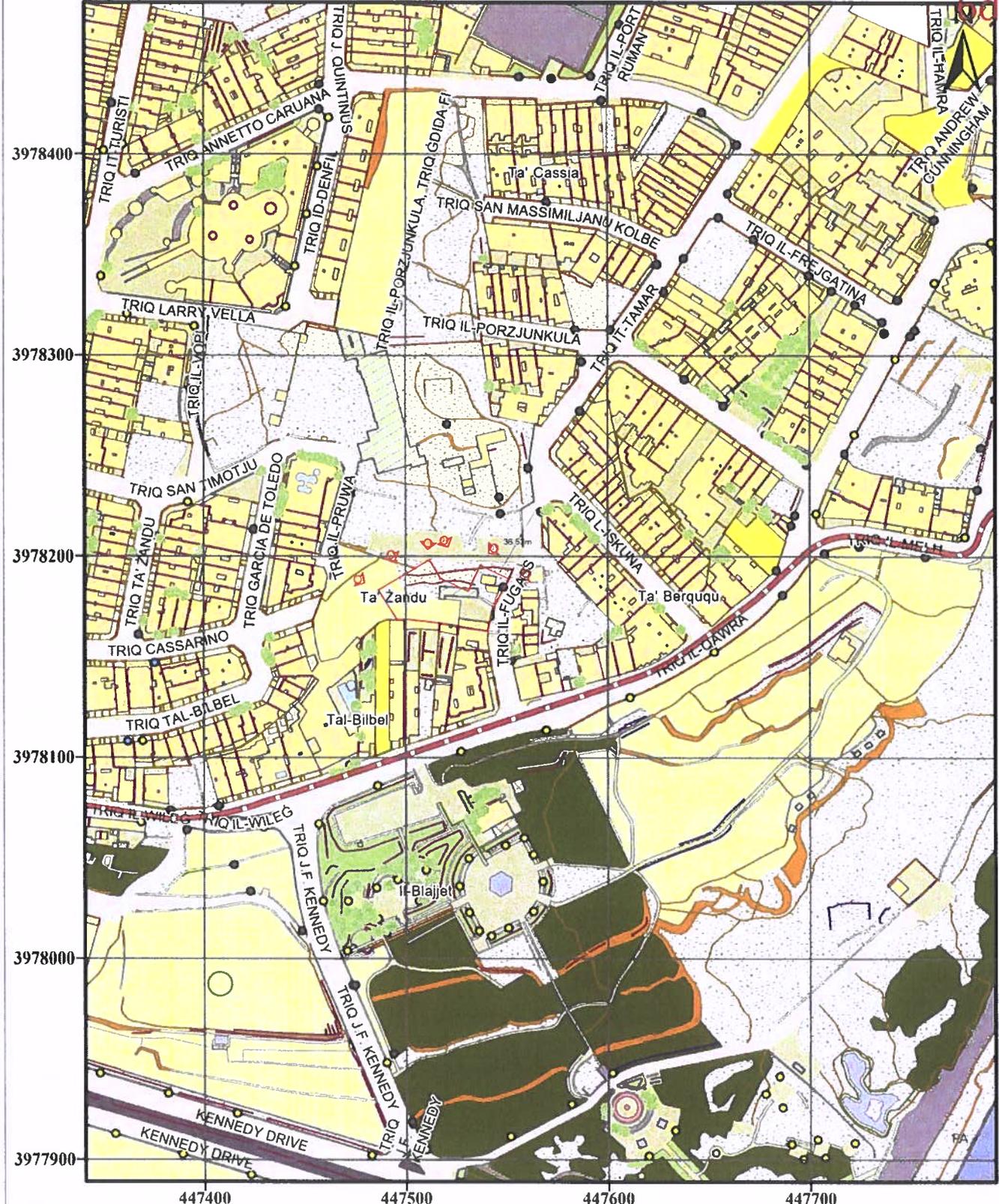
For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150. €50 administrative fee also applies (S.L. 551.01).

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-

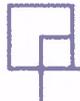


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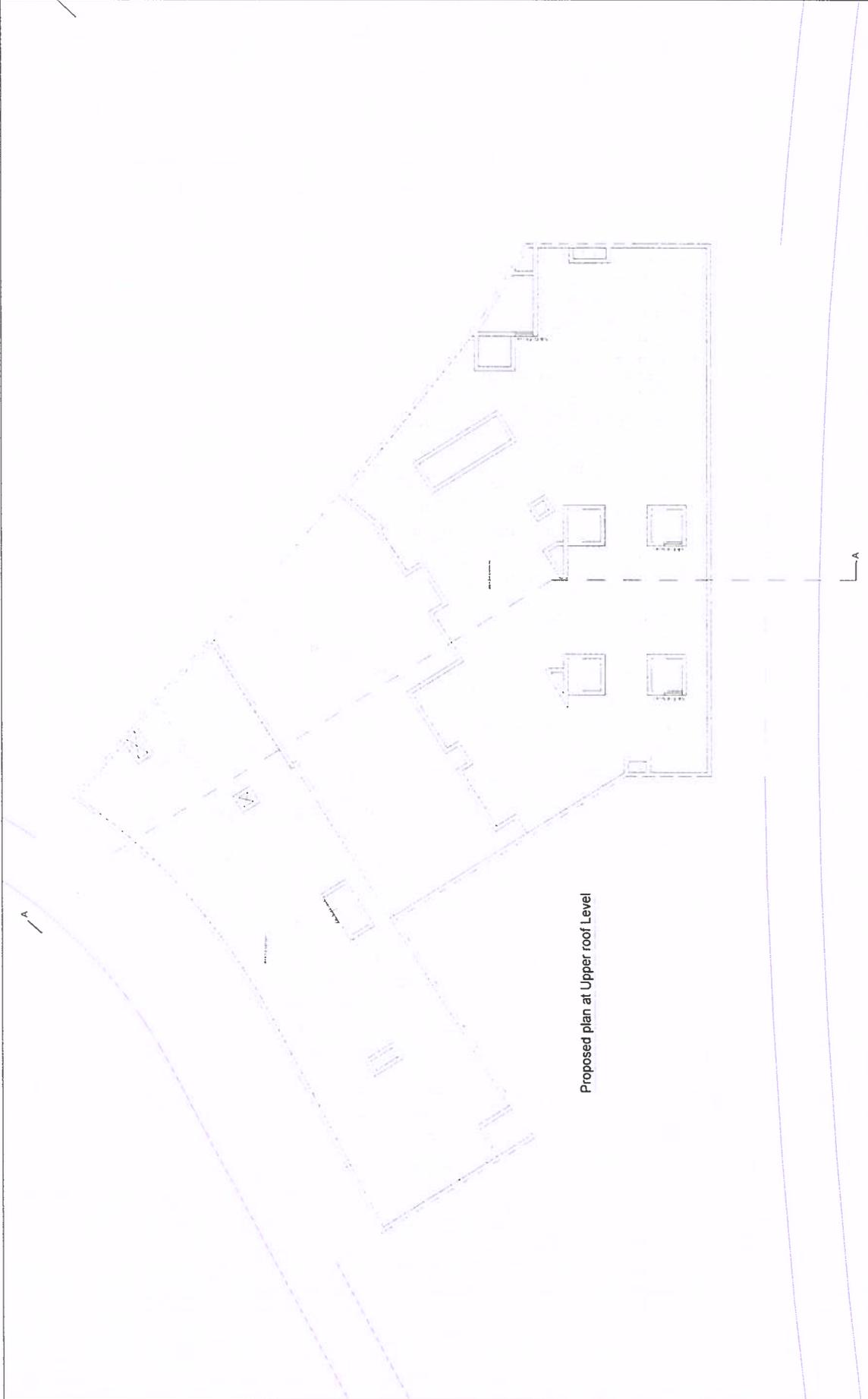
Date Printed: 18/12/2024

Compiled and published by the Mapping Unit Planning Authority
 ERDF 02 030 - SinigraM data (2018) Developing Spatial Data Integration for the Maltese Islands Planning Authority
 Reproduction in whole or in part by any means is prohibited without the prior permission of the SinigraM Project Leader
 Data captured from: 2018 aerial photography 2020 unmanned aerial vehicles (UAVs)
 WGS 1984 UTM Zone 33M EPSG: 32633 M S11 (Mean sea level) Scale factor at the central meridian 0.9956
 Central meridian has a false origin of 500 000m at 150 East of Greenwich
 Northern coordinates have an origin of 0m at the Equator
 Not to be used for interpretation or scaling of scheme alignments Copyright © PA Planning Authority

PLANNING AUTHORITY

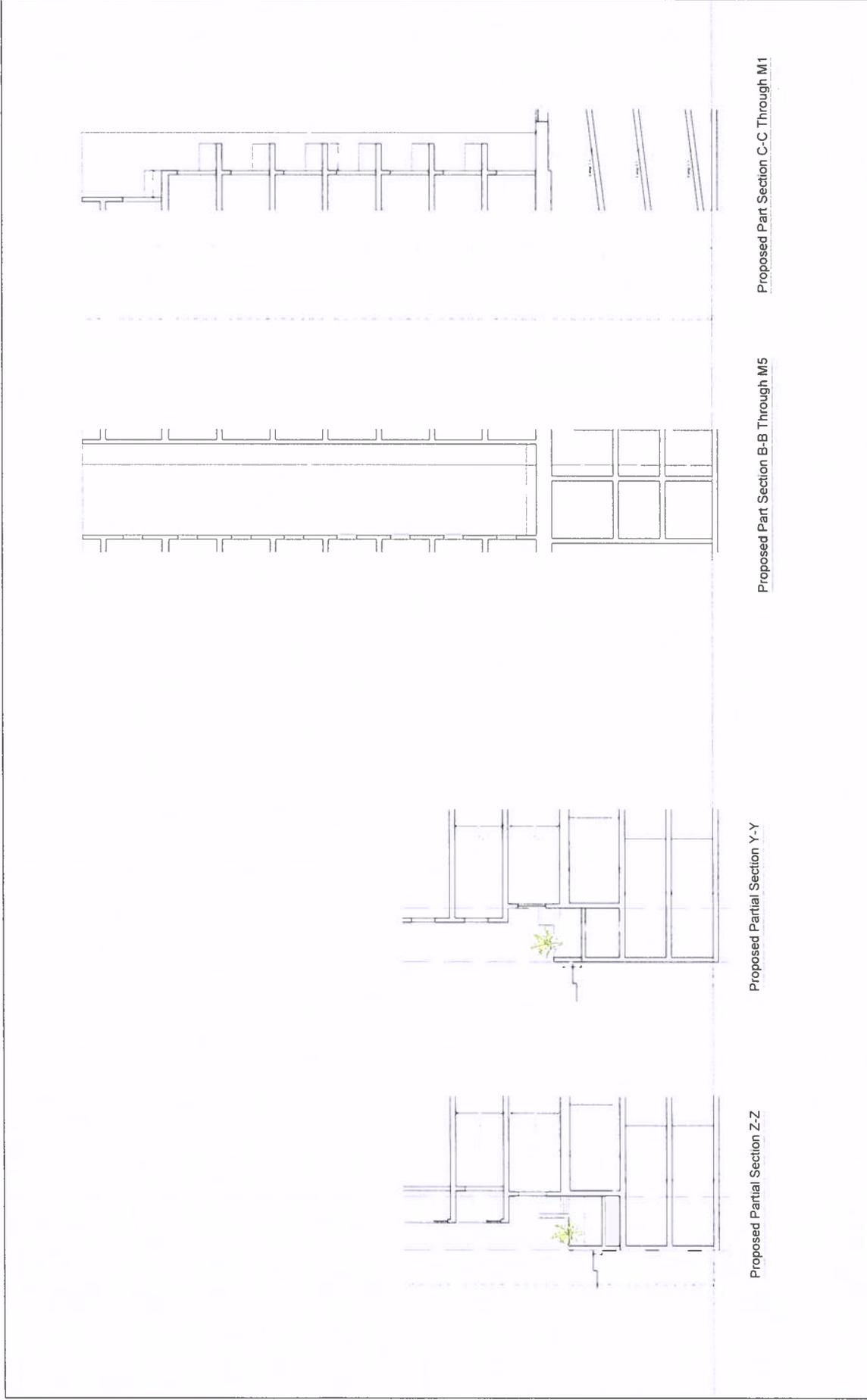


St Francis Ravelin, Floriana
 Tel +356 2290 0000, Fax +356 2290 2295
 www.pa.org.mt, mappingshop@pa.org.mt



Proposed plan at Upper roof Level

 <p>Design Associates 1000 West 10th Street, Suite 100 Vancouver, BC V6H 1T1 Tel: 604.681.1111 Fax: 604.681.1112 Email: info@designassociates.com</p>	<p>Part of Project No. 180524-13 Part of Building No. 180524-13 Part of Sub-project No. 180524-13-4</p>	<p>PROPOSED UPPER ROOF PLAN</p>	<p>Scale: 1:100</p> <p>Sheet No. 180524-13-4</p>
<p>Part of Project No. 180524-13 Part of Building No. 180524-13 Part of Sub-project No. 180524-13-4</p>		<p>PROPOSED UPPER ROOF PLAN</p>	<p>Scale: 1:100</p> <p>Sheet No. 180524-13-4</p>



Proposed Partial Section Z-Z

Proposed Partial Section Y-Y

Proposed Partial Section B-B Through M5

Proposed Partial Section C-C Through M1

M Design Associates
 1000 West 1st Avenue, Suite 200
 Portland, Oregon 97204
 Phone: (503) 228-1111
 Fax: (503) 228-1112
 Website: www.mdesign.com

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Proposed Partial Sections
 Z-Z, Y-Y, B-B, C-C

100524-18

100524
 100524
 100524

100524-18



PA 1396/25

Applicant's Property

PA 1397/25

Proposed Elevation on Triq Cassarino

- Legend
- 1. White Horizontal Plaster
 - 2. Silver Color Fabric
 - 3. White Horizontal Plaster
 - 4. White Horizontal Plaster
 - 5. White Color PVC, Acrylics
 - 6. UPVC, Average Color, South Glass
 - 7. White Vertical Plaster, Stone

Design Associates

142074827 - 105f - 110 South Lumberton Street of Raleigh North - 18/07/2025

Project: 105f - 110 South Lumberton Street of Raleigh North - 18/07/2025

Client: [Redacted]

Scale: 1:100

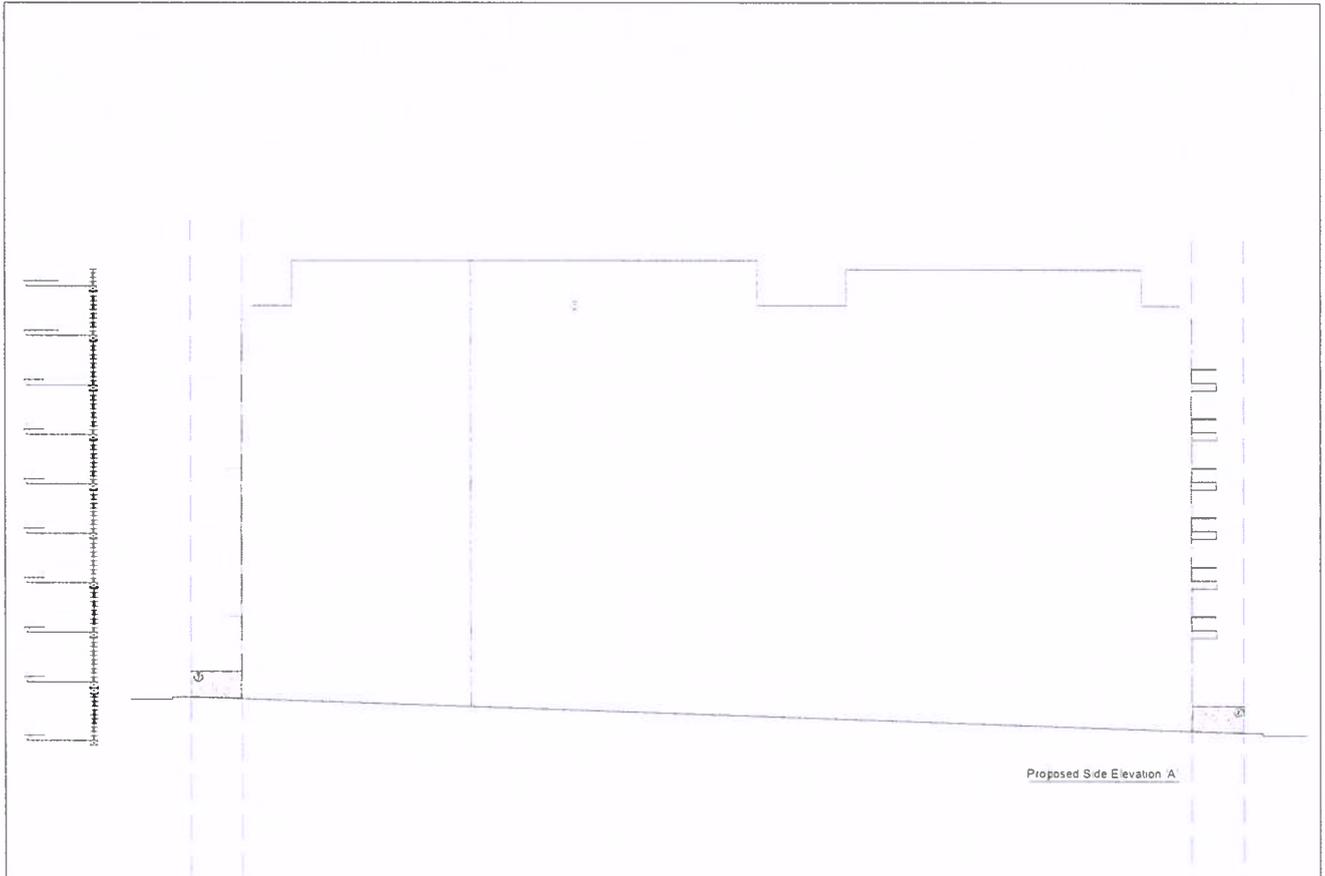
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Sheet: 5

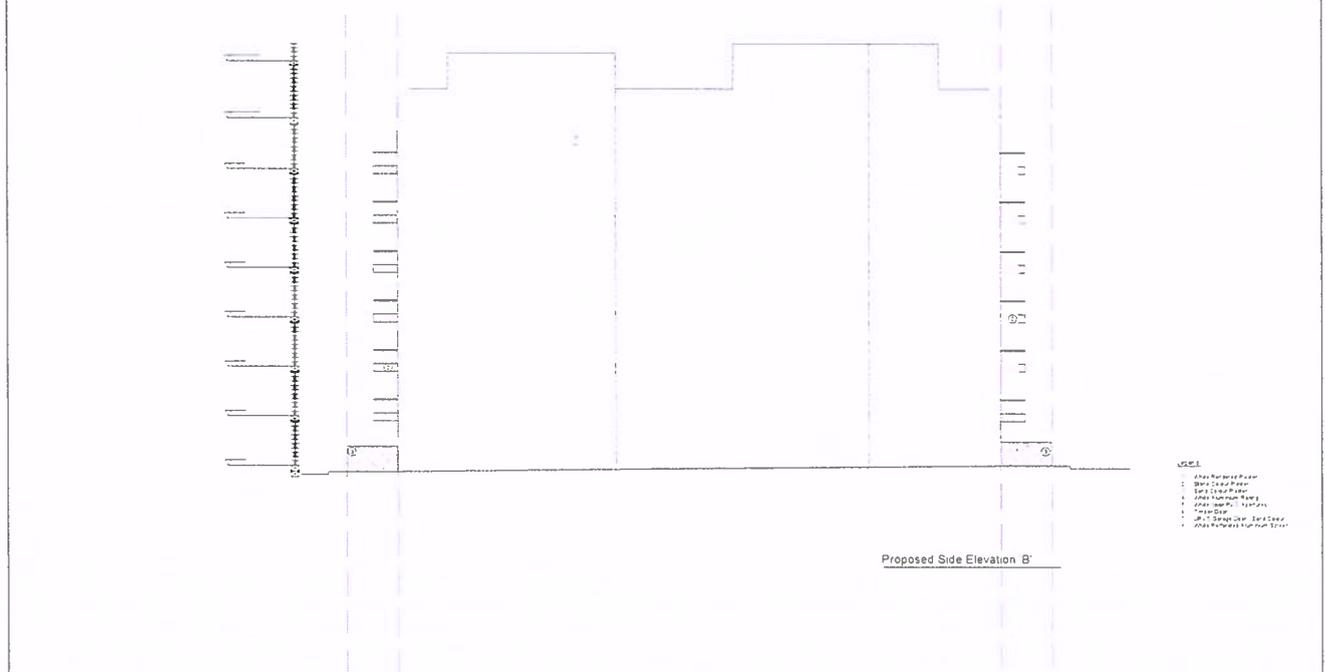
PROPOSED ELEVATION

Triq CASSARINO

Demolition of damaged structures. Proposed construction of a 9-story building with 2 levels of parking and sub-station on 2 levels and construction of 65 apartment and 9 townhouses.



Proposed Side Elevation A



Proposed Side Elevation B

- LEVEL
- 1. First Floor
 - 2. Second Floor
 - 3. Third Floor
 - 4. Fourth Floor
 - 5. Fifth Floor
 - 6. Sixth Floor
 - 7. Seventh Floor
 - 8. Eighth Floor
 - 9. Ninth Floor
 - 10. Tenth Floor

H&S
Engineering & Architecture



Vertical Scale: 1/8" = 1'-0"
Horizontal Scale: 1/4" = 1'-0"

PROPOSED SIDE ELEVATIONS

NO.	DATE	REVISION
1	10/10/2010	ISSUED FOR PERMITTING



Proposed plan at Third Floor Level

Room No.	Room Name	Area (sq. ft.)	Area (sq. m.)
101	Office	100	9.3
102	Office	100	9.3
103	Office	100	9.3
104	Office	100	9.3
105	Office	100	9.3
106	Office	100	9.3
107	Office	100	9.3
108	Office	100	9.3
109	Office	100	9.3
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198	Office	100	9.3
199	Office	100	9.3
200	Office	100	9.3

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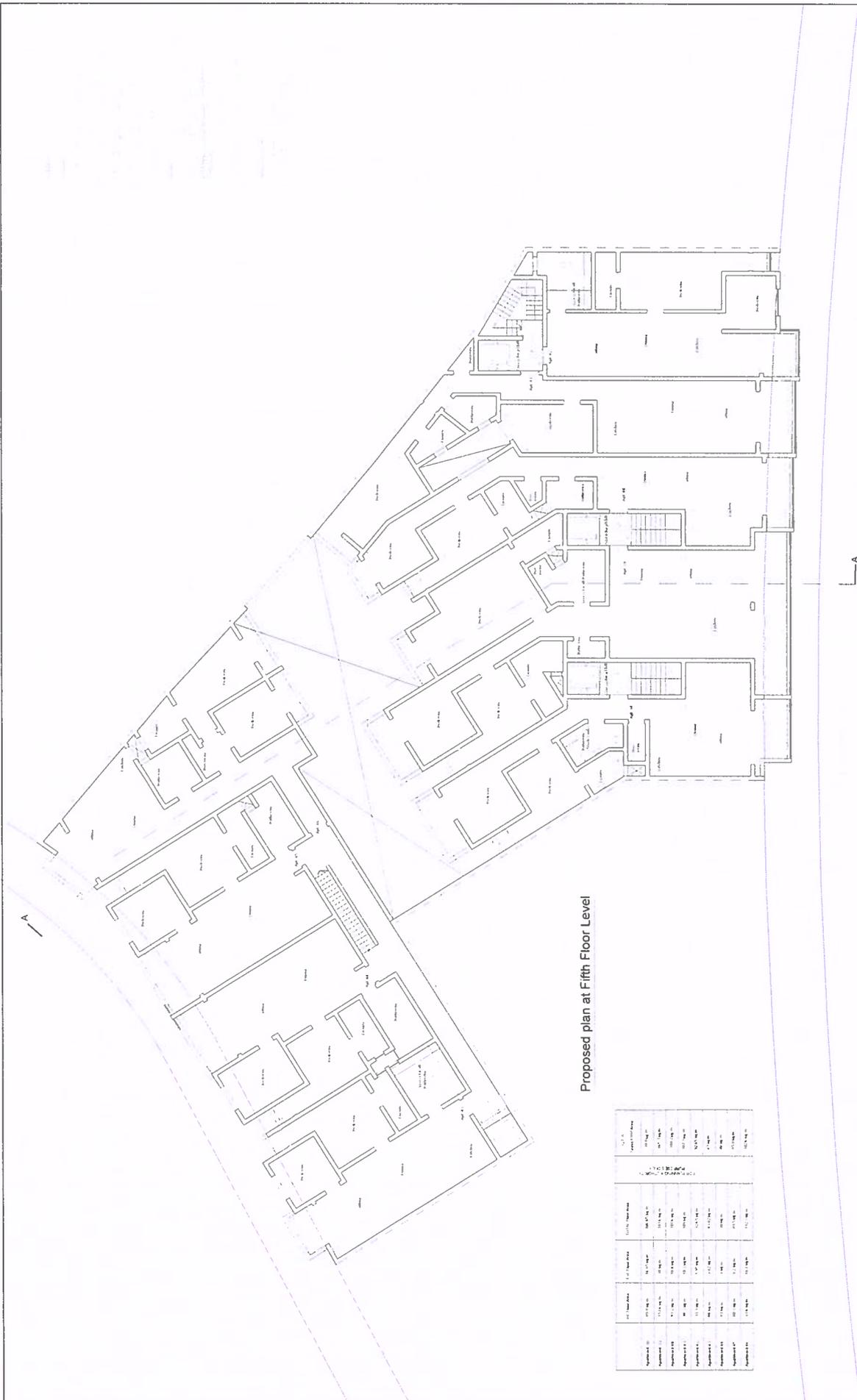
Paul Robert & Sonnet
Paul Alexander Shook
Paul Shook

Markings shown and dimensions provided are to be used for 10%
 construction documents. All dimensions are to be off the bottom of a finished floor and the
 exterior face of a wall.

Approved Markings: 05/05/2014, 05/05/2014

PROPOSED THIRD FLOOR PLAN

DATE: 05/05/2014
 SCALE: 1/100
 SHEET: 1805/24-08 6



Proposed plan at Fifth Floor Level

Room No.	Room Name	Area (sqm)	Volume (cu m)
501	Apartment 501	105.5	316.5
502	Apartment 502	105.5	316.5
503	Apartment 503	105.5	316.5
504	Apartment 504	105.5	316.5
505	Apartment 505	105.5	316.5
506	Apartment 506	105.5	316.5
507	Apartment 507	105.5	316.5
508	Apartment 508	105.5	316.5
509	Apartment 509	105.5	316.5
510	Apartment 510	105.5	316.5
511	Apartment 511	105.5	316.5
512	Apartment 512	105.5	316.5
513	Apartment 513	105.5	316.5
514	Apartment 514	105.5	316.5
515	Apartment 515	105.5	316.5
516	Apartment 516	105.5	316.5
517	Apartment 517	105.5	316.5
518	Apartment 518	105.5	316.5
519	Apartment 519	105.5	316.5
520	Apartment 520	105.5	316.5
521	Apartment 521	105.5	316.5
522	Apartment 522	105.5	316.5
523	Apartment 523	105.5	316.5
524	Apartment 524	105.5	316.5
525	Apartment 525	105.5	316.5
526	Apartment 526	105.5	316.5
527	Apartment 527	105.5	316.5
528	Apartment 528	105.5	316.5
529	Apartment 529	105.5	316.5
530	Apartment 530	105.5	316.5
531	Apartment 531	105.5	316.5
532	Apartment 532	105.5	316.5
533	Apartment 533	105.5	316.5
534	Apartment 534	105.5	316.5
535	Apartment 535	105.5	316.5
536	Apartment 536	105.5	316.5
537	Apartment 537	105.5	316.5
538	Apartment 538	105.5	316.5
539	Apartment 539	105.5	316.5
540	Apartment 540	105.5	316.5
541	Apartment 541	105.5	316.5
542	Apartment 542	105.5	316.5
543	Apartment 543	105.5	316.5
544	Apartment 544	105.5	316.5
545	Apartment 545	105.5	316.5
546	Apartment 546	105.5	316.5
547	Apartment 547	105.5	316.5
548	Apartment 548	105.5	316.5
549	Apartment 549	105.5	316.5
550	Apartment 550	105.5	316.5
551	Apartment 551	105.5	316.5
552	Apartment 552	105.5	316.5
553	Apartment 553	105.5	316.5
554	Apartment 554	105.5	316.5
555	Apartment 555	105.5	316.5
556	Apartment 556	105.5	316.5
557	Apartment 557	105.5	316.5
558	Apartment 558	105.5	316.5
559	Apartment 559	105.5	316.5
560	Apartment 560	105.5	316.5
561	Apartment 561	105.5	316.5
562	Apartment 562	105.5	316.5
563	Apartment 563	105.5	316.5
564	Apartment 564	105.5	316.5
565	Apartment 565	105.5	316.5
566	Apartment 566	105.5	316.5
567	Apartment 567	105.5	316.5
568	Apartment 568	105.5	316.5
569	Apartment 569	105.5	316.5
570	Apartment 570	105.5	316.5
571	Apartment 571	105.5	316.5
572	Apartment 572	105.5	316.5
573	Apartment 573	105.5	316.5
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583	Apartment 583	105.5	316.5
584	Apartment 584	105.5	316.5
585	Apartment 585	105.5	316.5
586	Apartment 586	105.5	316.5
587	Apartment 587	105.5	316.5
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591	Apartment 591	105.5	316.5
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593	Apartment 593	105.5	316.5
594	Apartment 594	105.5	316.5
595	Apartment 595	105.5	316.5
596	Apartment 596	105.5	316.5
597	Apartment 597	105.5	316.5
598	Apartment 598	105.5	316.5
599	Apartment 599	105.5	316.5
600	Apartment 600	105.5	316.5

Design Associates
 200-1000-1000 - 1000-1000-1000 - 1000-1000-1000
 1000-1000-1000 - 1000-1000-1000 - 1000-1000-1000
 1000-1000-1000 - 1000-1000-1000 - 1000-1000-1000

Proposed Fifth Floor Plan

1805/24-10 6



Proposed Section A-A

 <p>Design Associates 2100 E. 1st Avenue, Suite 100, Denver, CO 80218 Phone: (303) 733-1111 Fax: (303) 733-1112 www.design-associates.com</p>	<p>Paul Robert Steinhilber Paul Alexander Bernick Paul Michael Long</p>	<p>MECHANICAL DESIGNERS AND ENGINEERS 180524-14 111j View 1 (includes submittal on level 0) (not for construction) 2/20/2015</p>	<p>MECHANICAL DESIGNERS AND ENGINEERS 180524-14 111j View 1 (includes submittal on level 0) (not for construction) 2/20/2015</p>
<p>PROJECT TITLE Demolition of dilapidated structures, Proposed construction of a new 10-story office building, apartments and 9 townhomes</p>		<p>PROJECT NO. 180524-14</p>	<p>PROPOSED SECTION A-A</p>
<p>DATE 02/20/15</p>		<p>SCALE 1/8" = 1'-0"</p>	<p>DATE 02/20/15</p>

APPENDIX 8

NORTH WEST LOCAL PLAN



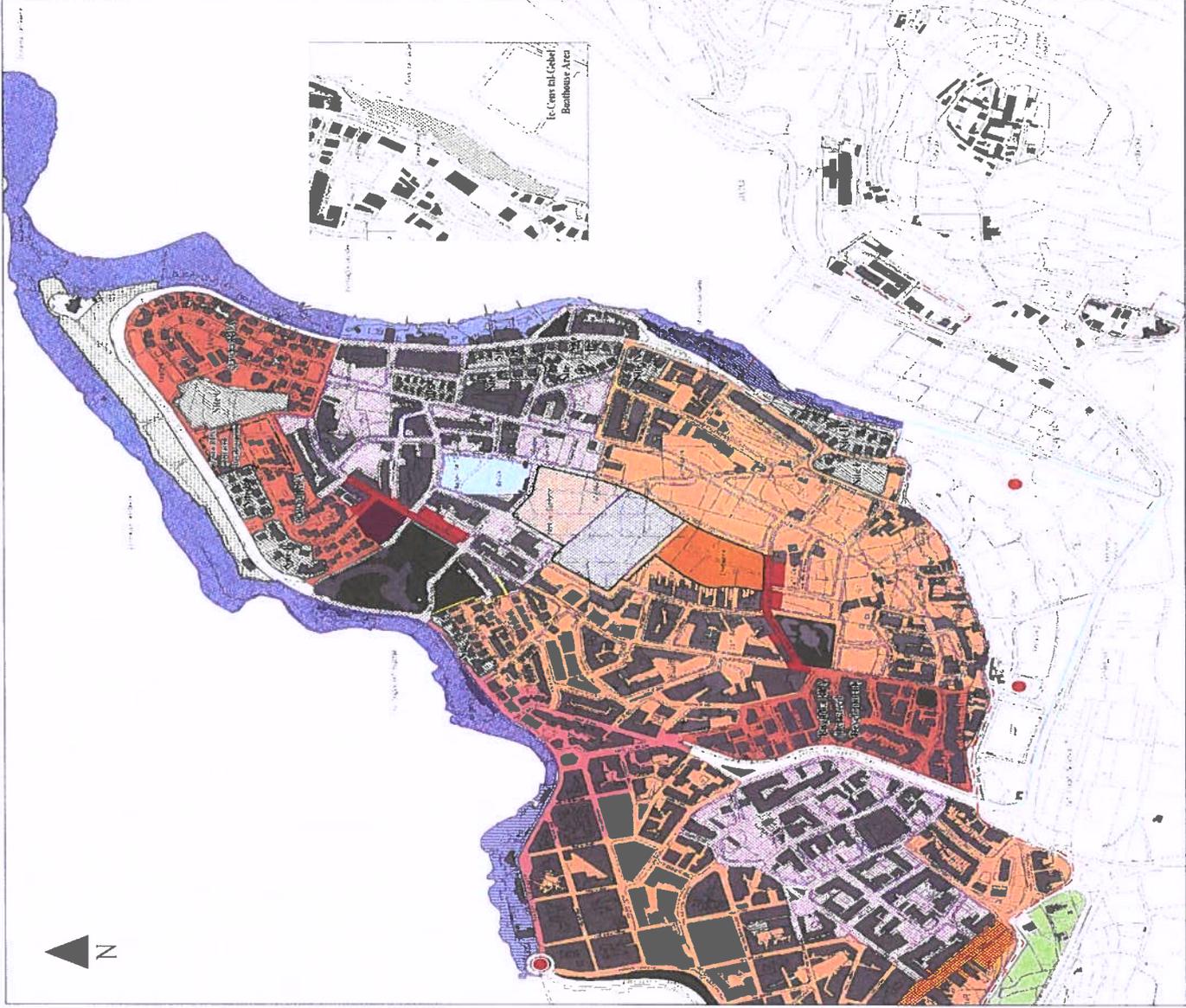
1 - Avenida ta Malta Dwar l-Ambjent ta l-Ippjanar

Malta Environment & Planning Authority

Key

- NWLS1 Land Use Development Boundary
- NWCM1 Secondary Town Centre for St Paul's Bay
- NWCM2 Local Centre for Gwera
- NWCM3 The Entertainment Precinct Area of Bugibba
- NWTS1 Tourism Zone
- NWLS3 St Paul's Bay Village Bugibba - Central Residential Area
- NWLS4 Bugibba & Gwera Residential Priority Areas
- NWLS6 Urban Open Space
- NWCO1 Open Space, Open Areas and Settlements
- NWSP3 Site for Public Bus Terminus
- NWSP4 Foreshore within Commercial Zone
- Foreshore within the Entertainment Precinct Area
- NWSP5 Development on the San Antonio Hotel Site
- NWSP6 Development of Falmes Hotel Site
- NWSP7 Commercial Development Scheme on Tintal-Port Ruman
- NWSP8 Site for Primary School
- NWSP9 Urban Park
- NWSP10 Regional Sports Complex
- NWSP11 Re-Development Schemes for villas - Bungalow sites
- NWSP15 Commercial Use of Promenade and Foreshore
- NWSP14 Lower Coast Development Area
- NWSP16 Site Subordinated for Recreation
- NWSP17 Public provision in St Paul's Bay
- Sites previously zoned for villas in PPS (988)
- Refer to NWLS 1

North West Local Plan
 Bugibba & Gwera Policy Map
 Date: July 2006
 Scale: 1:7000
 Map: 40
 INDICATIVE ONLY
 Not to be used for measurement or direct interpretation.
 Maps to be used in conjunction with Policy Document
 Base Maps: 1991 Survey Sheets
 Copyright: Maltese Environment & Planning Authority



NORTH WEST LOCAL PLAN



1 - Victoria 14, Males Dwar 14, Anbient u 14 pp in ar
Maha Environment & Planning Authority

Key

- NWUS 1
Limit to Development Boundary
- 2 Floors
- 3 Floors
plus 6 courses semi - basement
- 4 Floors
- 5 Floors
- To retain existing height

Applicable Policy

NWUS 5
Building Height Limitations

**North West Local Plan
Bagibba & Qawra Building Heights**

Scale **1:7000** Date **July 2006** Map **42**

Not to be used for measurement or other interpretation
Maps to be used in conjunction with Policy Document
Base Maps - 1988 Survey Sheets

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