



# PAUL CAMILLERI & ASSOCIATES

ARCHITECTS, CIVIL AND STRUCTURAL ENGINEERING CONSULTANTS

127, Archbishop Street, Valletta, VLT 1444, Malta | tel:(+356) 21 224 889 / (+356) 21 238 876  
fax:(+356) 21 238 732 | email:perit@paulcamilleri.eu | web:www.paulcamilleri.eu

16<sup>th</sup>. June 2025

QLZH Holding p.l.c.  
'Cali' House', 3rd. Floor  
Vjal ir-Rihan  
San Gwann SGN 9020

Attention: **Mr. Michael Mercieca CPA**  
Director, QLZH Holding P.L.C.

Dear Mr. Mercieca,

## **Valuation of the completed and finished flats to be constructed in lieu of the Property 84, 'Shalom', Triq J. Quintinus, San Pawl il-Bahar SPB 1303 as per Planning Authority permit PA/04782/24**

In accordance with your instructions, we are providing you with our opinion of the valuation, as described above, as at 5<sup>th</sup>. May 2025.

### **Status of valuer and compliance**

I confirm that the undersigned, despite not being a RICS member, complies with the requirements of independence and objectivity set out in the RICS standards and guidelines and that the undersigned has no conflict of interest in valuing these Properties. This valuation has been taken by the undersigned in the capacity of External Valuer.

### **Basis of valuation**

The basis of the valuation has been described in the property's valuation report. Generally, the property has been valued on the basis of Market Value as set out in VS 3.2 of the Red Book which is defined as:

'The estimated amount for which a property should exchange 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 knowledgably, prudently and without compulsion.'

### **Assumptions and sources of information**

An Assumption is stated in the glossary to the Red Book to be a 'supposition taken to be true' ('Assumption'). Assumptions are facts, conditions or situations affecting the subject of, or approach to, a valuation that, by agreement, need not be verified by a valuer as part of the valuation process. In undertaking our valuations, we have made a number of Assumptions and have relied on certain sources of information; and namely information provided by QLZH Holding P.L.C. (formerly Dowdall Ltd.). In the event that any these Assumptions prove to be inaccurate or incorrect then our valuation should be reviewed.

The Assumptions we have made for the purposes of our valuation are referred to below:

### **Areas**

We have not measured the Properties and neither have we undertaken the measurement of any land sites. As instructed, we have relied solely upon the information provided, which we have assumed to be full and correct.

## **Condition**

We have not carried out building surveys of the existing structures located on the Properties and neither have we tested the drainage or service installations in the buildings as this was outside the scope of our instructions.

We have not been provided with any structural and/ or services surveys or environmental reports and therefore, where we have assumed the continuing use of an existing building, we have made an assumption that the buildings are structurally sound, free from any defects, free from any rot, infestation, adverse toxic chemical treatments or other design defects that may adversely impact on their future use.

Due regard has been paid to the apparent state of repair and condition of the existing buildings, but condition surveys have not been undertaken, nor have woodwork or other parts of the structures which are covered, unexposed or inaccessible, been inspected.

As seen, we have made an Assumption that the existing buildings are free from any rot, infestation, adverse toxic chemical treatments, and structural or design defects.

We have not arranged for investigations to be made to determine whether high alumina cement concrete, calcium chloride additive or any other deleterious materials have been used in the construction or any alterations, and therefore we cannot confirm that the existing buildings are free from risk in this regard. For the purpose of this valuation, we have made an Assumption that any such investigation would not reveal the presence of such materials in any adverse condition.

## **Legal**

We have neither verified nor confirmed the ownership of the property; nor been provided with any formal reports on title or legal due diligence in respect of the Property prepared by lawyers.

We do not normally read leases or title documents. The interpretation of the legal documents/ disputes is a matter for lawyers and as such we accept no responsibility or liability for the true interpretations of the legal position.

## **Registered Mortgages**

We have not been made aware of any registered mortgages or other encumbrances associated with the property.

## **Intra Group Leases**

Given that the company forms part of a group of companies, we have been informed that none of the properties are subject to any intra-group lease that otherwise would have to be included in the respective reports

## **Building permits and expected completion of development**

Information regarding building permits for the existing/ proposed buildings and structures that exist within the demised properties has been included in this valuation report. The expected completion date is quarter 2, 2027; with the properties ready for renting in quarter 3, 2027.

## **Environmental matters**

We have not been instructed to carry out site surveys or environmental assessments nor have we investigated any historical records, to establish whether any land or premises are or have been, contaminated.

Should it be established that contamination does exist, this might reduce the value now reported. We have no basis to assess the reasonableness of this Assumption. If it were to prove invalid, then the value would fall by an unspecified amount. We have therefore made no allowance in our valuation for any effect in respect of actual or potential contamination in the land or buildings.



## Information

We have made an Assumption that the information provided to us is both full and correct, and have relied on the following sources of information:

- QLZH Holding P.L.C. (formerly Dowdall Ltd.)
- Contract published by Notary Annalise Micallef
- Perit Joe Barbara's drawings for the project
- Francesco Grasso ACA, external advisor to the Issuer
- Planning Authority

It follows that we have made an Assumption that details of all matters likely to affect value within their collective knowledge have been made available to us and that the information is up to date.

## Valuation

Our General Assumptions and Definitions are deemed to be included as an intrinsic part of the valuation report.

### Guidance note 1 of the red book

Where uncertainty could have a material effect on an opinion of value, the Red Book requires a valuer to draw attention to this, indicating the cause of the uncertainty and the degree to which this is reflected in the valuation reported.

No such instance of uncertainty was noted with regards to these properties.

## Confidentiality and disclosure and publication

The contents of this report may be used only for the specific purpose to which they refer. Before this report, or any part thereof, is reproduced or referred to in any document and before its contents, or any part thereof, are disclosed orally or otherwise to a third party, the valuer's written approval as to the form and context of such publication or disclosure must first be obtained, but may not be unreasonably withheld or delayed in so far as it relates to the inclusion of the valuation in the Prospectus.

Yours faithfully,

**PERIT PAUL CAMILLERI**

*(encl: Valuation report)*



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## Valuation, as per 'Capital Markets Rules' of the Property situated at 84, 'Shalom', Triq J. Quintinus, San Pawl il-Bahar, SPB1303

**16<sup>th</sup>. June 2025**



### **(A) Scope of Valuation**

The scope of this valuation is that of 'inter alia' assessing the following:

- the estimated total cost of completion including, without limitation, the cost of financial carrying charges, letting commissions and other ancillary costs
- the open market value of the Property in its existing state at the date of valuation
- the estimated capital values at current prices and on the basis of current market conditions:
  - (a) after the development has been completed; and
  - (b) after the development has been completed and the Property has been let

This valuation report has been compiled in accordance with the rules set out in Chapter 7 of the Capital Markets Rules (CMRs).

This valuation is to be read in conjunction with the covering letter with which this valuation is being presented.

### **(B) The Ground-rents**

We are informed that there are no ground rents, servitudes and/ or other constraints burdening the property

### **(C) Planning Authority permit**

A permit, PA/04782/24, has been issued by Planning Authority dated the 22<sup>nd</sup>. January 2025, covering the "demolition of existing terrace house, excavation of 1 level basement housing, 8 private parking car spaces, and construction of 15 dwellings from ground till receded floor"; which, however, is still non-executable pending the payment of the 'Urban Improvement Fund (UIF) contribution of €47,000.00.

### **(D) Basis of Valuation**

The valuation of the Property has been prepared in accordance with the valuation Standards published by the Royal Institution of Chartered Surveyors (RICS). These are compliant with the Standards published by the International Valuation Standards Committee (IVSC). IVSC defines fair value as 'the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties, in an arm's length transaction'.

The fair value of the properties has been estimated based on the average comparable rates of similar properties in the area, then discounted by the development costs, estate agency fees of 4.13%, tax at 8% and developer's profit of 20%. Tables of (a) the estimated gross sales income (b) the development costs (c) a reconciliation thereof as described in the attached annexe.

For the purpose of the Valuation, it is assumed that any information QLZH Holding p.l.c. (formerly 'Dowdall Ltd.') Perit Joe Barbara, Francesco Grasso ACA and Notary Annelise Micallef have supplied to me in respect of the Property is both full and correct.



Where deemed necessary, written representations have been obtained from QLZH Holding P.L.C. and/or from other parties in order to support the assumptions on which the Valuation is based.

### **(E) Valuation**

After having taken into consideration all the afore-mentioned facts and considerations, it is my considered opinion that:

- a fair estimate of the total cost of completion including, without limitation, the cost of financial carrying charges, letting commissions and other ancillary costs is **one million, eight hundred and thirty-seven thousand euro (€1,837,000.00)**.
- a fair estimate of the open market value of the Property in its existing state at the date of valuation would be **one million, nine hundred and forty thousand euro (€1,940,000.00)**.
- a fair estimate of the estimated capital values at current prices and on the basis of current market conditions:
  - (a) after development has been completed would be **five million, one hundred and thirty-five thousand euro (€5,135,000.00)**.
  - (b) after the development has been completed and the Property has been let would be **five million, one hundred and fifty thousand euro (€5,150,000.00)**.

### **(F) Confidentiality and disclosure and publication**

The contents of this report may be used only for the specific purpose to which they refer. Before this report, or any part thereof, is reproduced or referred to in any document and before its contents, or any part thereof, are disclosed orally or otherwise to a third party, the valuer's written approval as to the form and context of such publication or disclosure must first be obtained, but may not be unreasonably withheld or delayed in so far as it relates to the inclusion of the valuation in the Prospectus.

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Perit Paul Camilleri

Encl: valuation back-up calculations and assumptions  
copy of non-executable permit and approved drawings and documentation

<b>QAWRA PROJECT</b>			
<b>21, Shalom, Triq J. Quintinus, San Pawl il-Bahar</b>			
<b>PA/4782/24</b>			
<b>Proposed demolition of existing terrace house, excavation of 1 level basement housing, 8 private parking car spaces, and construction of 15 dwellings from ground till receded floor</b>			
<b>Status: non-executable permit issued</b>			
<b>DEVELOPMENT COSTS</b>			
<b>Preliminary costs</b>			
Perit's costs			€23,768.94
CAR insurance			€5,000.00
BCA related costs (STO, etc.)			€6,000.00
scaffolding, including permit costs			€30,000.00
<b>sub-total (preliminary costs)</b>			<b>€64,768.94</b>
<b>Demolition and Earthworks</b>			
		unit cost	total cost
Demolition	lump sum	n/a	€40,000.00
Excavation (cu. mtrs.)	930	€48.00	€44,640.00
<b>sub-total (demolition &amp; earthworks)</b>			<b>€84,640.00</b>
<b>Construction, Finishing and Services</b>			
	GFA (sq.mtrs.)	unit rate costs	total estimated costs
<b>basement</b>	260	€450.00	€117,000.00
<b>Maisonette, 12 flats &amp; 2 penthouses</b>			
ground floor	224	€600.00	€134,400.00
ground floor terraces	55	€120.00	€6,600.00
first floor	232	€600.00	€139,020.00
first floor balconies/ terraces	25	€80.00	€2,000.00
second floor	232	€600.00	€139,020.00
second floor balconies/ terraces	25	€80.00	€2,000.00
third floor	232	€600.00	€139,020.00
third floor balconies/ terraces	25	€80.00	€2,000.00
fourth floor	232	€600.00	€139,020.00
fourth floor balconies/ terraces	25	€80.00	€2,000.00
fifth floor	232	€600.00	€139,020.00
fifth floor balconies/ terraces	25	€80.00	€2,000.00
sixth floor	232	€600.00	€139,020.00
sixth floor balconies/ terraces	25	€80.00	€2,000.00
penthouse floor	220	€600.00	€131,820.00
penthouse floor balconies/ terraces	30	€120.00	€3,564.00
roof (sq.mtrs.)	220	€120.00	€26,364.00
<b>sub-total (construction, finishing &amp; services)</b>			<b>€1,265,868.00</b>
TOTAL COSTS (excl. VAT)			€1,415,276.94
CONTINGENCY (10%)			€141,527.69
SUB-TOTAL			€1,556,804.63
VAT			€280,224.83
TOTAL COSTS (incl. VAT)			€1,837,029.47
<b>say</b>			<b>€1,837,000.00</b>

QAWRA PROJECT						
21, Shalom, Triq J. Quintinus, San Pawl il-Bahar						
PA/4782/24						
Proposed demolition of existing terrace house, excavation of 1 level basement housing, 8 private parking car spaces, and construction of 15 dwellings from ground till receded floor						
Status: non-executable permit						
	description	Areas		unit rate	effective area (sq.mtrs.)*	price
		GFA (int) sq.mtrs.	external (sq.mtrs.)			
ground floor maisonette	3-bedroom maisonette	111	13	€2,750.00	117.5	€323,125.00
flat 1	3-bedroom flat	116	11	€2,818.75	121.5	€342,478.13
flat 2	2-bedroom flat	101	10	€2,818.75	106	€298,787.50
flat 3	3-bedroom flat	116	11	€2,887.50	121.5	€350,831.25
flat 4	2-bedroom flat	101	10	€2,887.50	106	€306,075.00
flat 5	3-bedroom flat	116	11	€2,956.25	121.5	€359,184.38
flat 6	2-bedroom flat	101	10	€2,956.25	106	€313,362.50
flat 7	3-bedroom flat	116	11	€3,025.00	121.5	€367,537.50
flat 8	2-bedroom flat	101	10	€3,025.00	106	€320,650.00
flat 9	3-bedroom flat	116	11	€3,093.75	121.5	€375,890.63
flat 10	2-bedroom flat	101	10	€3,093.75	106	€327,937.50
flat 11	3-bedroom flat	116	11	€3,162.50	121.5	€384,243.75
flat 12	2-bedroom flat	101	10	€3,162.50	106	€335,225.00
penthouse flat 13	2-bedroom penthouse	94	15	€3,300.00	101.5	€334,950.00
penthouse flat 14	3-bedroom penthouse	112	15	€3,300.00	119.5	€394,350.00
TOTAL ESTIMATED VALUE OF COMPLETED PROJECT						€5,134,628.13
SAY						<b>€5,135,000.00</b>
<i>*note - effective area is taken as the GFA (internal) and 50% of the external area (balconies, yards, terraces)</i>						

**QAWRA PROJECT**

**21, Shalom, Triq J. Quintinus, San Pawl il-Bahar**

**PA/04782/24**

**Proposed demolition of existing terrace house, excavation of 1 level basement housing, 8 private parking car spaces, and construction of 15 dwellings from ground till receded floor**

Status: non-executable permit

	description	Areas		unit rate	effective area (sq.mtrs.)*	price	Expected monthly rental yield	Expected annual rental yield	capitalised at 5.5%
		GFA (int) sq.mtrs.	external (sq.mtrs.)						
ground floor maisonette	3-bedroom maisonette	111	13	€2,750.00	117.5	€323,125.00	€1,500.00	€18,000.00	€327,272.73
flat 1	3-bedroom flat	116	11	€2,818.75	121.5	€342,478.13	€1,600.00	€19,200.00	€349,090.91
flat 2	2-bedroom flat	101	10	€2,818.75	106	€298,787.50	€1,400.00	€16,800.00	€305,454.55
flat 3	3-bedroom flat	116	11	€2,887.50	121.5	€350,831.25	€1,600.00	€19,200.00	€349,090.91
flat 4	2-bedroom flat	101	10	€2,887.50	106	€306,075.00	€1,400.00	€16,800.00	€305,454.55
flat 5	3-bedroom flat	116	11	€2,956.25	121.5	€359,184.38	€1,700.00	€20,400.00	€370,909.09
flat 6	2-bedroom flat	101	10	€2,956.25	106	€313,362.50	€1,500.00	€18,000.00	€327,272.73
flat 7	3-bedroom flat	116	11	€3,025.00	121.5	€367,537.50	€1,700.00	€20,400.00	€370,909.09
flat 8	2-bedroom flat	101	10	€3,025.00	106	€320,650.00	€1,500.00	€18,000.00	€327,272.73
flat 9	3-bedroom flat	116	11	€3,093.75	121.5	€375,890.63	€1,700.00	€20,400.00	€370,909.09
flat 10	2-bedroom flat	101	10	€3,093.75	106	€327,937.50	€1,500.00	€18,000.00	€327,272.73
flat 11	3-bedroom flat	116	11	€3,162.50	121.5	€384,243.75	€1,700.00	€20,400.00	€370,909.09
flat 12	2-bedroom flat	101	10	€3,162.50	106	€335,225.00	€1,500.00	€18,000.00	€327,272.73
penthouse flat 13	2-bedroom penthouse	94	15	€3,300.00	101.5	€334,950.00	€1,500.00	€18,000.00	€327,272.73
penthouse flat 14	3-bedroom penthouse	112	15	€3,300.00	119.5	€394,350.00	€1,800.00	€21,600.00	€392,727.27
<b>TOTAL ESTIMATED VALUE OF COMPLETED PROJECT</b>						<b>€5,134,628.13</b>	<b>€23,600.00</b>	<b>€283,200.00</b>	<b>€5,149,090.91</b>
<b>SAY</b>						<b>€5,135,000.00</b>			<b>€5,150,000.00</b>

*\*note - effective area is taken as the GFA (internal) and 50% of the external area (balconies, yards, terraces)*

project	Estimated gross sales income	Development Costs	Agency fees (4.13%)	tax (8%)	net sales proceeds	dev profit (20%)	land value	say
<b>Qawra</b>	<b>€5,135,000.00</b>	<b>€1,837,000.00</b>	<b>€212,075.50</b>	<b>€393,833.96</b>	<b>€4,529,090.54</b>	<b>€754,848.42</b>	<b>€1,937,242.12</b>	<b>€1,940,000.00</b>
Pembroke	€2,047,000.00	€558,000.00	€84,541.10	€156,996.71	€1,805,462.19	€300,910.36	€946,551.82	€950,000.00
tal-lbragg	€5,551,000.00	€1,270,000.00	€229,256.30	€425,739.50	€4,896,004.20	€816,000.70	€2,810,003.50	€2,800,000.00
total value	€12,733,000.00	€3,665,000.00	€525,872.90	€976,570.17	€11,230,556.93	€1,871,759.49	€5,693,797.44	€5,690,000.00

No development may be carried out under the powers of the following development permission.

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Ma jista' jitwettaq l-ebda żvilupp bis-saħħa tas-segwentti permiss għall-iżvilupp.

DRZ Properties Ltd Attn: Daniel Zammit

Date: 22 January 2025  
Our Ref: PA/04782/24

Application Number: PA/04782/24  
Application Type: Full development permission  
Date Received: 3 June 2024  
Approved Documents: PA 4782/24/1D/8C/59D/69B/69C/69D; and supporting document: PA 4782/24/71A *Engineer Report*

Location: 21, Shalom, Triq J. Quintinus, San Pawl il-Bahar  
Proposal: Proposed demolition of existing terrace house, excavation of 1 level basement housing, 8 private parking car spaces, and construction of 15 dwellings from ground till receded floor.

**Development Planning Act, 2016**  
**Non Executable — 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

PA/04782/24

may exist on the site.

c) A Commencement Notice is to be submitted to the Planning Authority, by the perit on behalf of the applicant, at least FIVE DAYS prior to the date of commencement of works or utilisation of the permission. Failure to submit the Commencement Notice (with all fields correctly completed) or failure to submit it within the required timeframe shall invalidate the Notice and shall result in the imposition of fines according to Schedule D of S.L. 552.25, or its amendments, or its replacements. In addition, **if the applicant fails to submit the Commencement Notice or the Commencement Notice submitted is invalid, the relative permission shall be considered as never having been utilised** - Article 72(4) of the Development Planning Act (Cap. 552).

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

j) 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.

k) 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.

l) 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.

m) 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 To make up for the shortfall in parking provision of 9 parking spaces, this development permission is subject to a contribution amounting to the sum of € 47000 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.

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

Prior to commencement of any development on site, a Bank Guarantee to the value of € 1229 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.

- 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) certification by an engineer confirming that the development fully satisfies the requirements specified in supporting document PA 4782/24/71A.

- 6 Sanitary facilities with no opening should be mechanically ventilated

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

**A. Where construction activity is involved:**

(a) the applicant shall:

(i) **Appoint a Project Supervisor for the Design Stage and a Project Supervisor for the Construction Stage** and any such appointment shall be terminated, changed or renewed as necessary. The same person may be appointed to act as project supervisor for both the design and construction stage, if that person is competent to undertake the duties involved and

(ii) **Keep a health and safety file** prepared by the Project Supervisor for the Design

Stage.

- (b) When the construction works related to this application are scheduled to last longer than thirty working days and on which more than twenty workers are occupied simultaneously, or on which the volume of work is scheduled to exceed five hundred person-days, the project supervisor **shall communicate a prior notice to the Occupational Health and Safety Authority (OHSA) at least four calendar weeks before commencement of works.**
- (c) The Project Supervisor for the Design Stage shall **draw up a health and safety plan** which sets out the occupational health and safety rules applicable to the construction activities concerned, outlining the measures to ensure cooperation between different contractors and shall also include specific measures concerning occupational risks that may be present at this site.
- (d) It is the responsibility of the permit holder to ensure that development is carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, S.L. 623.08. Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.
- (e) New development on vacant or redeveloped sites shall be provided with a water cistern to store rainwater run-off as required by the Energy Performance of Buildings Regulations, S.L. 623.01.
- (f) Where an officially schemed street bordering the site is unopened or unformed, it shall be opened up and brought up to its proper, approved and official formation levels prior to the commencement of any development hereby being permitted. The length of the road to be so levelled shall extend from any existing schemed road opened to the public to the extreme end of the frontage of the building to be erected, in line with Regulation 16 of S.L 499.57.

**B. Where the development concerns a 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](mailto: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.** 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.

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.

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 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. The storage and handling of said substances may require a new or amended development permission in line with current policies and regulations.

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.

**This decision is being published on 5 February 2025.**

Lorna Vella  
Secretary Planning Commission  
Within Development Scheme

## Notes to Applicant and Perit — Non Executable Permit

### Non Executable Permit

Upon the full submission of the pending requirements, within the stipulated timeframe, the full development permit will be issued where validity of the permit shall remain as advised in the Non Executable Permit. If the pending requirements are not submitted within the time frame identified, the non-executable permission will be dismissed.

### Right for reconsideration

Where applicable, you have a right to submit a request for reconsideration to the 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 article 13 the Environment and Planning Review Tribunal Act, 2016.

### Time limits

Requests for reconsideration or appeals must be made within 30 days from the publication of the decision notification in the local press as required by regulation 14(1) of S.L. 552.13.

### 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 €69.88.

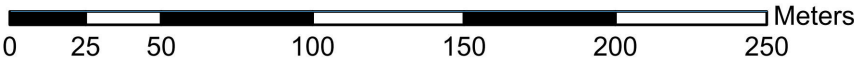
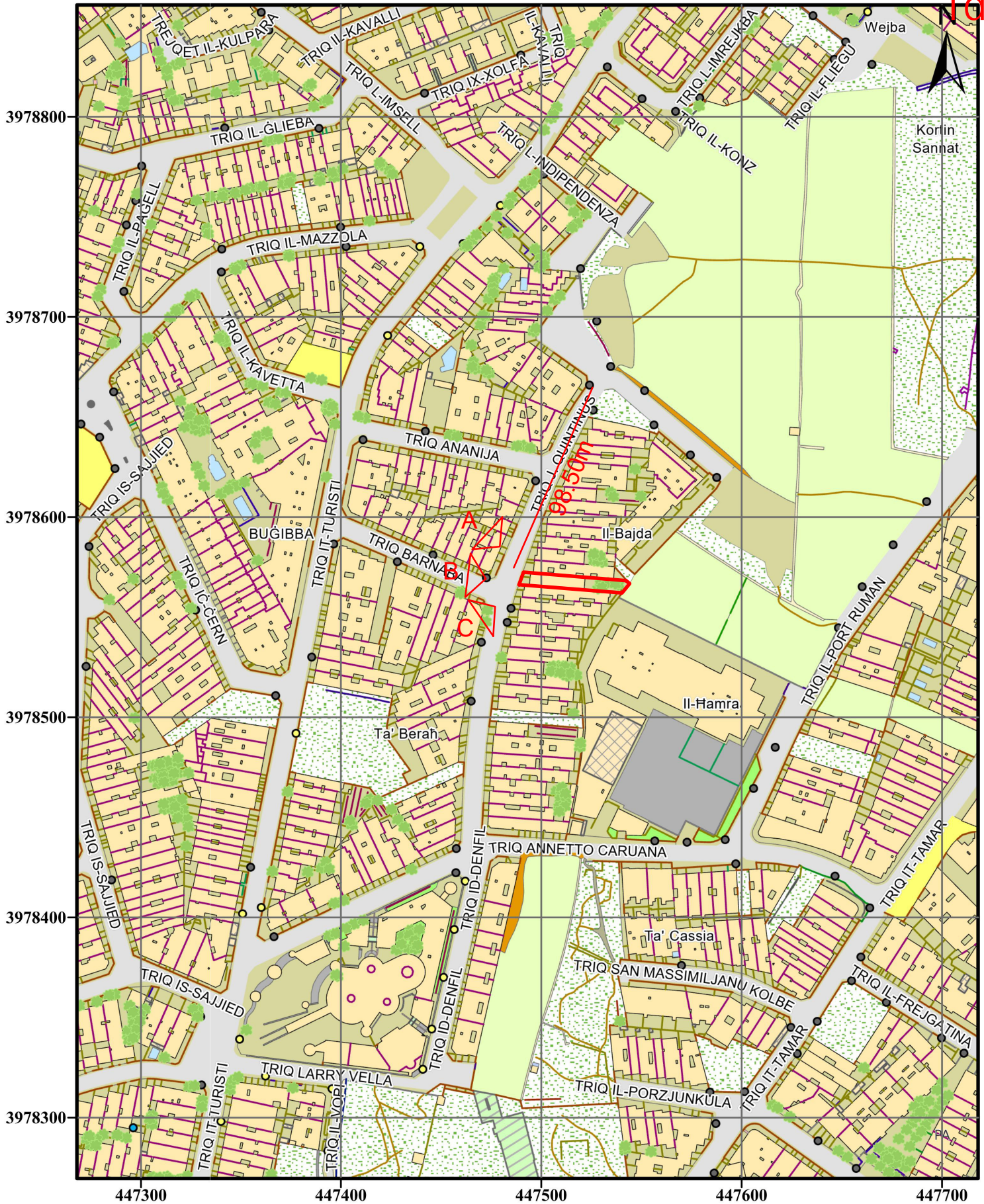
For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150 + €50 administrative fee (S.L. 552.12).

### Submission of request for reconsideration or appeal

With regards to requests for reconsideration, Form PA 4/16 must be used for submission. All fields of the Form must be filled in as appropriate. Requests for reconsideration can only be submitted electronically.

With regards to appeals, as required by Article 13 of the Environment and Planning Review Tribunal Act, 2016, the submission must include the detailed grounds for appeal and the requests being made by the appellant. Appeals must be submitted physically at the offices of the Environment and Planning Review Tribunal, St. Francis Ditch, Floriana.

-PANeDCN-



1:2,500

Date Printed: 03/06/2024

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 ERDF 02.030 - SIntegraM data, (2018). Developing Spatial Data Integration for the Maltese Islands, Planning Authority.  
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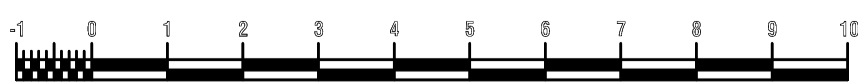
**PLANNING AUTHORITY**

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



**STREETSCAPE ELEVATION**  
1:100

1 : 100 ON A1  
1 : 200 ON A3



Project Title:  
**Bugibba \_ Apt Block**

Drawing Title:  
**Proposed Plans**

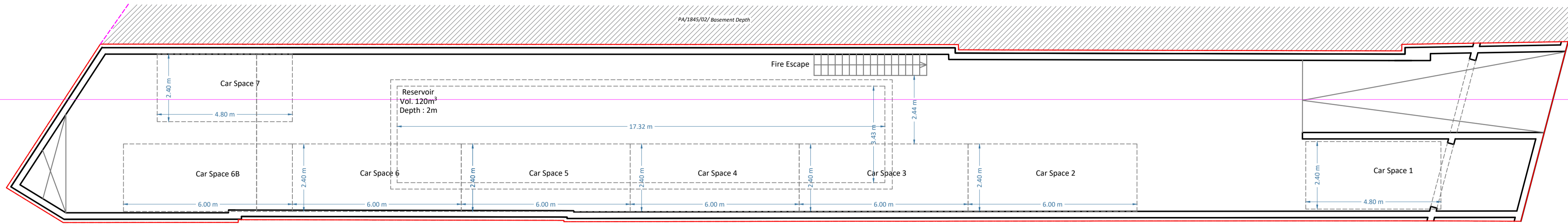


PROPOSED STREETSCAPE Elevation  
1:100

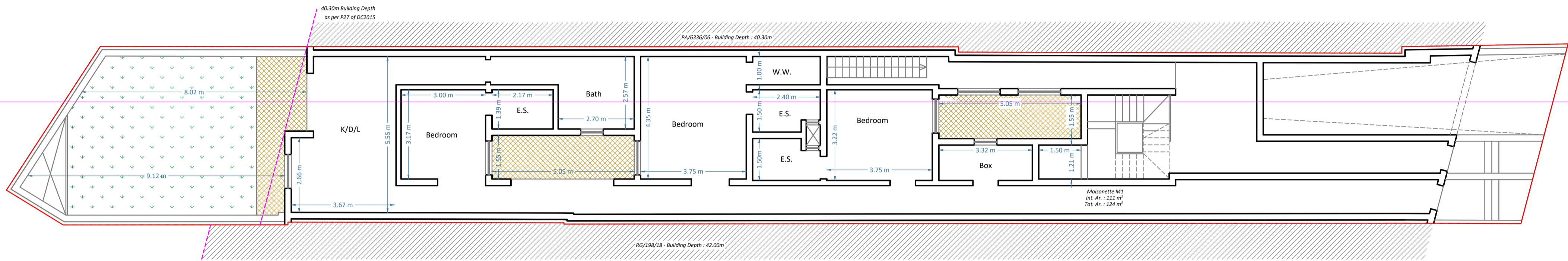
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1 : 200 ON A3

Project Title:  
Bugibba \_ Apt Block

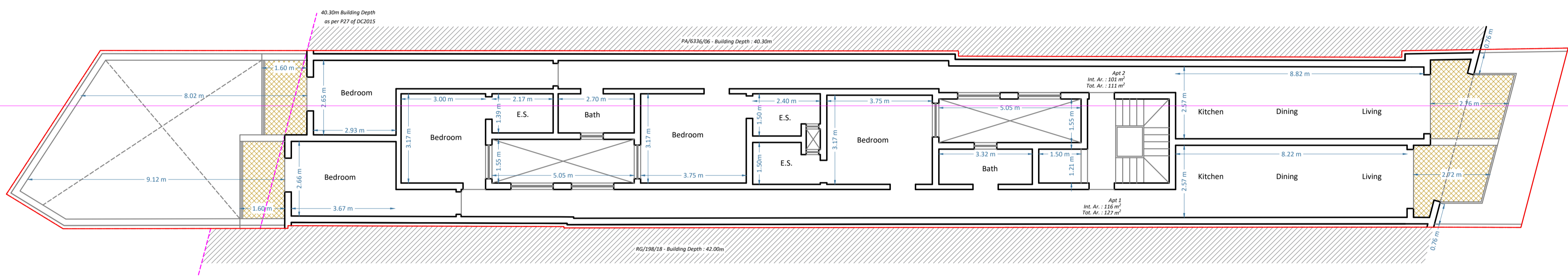
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Proposed Plans



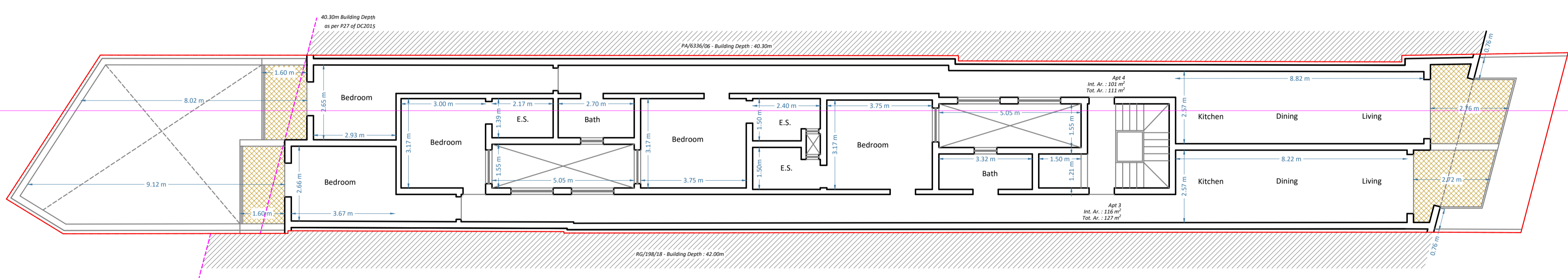
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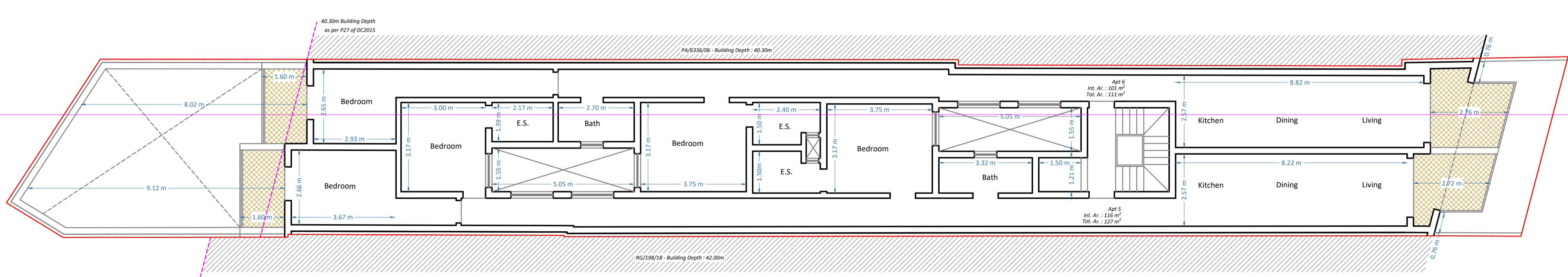
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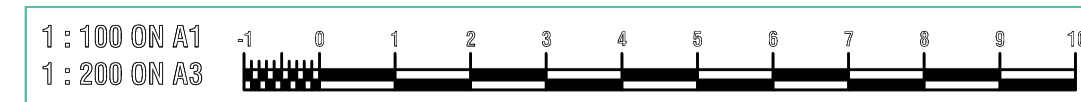
Proposed First Fl.  
1:100



Proposed Second Fl.  
1:100

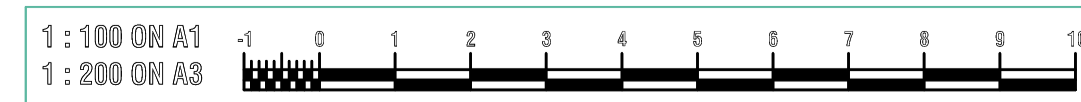
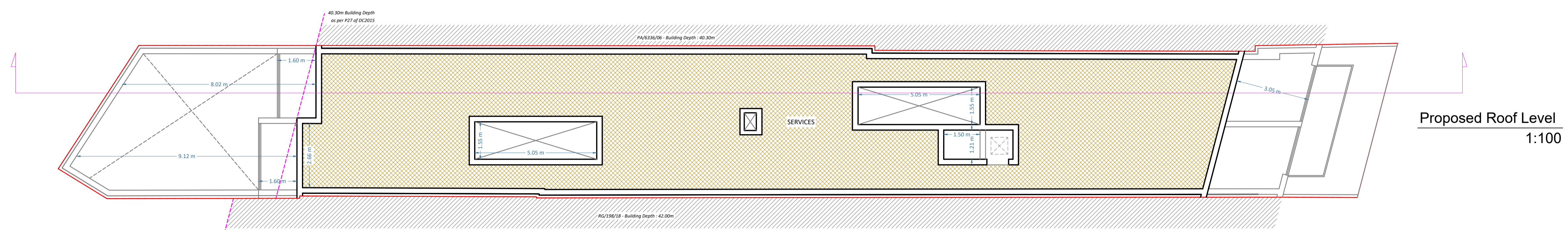
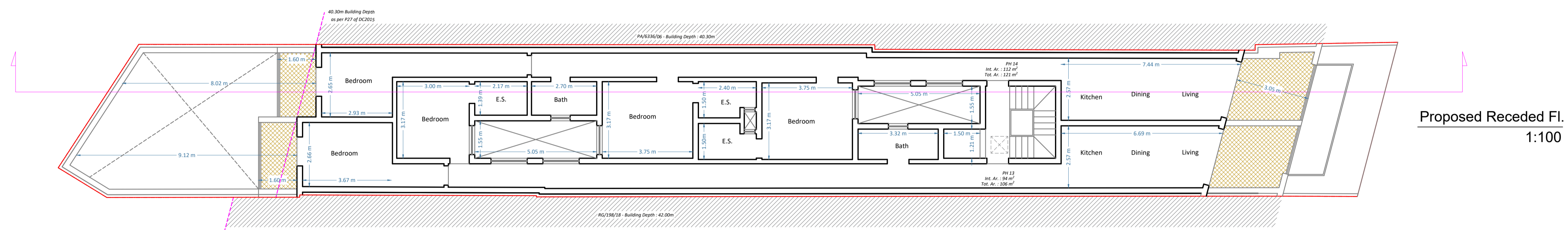
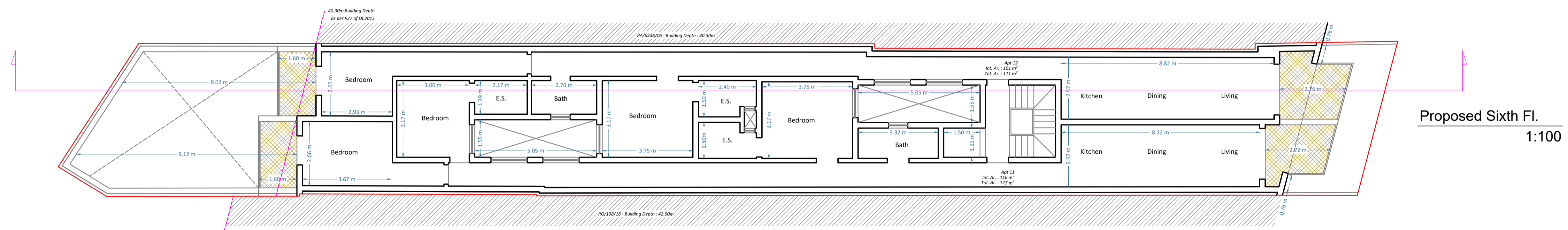
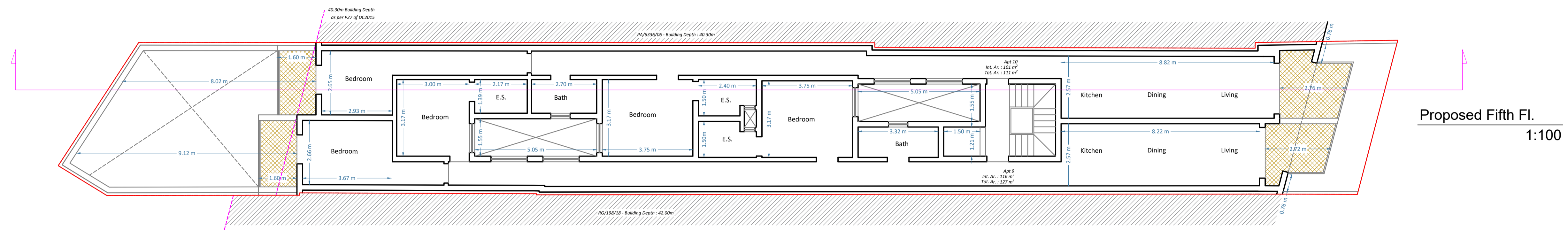
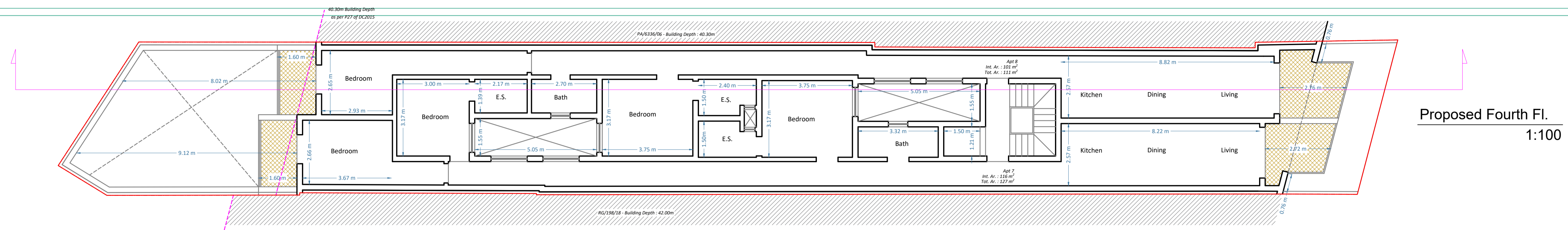


Proposed Third Fl.  
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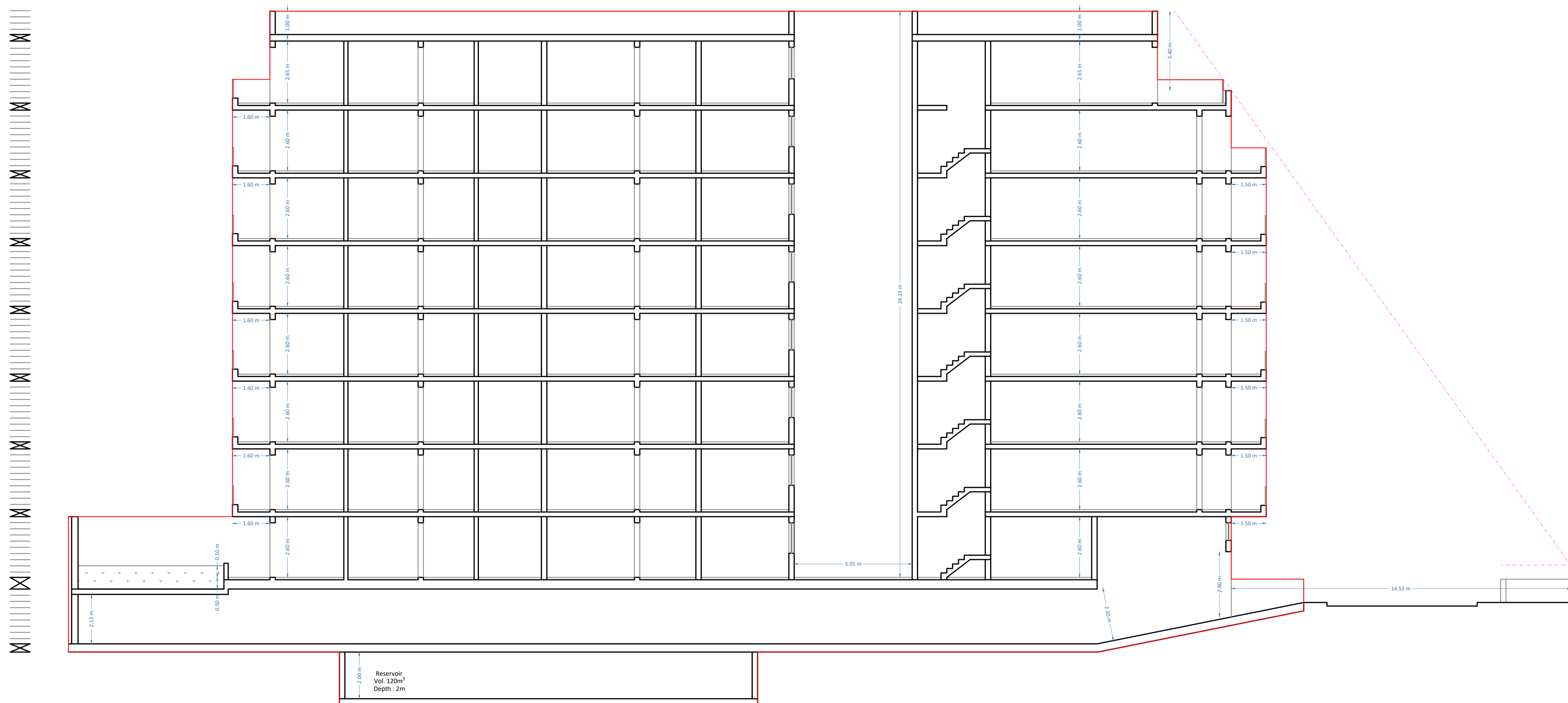
Project Title:  
Bugibba \_ Apt Block

Drawing Title:  
Proposed Plans



Project Title:  
Bugibba \_ Apt Block

Drawing Title:  
Proposed Plans



Proposed Section  
1:100



Project Title:  
Bugibba \_ Apt Block

Drawing Title:  
Proposed Plans



fv.24a

**ENGINEERING REPORT**

Prepared For	The Chairman, Planning Authority, Floriana FRN1230
Case No.	PA/04782/24
Location	21, Shalom, Triq J. Quintinus, San Pawl il-Bahar
Applicant	Daniel Zammit
Architect	Perit Joe Barbara
Engineer	Ing. Clinton Spiteri

Rev History	<u>Issue Date</u>	<u>Status</u>	<u>Revisions</u>
	03.07.2024	Issued for Planning	-
	24.10.2024	Issued for Planning	Revised architectural layouts

**TABLE OF CONTENTS**

1. Introduction
2. Fire Safety
3. Car Park Ventilation
4. General Ventilation
5. Lighting
6. Noise and Vibration Mitigation
7. Odour Control
8. Conclusion

Appendix A: Calculations

Fire Safety Symbols Legend Sheet

Endorsed Architectural Layouts

**LIMITATION**

This report has been prepared at the request of the Client. The use of this report by unauthorised third parties without written authorisation from Spiteri Engineers shall be at their own risk and Spiteri Engineers accepts no duty of care to any such third party. Any recommendations, opinions or findings stated in this report are based on circumstances and facts, as they existed at the time Spiteri Engineers performed the work. Any changes in such circumstances and facts upon which this report is based may adversely affect any recommendations, opinions or findings contained in this report.

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**SPITERI ENGINEERS**

7, Triq G Montebello, Tarxien TXN2401, Malta

T. +356 9900 0047 | +356 9971 4185

E. spiteri.engineers@gmail.com

**SECTION 1****INTRODUCTION**

1. This engineering report has been prepared at the request of the Planning Authority in support of a planning application for the proposed development.
2. The development proposals include:
  - Proposed demolition of existing terrace house, excavation of 1 level basement housing 8 private parking car spaces, and construction of 15 dwellings from ground till receded Floor.
3. The scope of this report is limited to certification of the basement garages with the following:
  - Fire safety regulations and/or relevant technical standards;
  - Ventilation and lighting standards; and
  - Noise, vibration and odour emissions.
4. This report shall be read in conjunction with the annexed appendices and drawings.
5. This document reflects the latest assessment of the development proposals and supersedes any previous reports.
6. **By submitting this Engineering Report to the Planning Authority, the Applicant agrees to abide fully with the provisions of this report and annexures as well as the relevant technical standards and regulations referenced herein. All systems shall be installed, tested and commissioned in accordance with relevant standards and regulations.**

**SECTION 2****FIRE SAFETY****2.1 CRITERIA**

1. The fire safety measures contained in this report reference the following:
  - a. The Design Guidelines on Fire Safety for buildings in Malta, 2004; and/or
  - b. BS 9999:2017, Code of practice for fire safety in the design, management and use of buildings, 2017.
2. This fire safety report is based on an occupancy characteristic and fire risk profile for each zone as listed in Table 2 of Appendix A in accordance with BS 9999:2017.

**2.2 MEANS OF ESCAPE**

1. Occupants shall be able to evacuate to a place of safety via an appropriate number of escapes. The distance to such escapes should be suitable for the fire risk profile.
2. Means of Escape
  - a. Basement car parking with a depth from street level no greater than 10m:
    - i. The vehicle access door/gate having a direct exit to open air at street level and the travel distance to a place of safety is within the statutory maximum as per Table 2.
    - ii. Protected Escape Stair "A" having an exit to open air via the communal corridor at ground floor level.
3. Quantity of Escapes
  - a. The number of escapes is appropriate for the estimated number of occupants as per Table 1.

**2.3 FIRE RESISTANCE**

1. The development shall contain a fire without loss of structural integrity for a minimum period of time to allow evacuation and for fire-fighters to tackle the fire. The minimum period of fire resistance shall be per BS 9999:2017, as summarised in Table 3 and as per the annexed drawings.

2. Penetrations through a fire compartment shall be adequately fire-stopped:
  - a. Pipework shall be fitted with fire sleeves or collars; and
  - b. Electrical containment shall be fire-stopped with fire-resisting foam or intumescent mastic.
3. Car parking with escape stairs extending to upper storeys:
  - a. Protected escape stairs should be contained within fire-rated construction and fitted with fire-rated doors with smoke seals per section 2.4 below.

#### 2.4 FIRE DOORS

1. Fire doors shall have a certified fire resistance in accordance with BS EN 13501-2:2016.
2. Fire doors shall have a minimum period of fire resistance and width as per Table 3. Fire doors shall be self-closing. Fire doors designated with the letter "S" shall be fitted with intumescent smoke seals.
3. Fire escapes shall be kept clear at all times. Fire doors shall not be locked.
4. Fire doors should be labelled "Fire Door – Keep Shut" and shall not be propped open.

#### 2.5 LIFTS

1. Not applicable – the lift does not serve the basement level.

#### 2.6 FIRE ALARM

1. A fire alarm system shall be installed within the proposed development to provide automatic fire and smoke detection and to sound an alarm to building users.
2. The fire alarm shall be as per Appendix A Table 4 and consist of the following as noted in the annexed drawings:
  - a. Manual call points
  - b. Rate-of-rise heat detectors
  - c. Smoke detectors
  - d. Internal and external sirens
  - e. All such devices shall be hard-wired to a Fire Alarm Panel (FAP) forming distinct fire zones.
  - f. The Fire Alarm Panel shall be located near the main access door and shall have a battery backup capable of 72 hours autonomy.
  - g. Fire Alarm wiring shall be to BS 6837: Specification performance requirements for cables required to maintain fire integrity under fire conditions.
3. The fire alarm system shall be certified by the provider to have been installed, tested and commissioned in conformity with BS 5839-1:2017. The fire alarm system shall be routinely inspected and maintained in accordance with manufacturer's recommendations.

#### 2.7 EMERGENCY LIGHTING

1. All escape routes shall be fitted with adequate artificial lighting which should remain illuminated in the event of mains power failure for a minimum of 60 minutes.
2. Mains powered emergency lighting complete with internal batteries and compliant with BS 5266-1 shall be provided. A small green LED light shall indicate that the battery is being charged.

#### 2.8 SIGNAGE

1. Emergency exit signs complying with the Health and Safety Regulations (Legal Notice 45 of 2002) shall distinctively and conspicuously mark every fire escape route.
2. Where fitted, all fire doors shall be marked with appropriate fire signage complying with BS 5499-1:2002 Fire safety signs, notices and graphic symbols, Specification for fire safety signs.

**2.9 FIRST AID FIRE-FIGHTING**

1. Portable fire extinguishers shall be provided per Table 5.
2. The fire extinguishers shall comply with BS 5306-8:2012 and shall be maintained and tested periodically. Building users shall be trained in the operation of fire extinguishers.
3. Fire-fighting equipment signs shall provide clear instructions on the use of such equipment, including the class of fire-extinguisher and where it can be used.

**2.10 FIRE SPRINKLERS**

1. The highest habitable floor is less than 30m and there is no basement below 10m from street level.
2. No storage of flammable and/or explosive substances shall be permitted.
3. As a result, there is no requirement for an automatic fire sprinkler system.

**2.11 FIRE BRIGADE FACILITIES**

1. Fire brigade access is from Triq J. Quintinus and is not a limiting factor.
2. No basement is lower than 10m below street level and all areas are within 45m of a fire access.
3. Fire brigade access to the car park is therefore adequate without the need for additional facilities.

**2.12 SPECIAL FIRE HAZARDS**

1. No storage of Liquefied Petroleum Gas (LPG) or other flammable substances shall be permitted.
2. No workshop and/or industrial activities involving the use of equipment including but not limited to compressed air, welding, grinding and paint spraying shall be permitted.

**SECTION 3****CAR PARK VENTILATION**

1. The following naturally ventilation criteria shall apply to limit human exposure to sources of airborne pollutants in car parking facilities (per Design Guidelines on Fire Safety for Buildings in Malta):
  - a. The aggregate equivalent area of natural vent openings shall be no less than 2.5% of the relevant floor area they serve; and
  - b. In deep floor plan spaces ( $D > 2H$ ), at least 25% of opening area should be provided on opposite walls to promote cross-flow ventilation.
  - c. Where present, lock-up garages shall be fitted with high and low-level transfer grilles having an aggregate vent area corresponding to the greater of:
    - i. 5% of floor area of the lock-up garage; or
    - ii. the aggregate vent area of any external vent openings required for venting of the car parking.
2. The proposed car parking garage shall be vented via permanent natural ventilation opening/s having an aggregate openable area as scheduled in Appendix A, Table 7.
3. It is hereby certified that appropriate ventilation openings have been provided per the referenced codes and regulations such that the proposed car parking is adequately naturally ventilated without the need for mechanical ventilation.

**SECTION 4****GENERAL VENTILATION**

1. Not used.

**SECTION 5****LIGHTING**

1. Artificial lighting shall be installed to the average luminance criteria recommended by the Chartered Institution of Building Services Engineers (CIBSE) Guide A as noted in Table 9.
2. Light fittings shall be specified to have a luminous efficacy in accordance with the minimum energy efficiency requirements of Building Regulations Guide F.

**SECTION 6****NOISE AND VIBRATION MITIGATION****6.1 CRITERIA**

1. The noise mitigation measures contained in this report shall be in accordance with:
  - a. BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings
2. The proposed development shall not be a noise nuisance to sensitive noise receptors. Noise emissions from proposed building services shall not exceed:
  - a. 45 dB(A), as measured at sensitive noise receptors.

**6.2****MITIGATION MEASURES**

1. Activity
  - a. Car parking of private light cars only.
2. Mechanical ventilation
  - a. Not applicable – no mechanical ventilation systems proposed.
3. Passenger Lift
  - a. Not applicable – no lifts adjacent to third-party property.
4. General
  - a. Routine maintenance shall be undertaken for all building services equipment in accordance with manufacturer's recommendations to ensure quiet operation.
  - b. Workshop and/or industrial activities involving the use of equipment including but not limited to compressed air, welding, grinding and paint spraying shall not be permitted.

**SECTION 7****ODOUR CONTROL**

1. Not used.

**SECTION 8****CONCLUSION**

1. This engineering report has been prepared to accompany a planning application for the proposed development and should be read in conjunction with all relevant annexures and drawings.
2. This report sets out the minimum requirements to be implemented in the proposed development for compliance with the fire safety regulations and ventilation, lighting and noise mitigation standards.
3. This engineering report is intended for planning application purposes only. Detailed design should be provided by others. No liability shall be accepted from the use of this report for construction.
4. Provided that the recommendations contained in this report are followed, the proposed development is certified to be in conformity with the relevant fire safety regulations as well as the ventilation, lighting and noise mitigation standards indicated in this document.

END OF REPORT

For and behalf of,  
**SPITERI ENGINEERS**



**Ing. Clinton Spiteri**  
Warrant No. 0664

Case No.: PA/04782/24  
 Site: 21, Shalom, Triq J. Quintinus, San Pawl il-Bahar  
 Applicant: Daniel Zammit  
 Architect: Perit Joe Barbara  
 Engineer: Ing. Clinton Spiteri  
 Revision: 0  
 Date: 03/07/2024

SINGLE-LEVEL CAR PARK
--------------------------

Table 1: Number of Escape Routes

Level	Zone	Car Spaces, Qty	Occupant Density	Qty Occupants	Qty Escapes		Notes
					Code	Actual	
L-1	Private car park	8	2 person/car	16	1	1	

Table 2: Means of Escape

Level	Zone	Fire Risk	Means of Escape	Travel Distance, m (1)		Escape Width, mm	
				Code	Status	Code	Status
L-1	Private car park	A2 (2)	Single	24	PASS	900	PASS

Notes:

1. Extended travel distance subject to additional fire detection measures described in section 2.6.
2. A2 fire risk including private light car parking only. No storage of dangerous and/or flammable substances permitted.

Table 3: Fire Resistance of Structural Elements

Level	Zone	Fire Risk	Basement Depth, m	Building Height, m	Fire Resistance (mins)		Notes
					Structure	Fire Doors	
L-1	Private car park	A2	Less than 10	n/a	60	As noted	Note 1

Notes:

1. Fire doors shall be provided as per annexed drawings. Where specified, fire doors shall be no less than 850mm wide, self-closing and when annotated by letter "S" shall resist the passage of smoke.

Table 4: Fire Detection &amp; Alarm

Level	Zone	Fire Risk	Category	Detector Type	Notes
L-1	Private car park	A2	L2	Rate of Rise heat detector	Zoned, hard-wired to FAP.

Table 5: Fire Extinguishers

Level	Zone	Fire Risk	Dry Powder	CO2	Foam	Other	Notes
L-1	Private car park	A2	-	2 kg	6 kg	-	Qty as noted

Table 6: Fire Brigade Access

Level	Fire Brigade Access	Basement Depth, m	Max FFL Height, m	Max Distance, m	Percentage Perimeter (%)		Dry Riser, (Yes/No)
					Required	Proposed	
L-1	Garage door / ramp	Less than 10	n/a	Less than 45	15%	+15%	No

CONTINUED NEXT PAGE

Case No.: PA/04782/24  
 Site: 21, Shalom, Triq J. Quintinus, San Pawl il-Bahar  
 Applicant: Daniel Zammit  
 Architect: Perit Joe Barbara  
 Engineer: Ing. Clinton Spiteri  
 Revision: 0  
 Date: 03/07/2024

SINGLE-LEVEL CAR PARK
--------------------------

**Table 7: Natural Ventilation**

Level	Zone	Floor Area, m <sup>2</sup>	Vent Opening Area (m <sup>2</sup> )		Opposite Wall Vent (m <sup>2</sup> )		Notes
			Required	Proposed	Required	Proposed	
L-1	Private car park	150	3.80	-	0.95	-	Note 1, 2
	Garage door/gate		-	1.00	-	1.00	
	Vent openings		-	2.80	-	0.00	
	<b>TOTALS</b>	150	3.80	3.80	0.95	1.00	

**Notes:**

- Effective car park manoeuvring floor area inclusive of car park access ramps.
- Internal lock-up garages to be fitted with high and low level vents per Engineer's report.

**Table 8: Mechanical Ventilation**

Level	Zone	Floor Area m <sup>2</sup>	Floor Height m	Air Changes per Hour (ACH)		Extract Air Volume (m <sup>3</sup> /h)	
				Normal	Fire	Normal	Fire
-	Not applicable	-	-	-	-	-	-

**Table 9: Artificial Lighting**









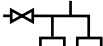




Level	Zone	Avg. Luminance	Lighting Control	Notes
L-1	Private car park	75 lux	Automatic, PIR occupancy sensing	1, 2

**Notes:**








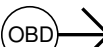


- Lighting efficacy to be in accordance with the minimum energy efficiency requirements of Building Regulations Guide F.
- Source: Chartered Institute of Building Services Engineers (CIBSE) Guide A.

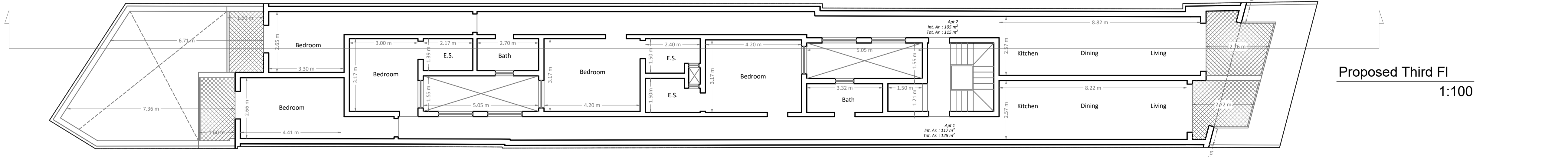
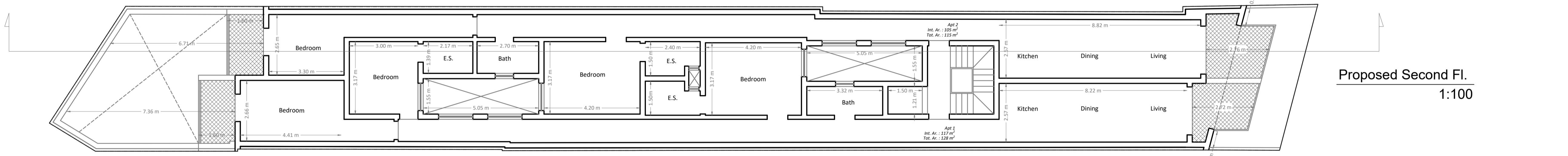
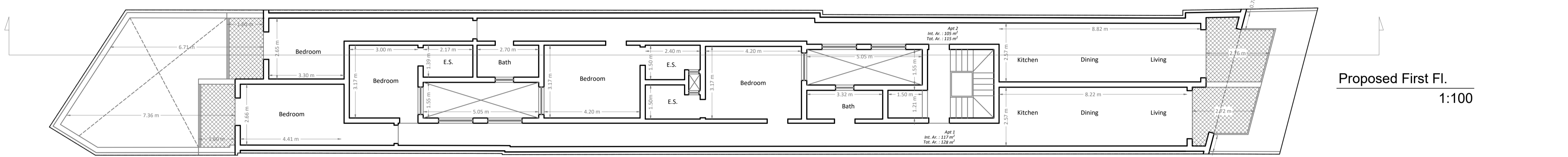
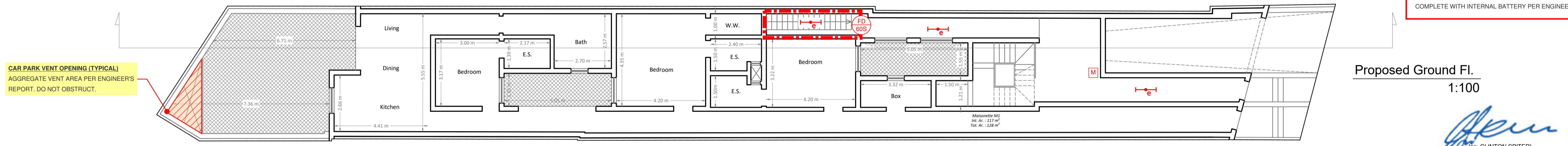
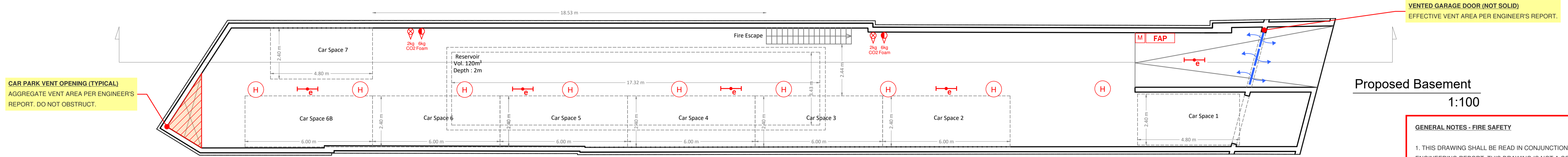
**END OF SECTION**

FIRE SAFETY SYMBOLS

	FIRE COMPARTMENT - 120 MINUTE
	FIRE COMPARTMENT - 60 MINUTE
	FIRE COMPARTMENT - 30 MINUTE
	FIRE DOOR 60 MINUTE, WIDTH 1000mm
	FIRE DOOR 60 MINUTE, WIDTH 1000mm WITH SMOKE SEAL
	FIRE EXIT WITH PANIC BAR, WIDTH 1000mm
	EMERGENCY LIGHTING WITH BATTERY BACKUP
	FIRE MAIN - DRY RISER
	FIRE MAIN - DRY RISER TWIN BREECHING INLET
	PORTABLE FIRE EXTINGUISHER, TYPE AS NOTED
	FIRE-FIGHTING CABINET WITH EXTINGUISHERS
	FIRE BLANKET
	AUTOMATIC OPENING VENT

FIRE DETECTION & ALARM

	MANUAL CALL POINT
	SMOKE DETECTOR, SOUNDER BASE
	SMOKE DETECTOR, SOUNDER & BEACON BASE
	HEAT DETECTOR, SOUNDER BASE
	HEAT DETECTOR, SOUNDER & BEACON BASE
	FIRE ALARM PANEL
	MAGNETIC DOOR HOLDER
	OPTICAL BEAM DETECTOR
	SOUNDER WITH FLASHING BEACON
	ILLUMINATED EXIT SIGN

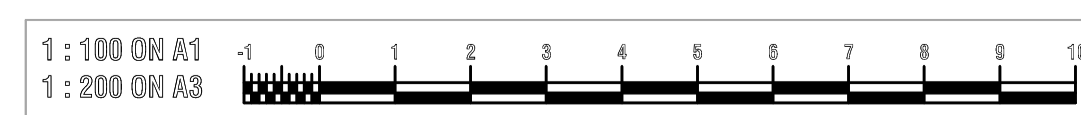


**GENERAL NOTES - FIRE SAFETY**

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING REPORT. THIS DRAWING IS NOT A CONSTRUCTION DRAWING. IT IS INTENDED TO INDICATE THE FIRE SAFETY CONCEPTS FOR PLANNING STAGE ONLY. DETAILED DESIGNED IS SPECIFICALLY EXCLUDED.
2. THE FIRE ALARM SYSTEM SHALL BE HARD-WIRED TO FIRE ALARM PANEL PER ENGINEER'S REPORT. A TEST CERTIFICATE SHALL BE ISSUED UPON COMPLETION OF WORKS.
3. EMERGENCY LIGHTING TO BS 5266-1 TO BE MAINS POWERED AND COMPLETE WITH INTERNAL BATTERY PER ENGINEER'S REPORT.

*Clinton Spiteri*  
 Eng. CLINTON SPITERI  
 Warranted Engineer (0664)  
 spiteri.engineers@gmail.com  
 +356 9900 0047 | +356 9971 4185

Only valid when read in conjunction with the accompanying Engineering Report.  
 This concept drawing is strictly for indicative purposes only.  
 No liability shall be accepted for use of this drawing for installation.  
 24/10/2024



Project Title: Bugibba \_ Apt Block  
 Drawing Title: Proposed Plans



# PAUL CAMILLERI & ASSOCIATES

ARCHITECTS, CIVIL AND STRUCTURAL ENGINEERING CONSULTANTS

127, Archbishop Street, Valletta, VLT 1444, Malta | tel:(+356) 21 224 889 / (+356) 21 238 876  
fax:(+356) 21 238 732 | email:perit@paulcamilleri.eu | web:www.paulcamilleri.eu

16<sup>th</sup>. June 2025

QLZH Holding p.l.c.  
'Cali' House', 3rd. Floor  
Vjal ir-Rihan  
San Gwann SGN 9020

Attention: **Mr. Michael Mercieca CPA**  
Director, QLZH Holding p.l.c.

Dear Mr. Mercieca,

## **Valuation of the completed and finished flats to be constructed in lieu of the existing property 30, 'Carissima', Triq I-Isqof Angelo Portelli, Pembroke PBK1301 as per Planning Authority permit PA/08528/24**

In accordance with your instructions, we are providing you with our opinion of the valuation, as described above, as at 5<sup>th</sup>. May 2025.

### **Status of Valuer and compliance**

I confirm that the undersigned, despite not being a RICS member, complies with the requirements of independence and objectivity set out in the RICS standards and guidelines and that the undersigned has no conflict of interest in valuing these Properties. This valuation has been taken by the undersigned in the capacity of External Valuer.

### **Basis of valuation**

The basis of the valuation has been described in the property's valuation report. Generally, the property has been valued on the basis of Market Value as set out in VS 3.2 of the Red Book which is defined as:

'The estimated amount for which a property should exchange 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 knowledgably, prudently and without compulsion.'

### **Assumptions and sources of information**

An Assumption is stated in the glossary to the Red Book to be a 'supposition taken to be true' ('Assumption'). Assumptions are facts, conditions or situations affecting the subject of, or approach to, a valuation that, by agreement, need not be verified by a valuer as part of the valuation process. In undertaking our valuations, we have made a number of Assumptions and have relied on certain sources of information; and namely information provided by QLZH Holding P.L.C. (formerly Dowdall Ltd.). In the event that any these Assumptions prove to be inaccurate or incorrect then our valuation should be reviewed.

The Assumptions we have made for the purposes of our valuations are referred to below:

### **Areas**

We have not measured the Properties and neither have we undertaken the measurement of any land sites. As instructed, we have relied solely upon the information provided, which we have assumed to be full and correct.

## **Condition**

We have not carried out building surveys of the existing structures located on the Properties and neither have we tested the drainage or service installations in the buildings as this was outside the scope of our instructions

We have not been provided with any structural and/ or services surveys or environmental reports and therefore, where we have assumed the continuing use of an existing building, we have made an assumption that the buildings are structurally sound, free from any defects, free from any rot, infestation, adverse toxic chemical treatments or other design defects that may adversely impact on their future use.

Due regard has been paid to the apparent state of repair and condition of the existing buildings, but condition surveys have not been undertaken, nor have woodwork or other parts of the structures which are covered, unexposed or inaccessible, been inspected.

As seen, we have made an Assumption that the existing buildings are free from any rot, infestation, adverse toxic chemical treatments, and structural or design defects.

We have not arranged for investigations to be made to determine whether high alumina cement concrete, calcium chloride additive or any other deleterious materials have been used in the construction or any alterations, and therefore we cannot confirm that the existing buildings are free from risk in this regard. For the purpose of this valuation, we have made an Assumption that any such investigation would not reveal the presence of such materials in any adverse condition.

## **Legal**

We have neither verified nor confirmed the ownership of the property; nor been provided with any formal reports on title or legal due diligence in respect of the Property prepared by lawyers.

We do not normally read leases or title documents. The interpretation of the legal documents/ disputes is a matter for lawyers and as such we accept no responsibility or liability for the true interpretations of the legal position.

## **Registered Mortgages**

We have not been made aware of any registered mortgages or other encumbrances, other than those mentioned in the valuation report.

## **Intra Group Leases**

Given that the company forms part of a group of companies, we have been informed that none of the properties are subject to any intra-group lease that otherwise would have to be included in the respective reports

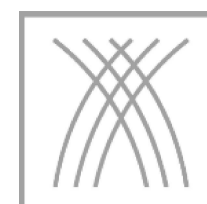
## **Building permits and expected completion of development**

Information regarding building permits for the existing/ proposed buildings and structures that exist within the demised properties has been included with this valuation report. The expected completion date is quarter 4, 2026; with the properties ready for renting in quarter 1, 2027

## **Environmental matters**

We have not been instructed to carry out site surveys or environmental assessments nor have we investigated any historical records, to establish whether any land or premises are or have been contaminated.

Should it be established that contamination does exist, this might reduce the value now reported. We have no basis to assess the reasonableness of this Assumption. If it were to prove invalid, then the value would fall by an unspecified amount. We have therefore made no allowance in our valuation for any effect in respect of actual or potential contamination in the land or buildings.



## **Information**

We have made an Assumption that the information provided to us is both full and correct, and have relied on the following sources of information:

- QLZH Holding P.L.C. (formerly Dowdall Ltd.)
- Promise of Sale agreement published by Notary Annalise Micallef
- Perit Jean Azzopardi's drawings for the Pembroke project
- Francesco Grasso ACA, external advisor to the Issuer
- Planning Authority

It follows that we have made an Assumption that details of all matters likely to affect value within their collective knowledge have been made available to us and that the information is up to date.

## **Valuation**

Our General Assumptions and Definitions are deemed to be included as an intrinsic part of the valuation report.

### **Guidance note 1 of the red book**

Where uncertainty could have a material effect on an opinion of value, the Red Book requires a valuer to draw attention to this, indicating the cause of the uncertainty and the degree to which this is reflected in the valuation reported.

No such instance of uncertainty was noted with regards to these properties.

## **Confidentiality and disclosure and publication**

The contents of this report may be used only for the specific purpose to which they refer. Before this report, or any part thereof, is reproduced or referred to in any document and before its contents, or any part thereof, are disclosed orally or otherwise to a third party, the valuer's written approval as to the form and context of such publication or disclosure must first be obtained, but may not be unreasonably withheld or delayed in so far as it relates to the inclusion of the valuation in the Prospectus.

Yours faithfully,

**PERIT PAUL CAMILLERI**

*(encl: Valuation report)*



# PAUL CAMILLERI & ASSOCIATES

ARCHITECTS, CIVIL AND STRUCTURAL ENGINEERING CONSULTANTS

127, Archbishop Street, Valletta, VLT 1444, Malta | tel:(+356) 21 224 889 / (+356) 21 238 876  
fax:(+356) 21 238 732 | email:perit@paulcamilleri.eu | web:www.paulcamilleri.eu

## Valuation as per 'Capital Markets Rules' of the property situated at 30, 'Carissima', Triq l-Isqof Angelo Portelli, Pembroke, PBK1301

**16<sup>th</sup>. June 2025**



### **(A) Scope of Valuation**

The scope of this valuation is that of 'inter alia' assessing the following:

- the estimated total cost of completion including, without limitation, the cost of financial carrying charges, letting commissions and other ancillary costs
- the open market value of the Property in its existing state at the date of valuation
- the estimated capital values at current prices and on the basis of current market conditions:
  - (a) after the development has been completed; and
  - (b) after the development has been completed and the Property has been let

This valuation report has been compiled in accordance with the rules set out in Chapter 7 of the Capital Markets Rules (CMRs). This valuation is to be read in conjunction with the covering letter with which this valuation is being presented.

### **(B) The Ground-rents**

We are informed that there are no ground rents burdening the property. 'Merci Developments Ltd.', a subsidiary of 'QLZH Holdings PLC', will be acquiring a right of use by way of perpetual servitude over the common parts of the contiguous block of flats named 'La Lex'. As per the Promise of Sale Agreement, authorisation has to be issued by the Housing Authority to the effect that the transferor of the property in favour of 'Merci Developments Ltd.' is approved

### **(C) Planning Authority permit**

A permit, PA/08528/24, has been issued on the 3<sup>rd</sup>. March 2025, "*To demolish existing terraced house. Excavation of a semi basement, construction of a garage complex at semi-basement level, an overlying maisonette at elevated ground floor, two apartments over levels one and two and a duplex penthouse on levels three and four and pool at roof level. First, second and duplex at third and fourth are to make use of common parts approved in PA 5047/23*".

### **(D) Basis of Valuation**

The valuation of the property has been prepared in accordance with the valuation Standards published by the Royal Institution of Chartered Surveyors (RICS). These are compliant with the Standards published by the International Valuation Standards Committee (IVSC). IVSC defines fair value as 'the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties, in an arm's length transaction'.

The fair value of the properties has been estimated based on the average comparable rates of similar properties in the area, then discounted by the development costs, estate agency fees of 4.13%, tax at 8% and developer's profit of 20%. Tables of (a) the estimated gross sales income (b) the development costs (c) a reconciliation thereof as described in the attached annexe.

For the purpose of the Valuation, it is assumed that any information QLZH Holding p.l.c. (formerly 'Dowdall Ltd'), Perit Jean Azzopardi and Notary Annelise Micallef have supplied to me in respect of the Property is both full and correct.



Where deemed necessary, written representations have been obtained from QLZH Holding P.L.C. and/or from other parties in order to support the assumptions on which the Valuation is based.

### **(E) Valuation**

After having taken into consideration all the afore-mentioned facts and considerations, it is my considered opinion that:

- a fair estimate of the total cost of completion including, without limitation, the cost of financial carrying charges, letting commissions and other ancillary costs is **five hundred and fifty-eight thousand euro (€558,000.00)**.
- a fair estimate of the open market value of the Property in its existing state at the date of this valuation would be **nine hundred and fifty thousand euro (€950,000.00)**.
- a fair estimate of the estimated capital values at current prices and on the basis of current market conditions:
  - (a) after development has been completed would be **two million and forty-seven thousand euro (€2,047,000.00)**.
  - (b) after the development has been completed and the Property has been let would be **two million and forty-five thousand euro (€2,045,000.00)**.

### **(F) Confidentiality and disclosure and publication**

The contents of this report may be used only for the specific purpose to which they refer. Before this report, or any part thereof, is reproduced or referred to in any document and before its contents, or any part thereof, are disclosed orally or otherwise to a third party, the valuer's written approval as to the form and context of such publication or disclosure must first be obtained, but may not be unreasonably withheld or delayed in so far as it relates to the inclusion of the valuation in the Prospectus.

---

Perit Paul Camilleri

Encl: valuation back-up calculations and assumptions  
copy of permit

<b>PEMBROKE PROJECT</b>			
<b>30, Carissima, Triq l-Isqof Angelo Portelli, Pembroke</b>			
<b>PA/08528/24</b>			
<b>To demolish existing terraced house. Excavation of a semi basement, construction of a garage complex at semi-basement level, an overlying maisonette at elevated ground floor, two apartments over levels one and two and a duplex penthouse on levels three and four and pool at roof level. First, second and duplex at third and fourth are to make use of common parts approved in PA 5047/23.</b>			
<b>Status: still being processed (permit not yet issued)</b>			
<b>DEVELOPMENT COSTS</b>			
<b>Preliminary costs</b>			
Perit's costs		€10,897.15	
Fire safety & ventilation report for basement		€600.00	
CAR insurance		€4,000.00	
BCA related costs (STO, etc.)		€6,000.00	
scaffolding, including permit costs		€12,000.00	
<b>sub-total (preliminary costs)</b>			<b>€33,497.15</b>
<b>Demolition and Earthworks</b>			
		unit cost	total cost
Demolition	lump sum	n/a	€18,000.00
Excavation (cu. mtrs.)	340	€45.00	€15,300.00
<b>sub-total (demolition &amp; earthworks)</b>			<b>€33,300.00</b>
<b>Construction, Finishing and Services</b>			
	GFA (sq.mtrs.)	unit rate costs	total estimated costs
<b>basement</b>	<b>136</b>	<b>€450.00</b>	<b>€61,200.00</b>
<b>Maisonette, 2 flats &amp; duplex flat with rooftop swimming pool</b>			
ground floor	115	€600.00	€69,180.00
ground floor terraces	31	€120.00	€3,696.00
first floor	101	€600.00	€60,600.00
first floor balconies/ terraces	17	€80.00	€1,384.00
second floor	101	€600.00	€60,600.00
second floor balconies/ terraces	17	€80.00	€1,384.00
third floor	91	€600.00	€54,780.00
third floor balconies/ terraces	27	€80.00	€2,160.00
fourth floor	51	€600.00	€30,480.00
fourth floor balconies/ terraces	44	€120.00	€5,256.00
rooftop (swimming pool)	51	€240.00	€12,240.00
<b>sub-total (construction, finishing &amp; services)</b>			<b>€362,960.00</b>
<b>TOTAL COSTS (excl. VAT)</b>			<b>€429,757.15</b>
<b>CONTINGENCY (10%)</b>			<b>€42,975.72</b>
<b>SUB-TOTAL</b>			<b>€472,732.87</b>
<b>VAT</b>			<b>€85,091.92</b>
<b>TOTAL COSTS (incl. VAT)</b>			<b>€557,824.78</b>
<b>say</b>			<b>€558,000.00</b>

PEMBROKE PROJECT						
30, Carissima, Triq I-Isqof Angelo Portelli, Pembroke						
PA/08528/24						
To demolish existing terraced house. Excavation of a semi basement, construction of a garage complex at semi-basement level, an overlying maisonette at elevated ground floor, two apartments over levels one and two and a duplex penthouse on levels three and four and pool at roof level. First, second and duplex at third and fourth are to make use of common parts approved in PA 5047/23.						
permit issued						
	description	Areas		unit rate	effective area (sq.mtrs.)*	price
		GFA (int) sq.mtrs.	external (sq.mtrs.)			
basement lock-up garage 1 (7 mts long)	single car garage	n/a	n/a	€45,000.00	n/a	€45,000.00
basement lock-up garage 2 (7 mts long)	single car garage	n/a	n/a	€45,000.00	n/a	€45,000.00
basement lock-up garage 3 ( 5.3 mts long)	single car garage	n/a	n/a	€38,000.00	n/a	€38,000.00
ground floor maisonette	2-bedroom maisonette	95	19	€4,000.00	104.5	€418,000.00
flat 1	2-bedroom flat	91	17	€4,100.00	99.5	€407,950.00
flat 2	2-bedroom flat	91	17	€4,200.00	99.5	€417,900.00
flat 3	3-bedroom duplex flat with rooftop swimming-pool	139	36	€4,300.00	157	€675,100.00
TOTAL ESTIMATED VALUE OF COMPLETED PROJECT						<b>€2,046,950.00</b>
SAY						<b>€2,047,000.00</b>
<i>*note - effective area is taken as the GFA (internal) and 50% of the external area (balconies, yards, terraces)</i>						

**PEMBROKE PROJECT**

**30, Carissima, Triq I-Isqof Angelo Portelli, Pembroke**

**PA/08528/24**

To demolish existing terraced house. Excavation of a semi basement, construction of a garage complex at semi-basement level, an overlying maisonette at elevated ground floor, two apartments over levels one and two and a duplex penthouse on levels three and four and pool at roof level. First, second and duplex at third and fourth are to make use of common parts approved in PA 5047/23.

**permit issued**

	description	Areas		unit rate	effective area (sq.mtrs.)*	price	Expected monthly rental yield	Expected annual rental yield	capitalised at 5.5%
		GFA (int) sq.mtrs.	external (sq.mtrs.)						
basement lock-up garage 1 (7 mts long)	single car garage	n/a	n/a	€45,000.00	n/a	€45,000.00	€200.00	€2,400.00	€43,636.36
basement lock-up garage 2 (7 mts long)	single car garage	n/a	n/a	€45,000.00	n/a	€45,000.00	€200.00	€2,400.00	€43,636.36
basement lock-up garage 3 ( 5.3 mts long)	single car garage	n/a	n/a	€38,000.00	n/a	€38,000.00	€175.00	€2,100.00	€38,181.82
ground floor maisonette	2-bedroom maisonette	95	19	€4,000.00	104.5	€418,000.00	€1,900.00	€22,800.00	€414,545.45
flat 1	2-bedroom flat	91	17	€4,100.00	99.5	€407,950.00	€1,900.00	€22,800.00	€414,545.45
flat 2	2-bedroom flat	91	17	€4,200.00	99.5	€417,900.00	€1,900.00	€22,800.00	€414,545.45
flat 3	3-bedroom duplex flat with rooftop swimming-pool	139	36	€4,300.00	157	€675,100.00	€3,100.00	€37,200.00	€676,363.64
<b>TOTAL ESTIMATED VALUE OF COMPLETED PROJECT</b>						<b>€2,046,950.00</b>			<b>€2,045,454.55</b>
SAY						<b>€2,047,000.00</b>			<b>€2,045,000.00</b>

*\*note - effective area is taken as the GFA (internal) and 50% of the external area (balconies, yards, terraces)*

project	Estimated gross sales income	Development Costs	Agency fees (4.13%)	tax (8%)	net sales proceeds	dev profit (20%)	land value	say
Qawra	€5,135,000.00	€1,837,000.00	€212,075.50	€393,833.96	€4,529,090.54	€754,848.42	€1,937,242.12	€1,940,000.00
<b>Pembroke</b>	<b>€2,047,000.00</b>	<b>€558,000.00</b>	<b>€84,541.10</b>	<b>€156,996.71</b>	<b>€1,805,462.19</b>	<b>€300,910.36</b>	<b>€946,551.82</b>	<b>€950,000.00</b>
tal-lbragg	€5,551,000.00	€1,270,000.00	€229,256.30	€425,739.50	€4,896,004.20	€816,000.70	€2,810,003.50	€2,800,000.00
total value	€12,733,000.00	€3,665,000.00	€525,872.90	€976,570.17	€11,230,556.93	€1,871,759.49	€5,693,797.44	€5,690,000.00

Stephen Mercieca

Date: 3 March 2025  
Our Ref: PA/08528/24

Application Number: PA/08528/24  
Application Type: Full development permission  
Date Received: 19 September 2024  
Approved Documents: PA 8528/24/15A/44B/44C/53A, and supporting document  
PA 8528/24/17A (Engineer's Report)

Location: 30, Carissima, Triq I-Isqof Angelo Portelli, Pembroke  
Proposal: To demolish existing terraced house. Excavation of a semi basement, construction of a garage complex at semi-basement level, an overlying maisonette at elevated ground floor, two apartments over levels one and two and a duplex penthouse on levels three and four and pool at roof level. First, second and duplex at third and fourth are to make use of common parts approved in PA 5047/23.

### **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** - Article 72(4) of the Development Planning Act (Cap. 552).

PA/08528/24

- 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.
- p) 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.

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 a certification by an engineer confirming that the development fully satisfies the requirements specified in supporting document PA 8528/24/17A.

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

Prior to commencement of any development on site, a Bank Guarantee to the value of €1,247.21 (one thousand two hundred forty-seven Euro and twenty-one cents) 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.

- 5 To make up for the shortfall in parking provision of one (1) parking space, this development permission is subject to a contribution amounting to the sum of €2,500 (two thousand five hundred Euro) 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.

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 schemed street bordering the site is unopened or unformed, it shall be opened up and brought up to its proper, approved and official formation levels prior to the commencement of any development hereby being permitted. The length of the road to be so levelled shall extend from any existing schemed road opened to the public to the extreme end of the frontage of the building to be erected, in line with Regulation 16 of S.L 499.57.
- B. Where the development concerns a change of use to a place of work,** the applicant shall obtain a Perit's declaration that the building conforms to the requirements of S.L. 424.15.

**C. Where the development concerns a place of work:**

The applicant shall:

- (a) obtain a Perit's declaration that the necessary requirements arising out of S.L. 424.15 have been included in the plans and drawings; and
  - (b) obtain a Perit's declaration that the building conforms to the requirements of S.L. 424.15.
- D.** The development is to strictly adhere to the 'Design Guidelines on fire safety for buildings in Malta' to ensure that all Fire Safety measures and provisions are addressed as indicated in the Design Guidelines on Fire Safety for Buildings in Malta, published by the DCID in 2004, (or other relevant standard, provided it is approved by the Civil Protection Department), Policies, and the Laws and Regulations of Malta.

**E. Conditions imposed and enforced by Water Services Corporation:**

- (a) Prior to laying of water and wastewater services in the road, the development shall comply with the requirements of S.L. 499.57 Part III (Roads in inhabited Areas) Clause 12.
  - (b) The applicant shall ensure that rain water and/or run-off collection from roofs, yards, balconies (and any other exposed areas) is being managed such that **no** rainwater, including overflow pipes (by pumping or gravity system), even from water storage reservoirs and/or oil interceptors, are connected to the WSC sewage network.
  - (c) For all kinds of development, developers are to safeguard the Wastewater Network Infrastructure and make sure not to damage or dispose of any building/construction materials inside the existing Drainage House Connections (concrete, dewatering etc).
  - (d) For all developments falling within the different Classes of the Development Planning (Use Classes) Order (S.L. 552.15), developers are requested to submit floor plans (1:100), signed by a warranted Perit or Engineer, of the separate rainwater and wastewater drainage systems, for verification and approval by the Water Services Corporation, via email at [pa.clearances@wsc.com.mt](mailto: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.
- F.** In the event of an accidental discovery in the course of approved works, any cultural heritage feature discovered should not be damaged or disturbed and the Superintendence is to be immediately informed of such discovery. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2019 (CAP. 445). The discovery of cultural heritage features may require the amendment of approved plans.
- G.** Any fissures (dagħbien), caves, caverns, hollows, geological faults, Quaternary deposits or other features of potential geological, geomorphological and/or palaeontological interest which are discovered must be reported immediately to the Environment and Resources Authority (ERA). No further works or activities must take place until the respective investigations have been completed, and thereafter works shall proceed strictly in line with the terms established by ERA. The approved development may need to be amended so as to accommodate in situ preservation of the discovered features.
- H. For new development, the following condition, imposed and enforced by Enemalta, applies:**

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

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

- (c) If such notification and consultation is overlooked, the processing timeframes by Enemalta of any ARMS applications might be prolonged with a consequent delay for the provision of an electricity supply to any part of the development.
- (d) Furthermore, if for any reason while works are in progress, it is required to shift, remove, cover, or do anything to the electricity network external to the development, Enemalta is to be informed through the appropriate form to carry out the necessary works. Under no circumstances is the contractor or developer to intervene directly with the electricity network.

**I. Where the development includes a swimming pool:**

- (a) Any pool backwash, if discharged in the sewers, shall meet the specifications listed in S.L. 545.08.
- (b) Chloride (Salt) concentration of the effluent should not exceed 1000mg/L. Particular care is to be taken if electro-chlorinators will be used as regards to meeting the chloride limit.

**J.** 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.

**K.** 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.

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 12 March 2025.**

Mandy Gatt  
Secretary Planning Commission  
Within Development Scheme

## 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).

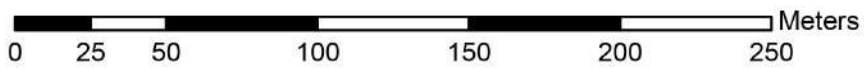
For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150. €50 administrative fee also applies (S.L. 551.01).

### 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](mailto: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-

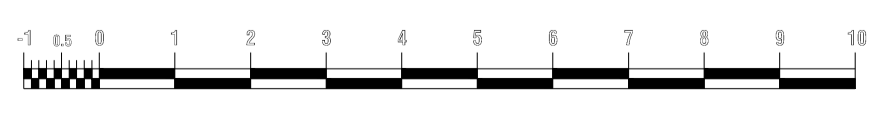
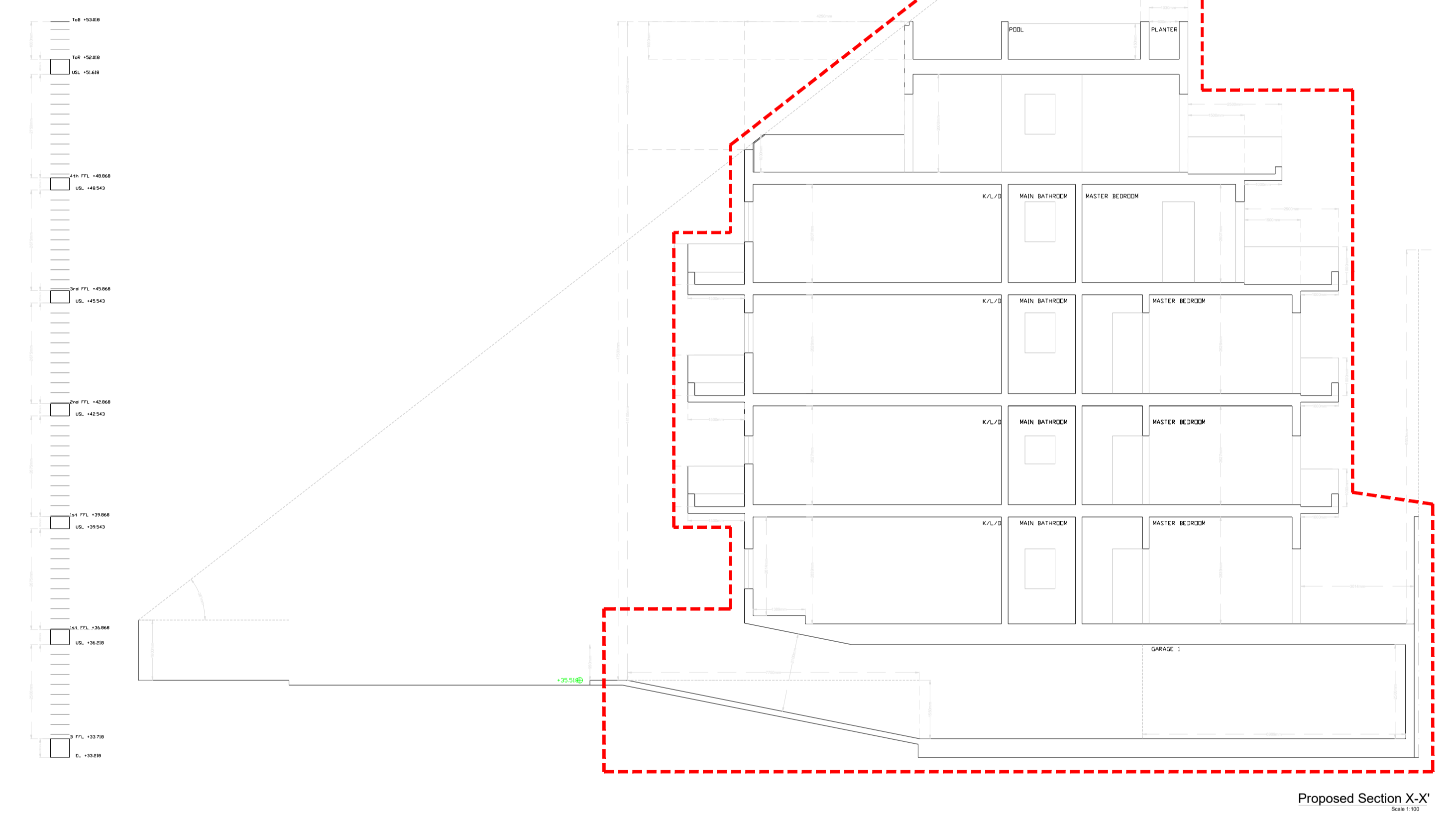


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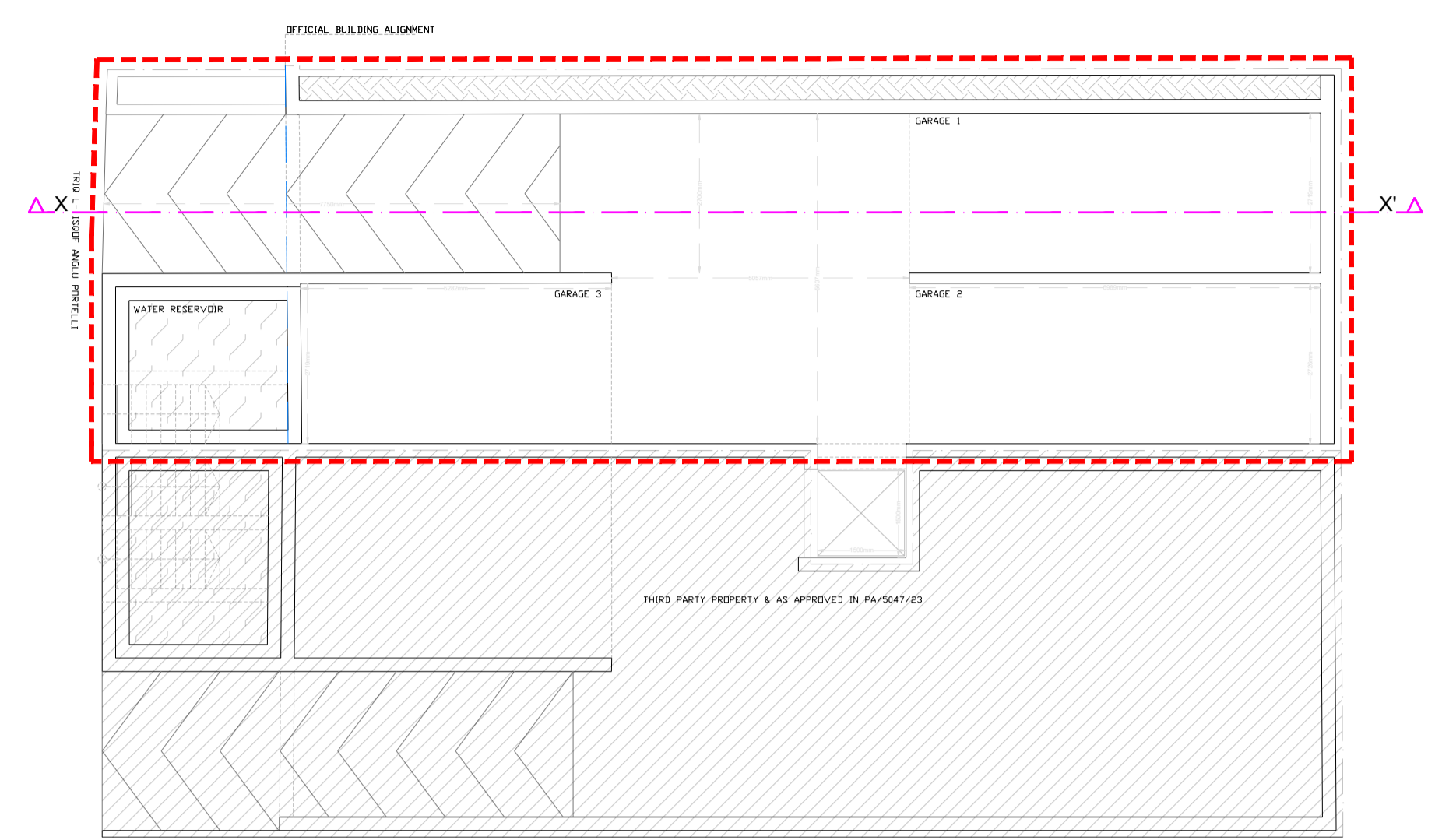
Date Printed: 19/09/2024

Compiled and published by the Mapping Unit, Planning Authority.  
 ERDF:02.030 - SintegraM 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 SintegraM Project Leader.  
 Data captured from: 2018 aerial photography, 2020 unmanned aerial vehicles(UAVs).  
 WGS 1984 UTM Zone 33N EPSG: 32833 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.

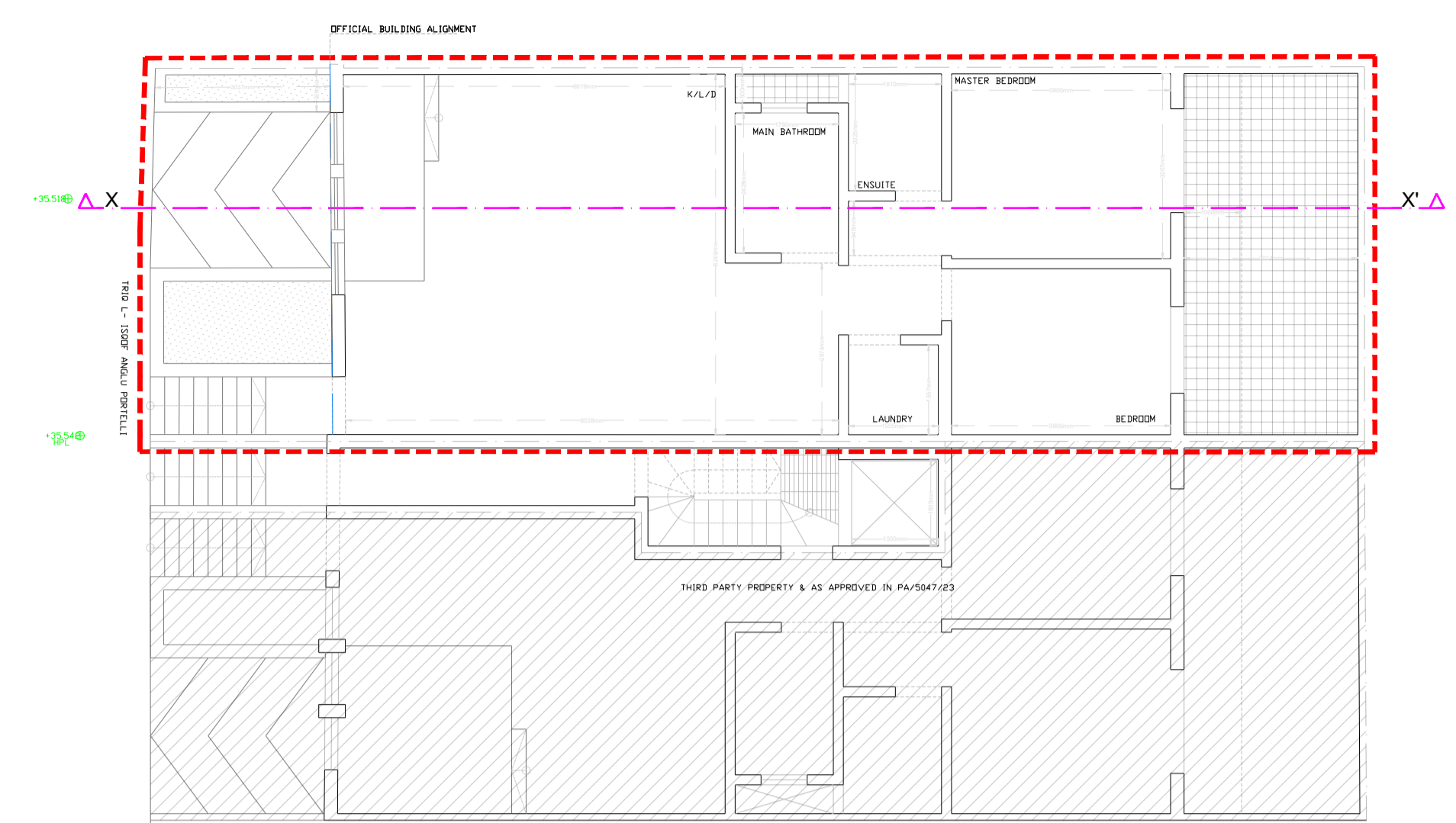
**PLANNING AUTHORITY**  
 St.Francis Ravelin, Floriana.  
 Tel: +356 2290 0000, Fax: +356 2290 2295



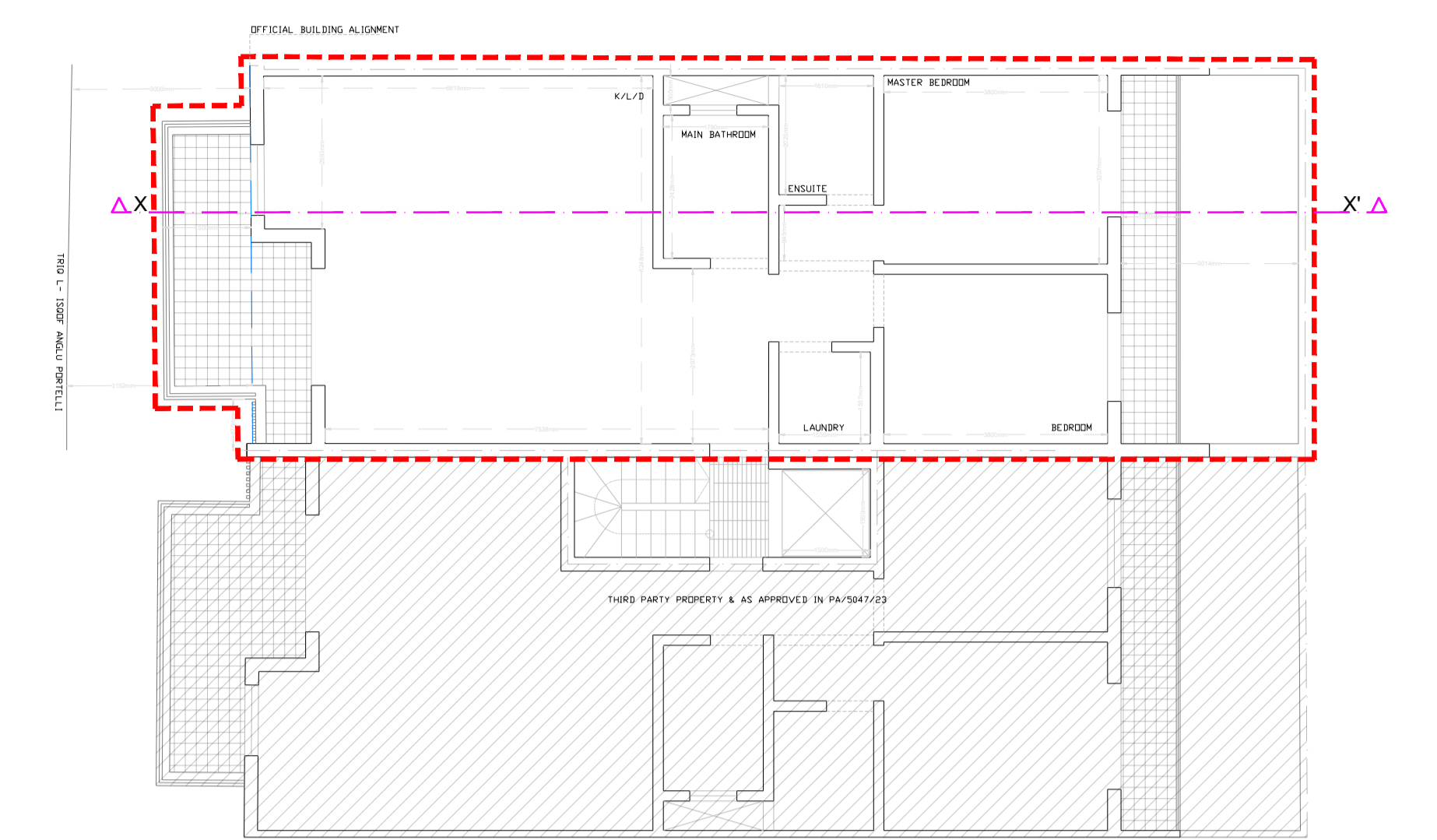
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		Triq. G. Balaguer	
		Balzon BZN1411	
		MALTA	
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REV. No.	0		



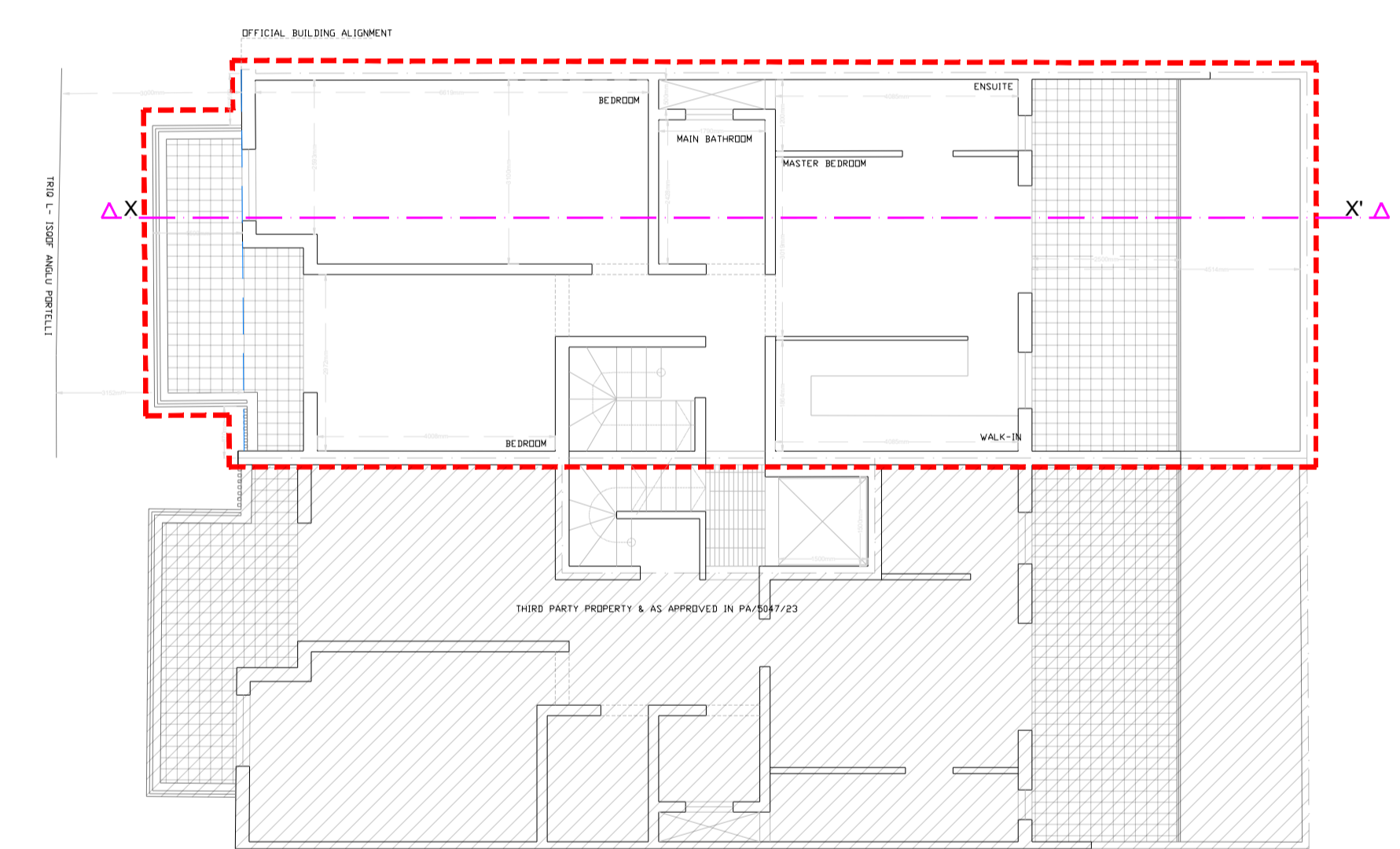
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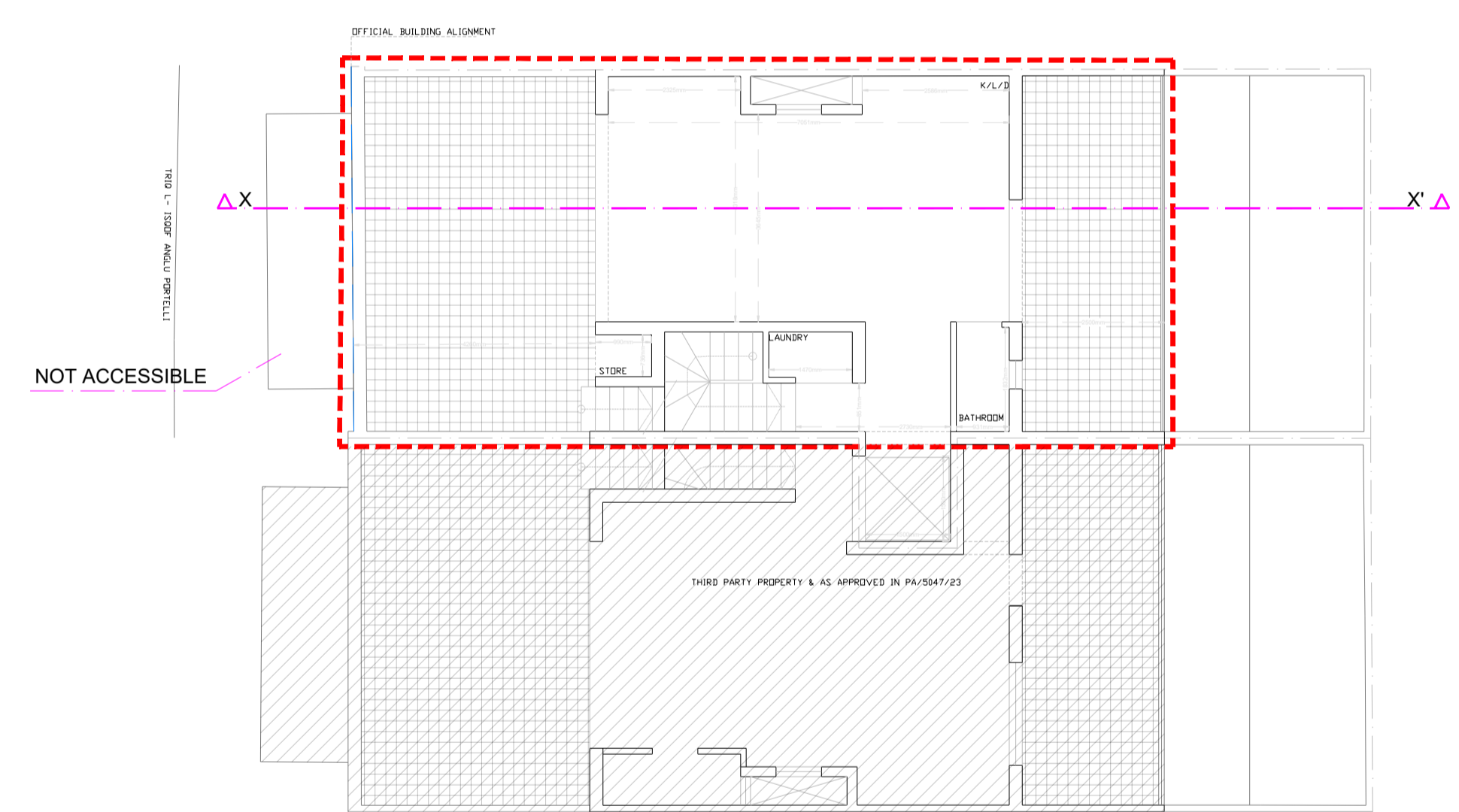
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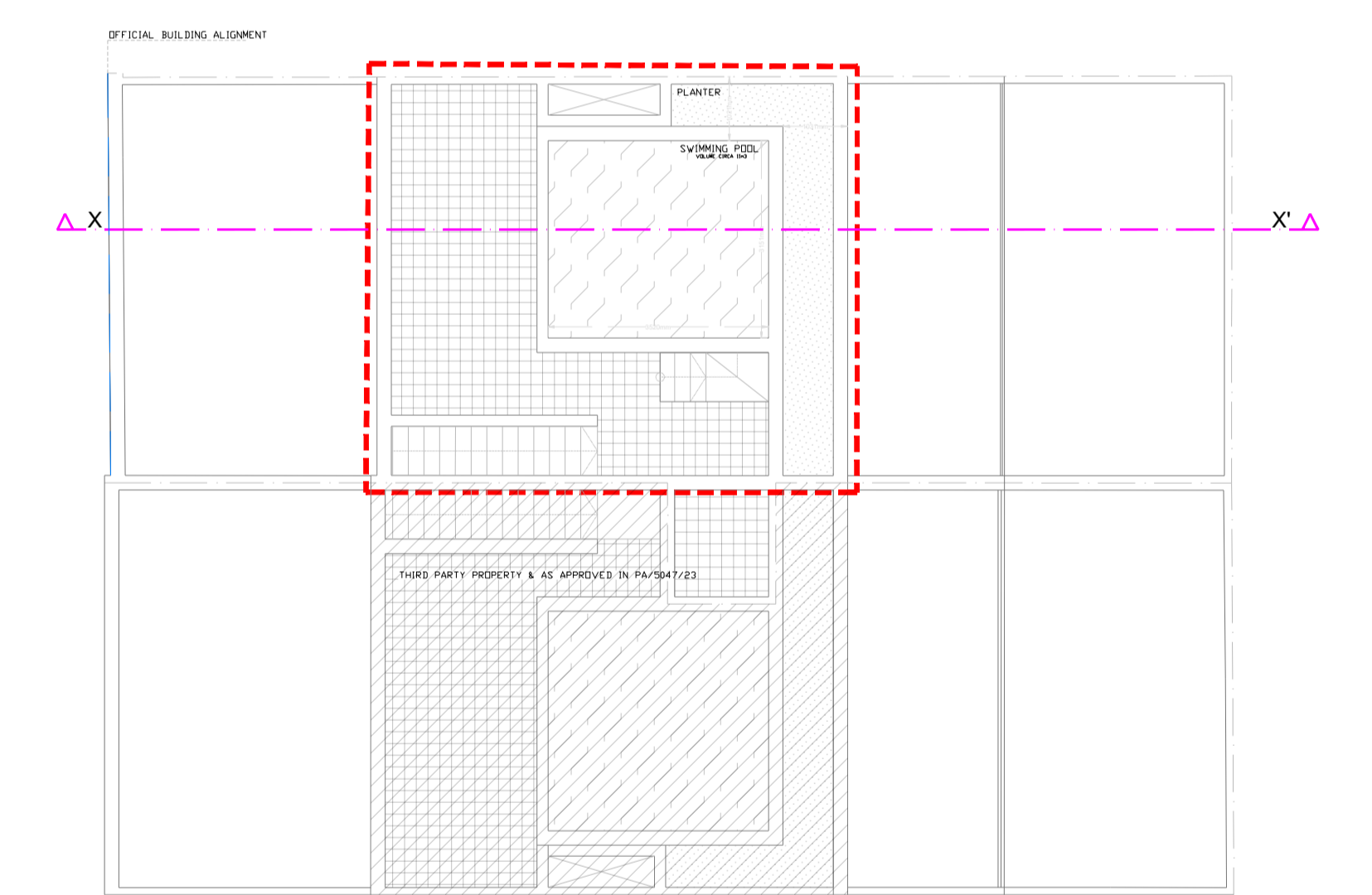
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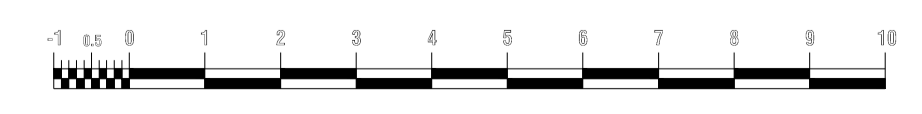
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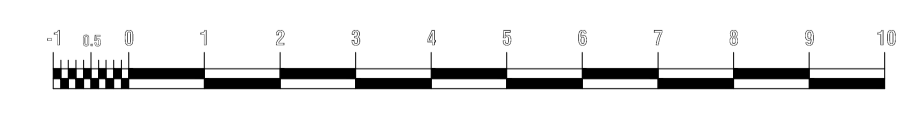
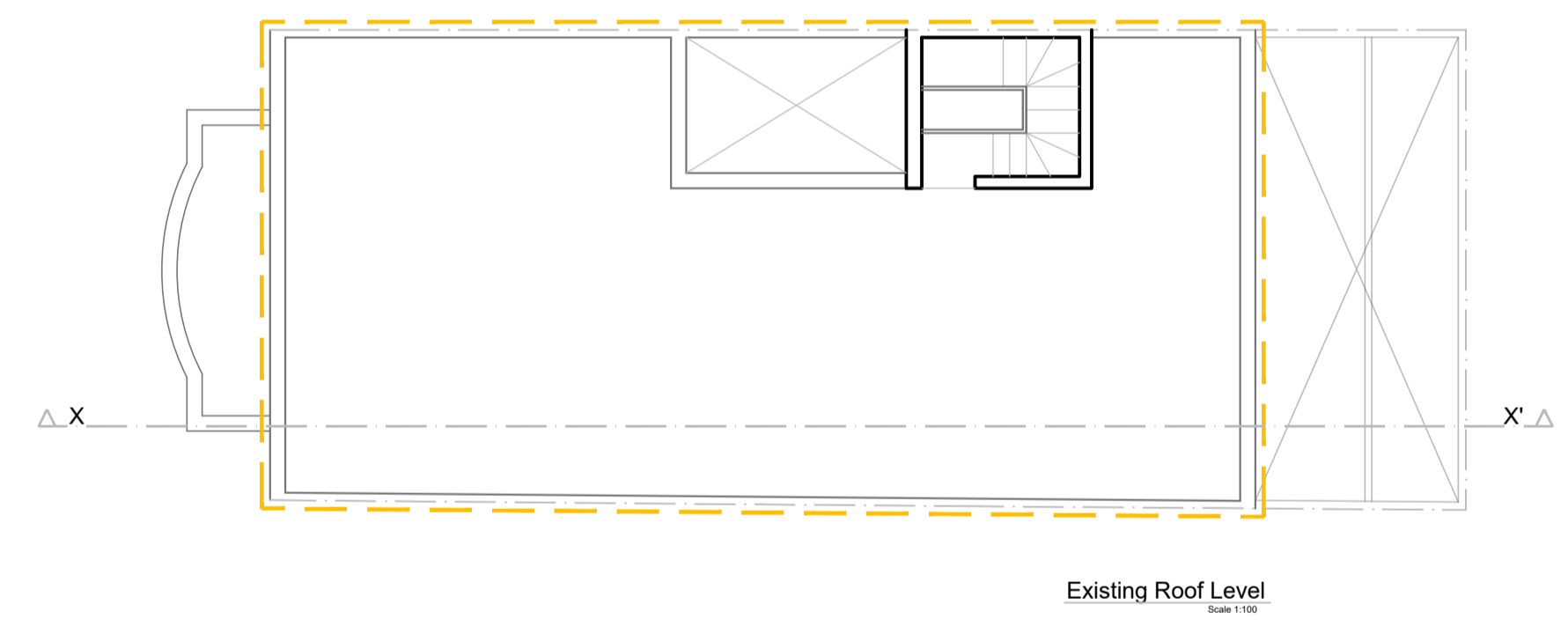
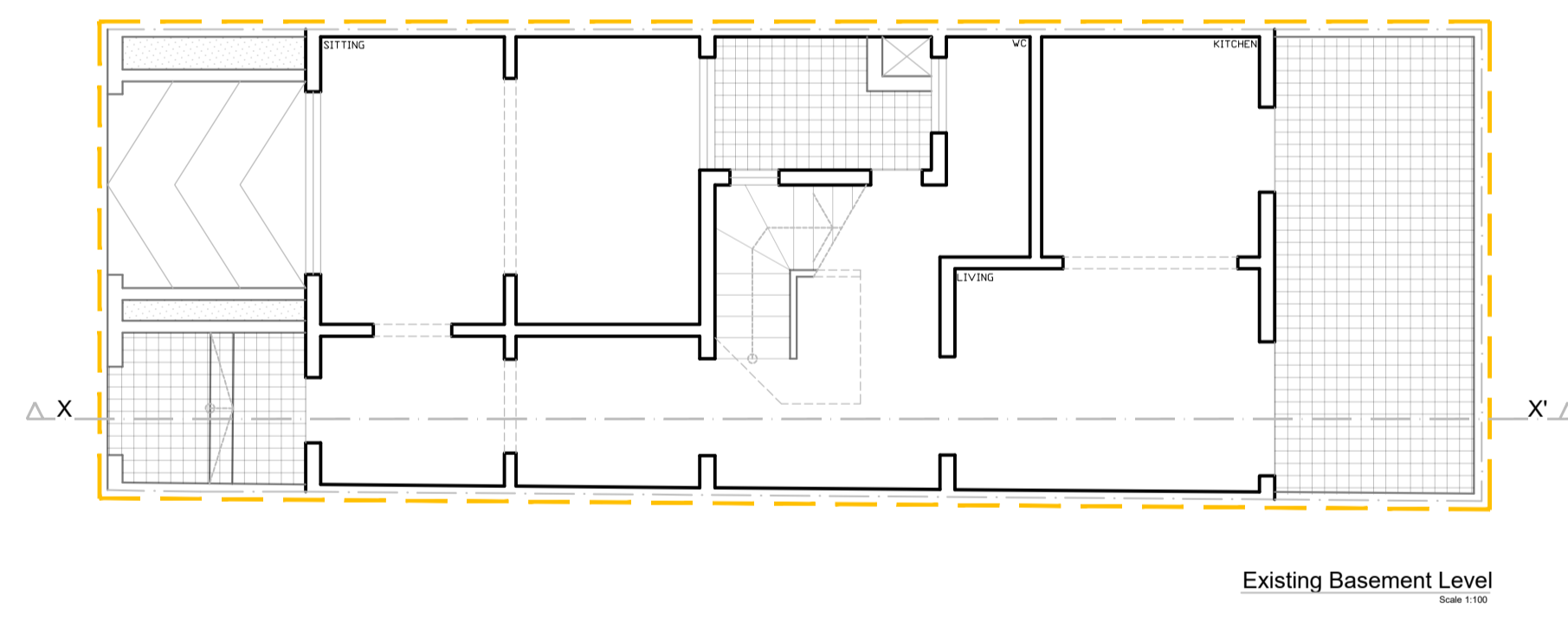
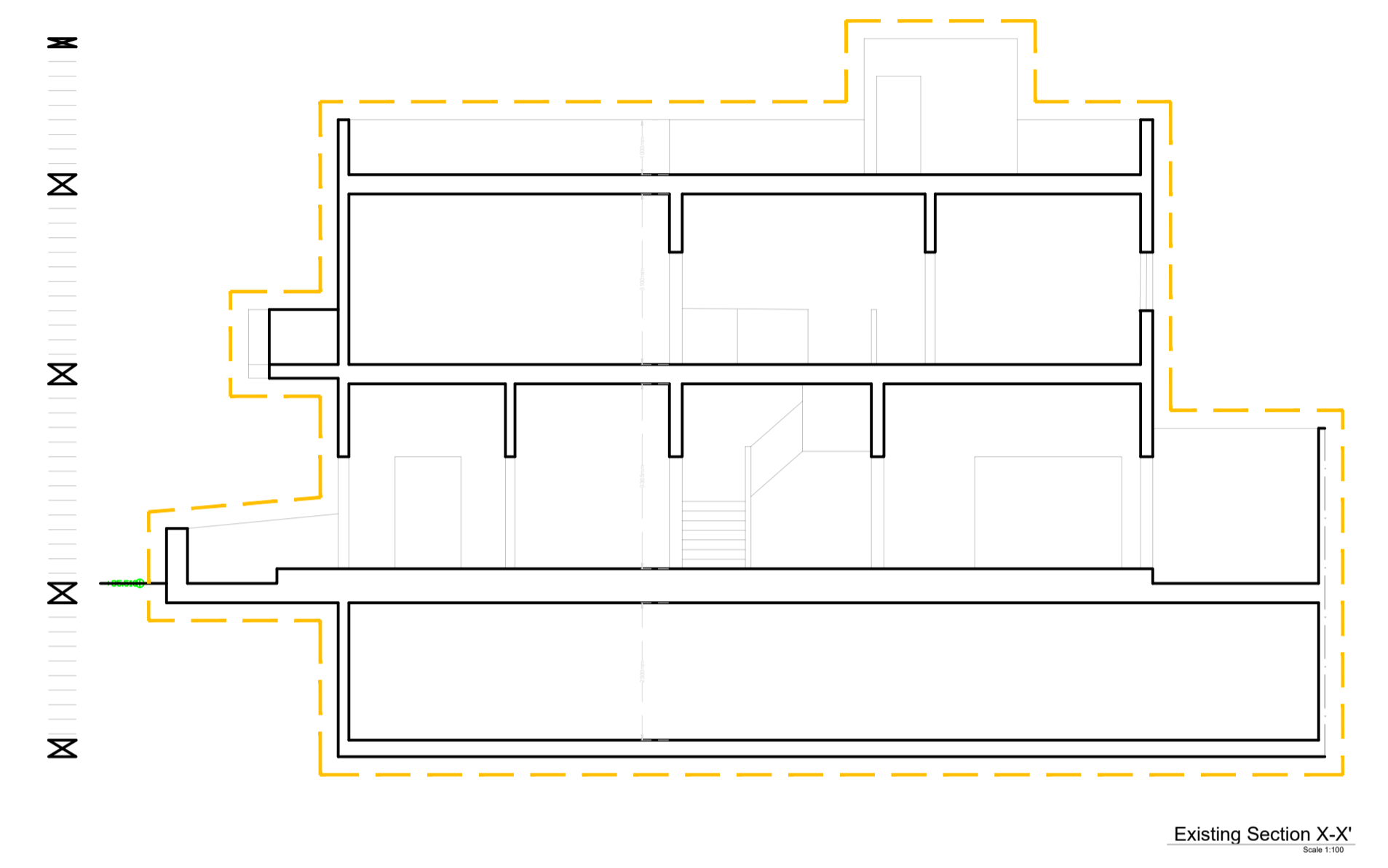
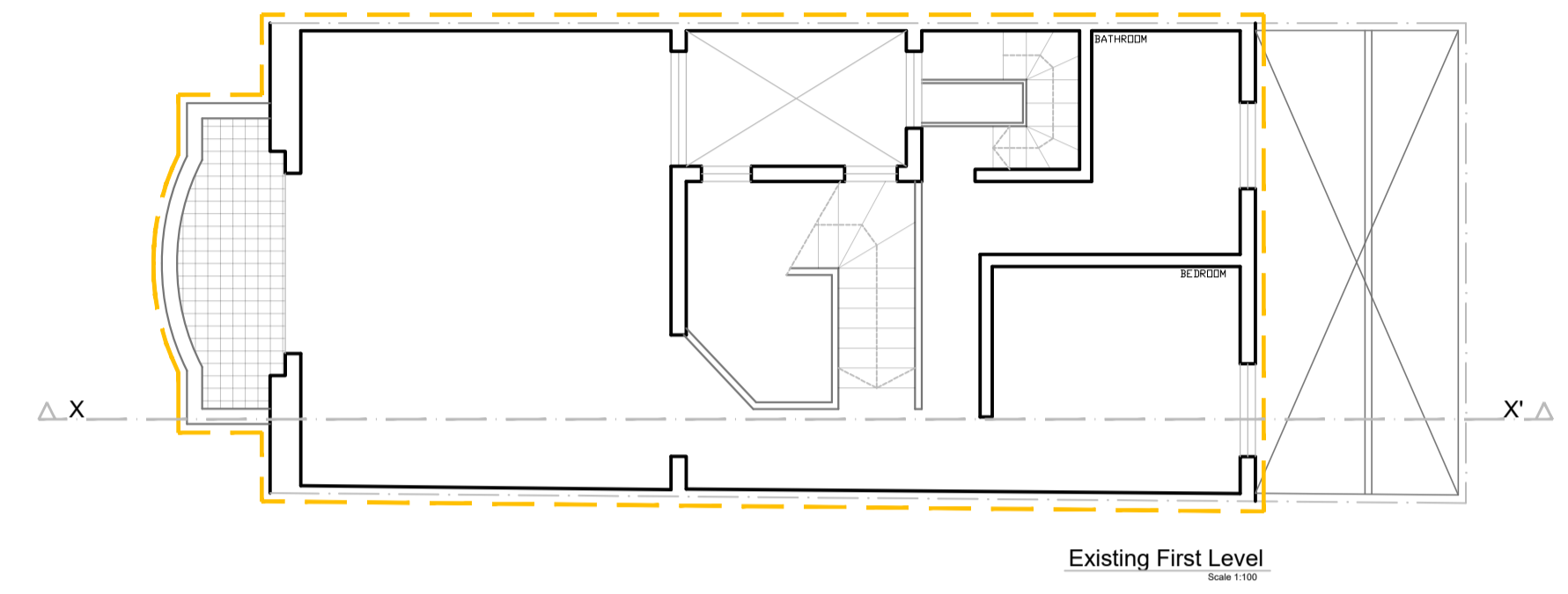
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Proposed Roof Level  
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CONTENT PEMBROKE_APARTMENTS		
FILE No. 25007	DRG No. 01	SCALE 1:100
DATE 25/02/25	DRAWN L.C.	REV. No 0



<i>JB</i>	Office: 'St. George'		
	Triq G. Balaguer Balzan BZ1411 MALTA MOB: 99863028		
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DATE	25/02/25	DRAWN	L.C.
REV. No	0		

**Ing Mark A. Guillaumier B.Eng(Hons.)**

74, "Agape", Kurkanta Str, Haz-Zebbug ZBG1203

E-mail: mguillaumier@gmail.com • Mob: +356 7930 0978

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**Date:** 29<sup>th</sup> November 2024

**Ref No:** REPF&V24543

**To: The Chairman  
Planning Authority  
Floriana**

## **Fire Safety, Natural Lighting, Noise and Ventilation Report**

Dear Sir/Madam,

Reference is made to your request for a fire safety, natural lighting, noise and ventilation report in relation to development reference TN289130 for site at 30, Carissima, Triq l-Isqof Anglu Portelli, Pembroke, Malta. Following an analysis of the design drawings prepared by the architect and herewith endorsed, we have prepared the following report which supersedes any previous reports issued with respect to the same development.

### **Scope of Report**

The scope of this report is to confirm or otherwise that the building is designed in accordance with the Design Guidelines on Fire Safety for Buildings in Malta, as published by the BCID in March 2004. It is also the scope of this report to detail in general any ventilation services requirements by the building under consideration, in order to satisfy the purpose of its operations and functions, according to governing regulations, ASHRAE Standard 62.2-2003 – *Ventilation and Acceptable Indoor Air Quality for residential Buildings* and without imposing any safety hazards or nuisances to its occupiers and neighbours.

### **Layout of premises**

The premises under consideration consist of a residential development complete with basement level car parking garages.

## **Natural and Mechanical Ventilation**

The need for ventilation has three main functions;

- To provide a continuous supply of oxygen for breathing
- To remove bi-products of respiration and occupation
- To remove artificial contaminant products within the space which may be produced by process work, cooking, driving etc

Natural ventilation is achieved by means of two natural forces arising from wind pressure and stack effect. These forces may be additionally encouraged to provide a desired air flow by means of suitably sited inlet and outlet openings in the building. Natural ventilation rates cannot however be guaranteed as these depend on wind velocities and outside air temperatures.

All habitable rooms have got adequately sized natural ventilation openings and hence no mechanical ventilation systems are required.

## **Natural and Artificial Lighting**

In order to improve the energy performance and the healthy ambience of a building, the use of natural lighting should always be encouraged. This is beneficial both from a conservation of energy aspect as well as for the well-being of its occupants.

As its name implies natural lighting is a natural phenomenon upon which we have very little control (if any), since it varies widely with the time of the day, seasons, and climatic conditions. The natural light intensity inside a building varies according to how much direct or indirect lighting it receives and thus according to the angle of incidence of the light source, which is the sun in the case of natural lighting.

While some areas will be amply supplied with natural lighting due to their location within a building (such as the upper floors), other areas may be naturally lit only through dispersed (indirect) natural lighting (such as rooms adjoining internal courtyards). Hence as per usual practice, natural light shall be compensated or replaced completely by artificial lighting with the intensity required according to the activity being undertaken inside the building. CIBSE design

guidelines indicate that the Lux levels for the artificial lighting systems shall be in the region of 250 to 500lux depending on the activity being undertaken.

## **Fire Detection and Fire-Fighting Equipment**

Any penetrations through fire barriers resulting from the installation of ventilation ducting, conduits, cables, pipework etc shall be made good using an approved material such as to reinstate the fire integrity of the same barrier.

The staircases and lifts at all levels are to be protected against the influx of smoke, heat and toxic gasses. Access doors to the staircases and lifts are required to be self-closing and to have a fire resistance of 60 minutes whilst the construction must withstand for a minimum of 60 minutes.

Given that the only fire escape route from the basement level is through the ramp access, a key contained in a break glass holder shall be provided. The key shall either release the gate mechanism or else undo the lock of a wicket door provided in the solid garage door.

The fire detection and annunciation system specified for the basement level of PA5047/23 shall be extended to cover this development.

## **Sound level Survey**

The equipment to be used in the building shall consist of the following:

- Domestic appliances
- Passenger lift
- Air conditioning equipment

It is to be expected that the domestic appliances will not generate any significant noise emissions which can provide any nuisance to neighbouring buildings. The lift motor should be mounted on manufacturer approved and manufacturer supplied anti vibration mountings to prevent the transmission of any motor generated vibrations to the building structure.

Any air conditioning outdoor units shall be of the silent type and shall be mounted on manufacturer approved anti vibration mountings such that any vibrations originating from the compressor are absorbed at source.

The lift shall be equipped with soft starting and landing movements and with the car doors controlled via variable speed drive motors to better control the closing sound of the doors. In many cases, the equipment manufacturers often provide a standard option for vibration isolation pads underneath the supports of the machinery. These isolators are typically suitable and sufficient for installation in residential complexes or with adjacencies to commercial office spaces.

The vibration isolation pads shall be manufactured of neoprene, rubber or synthetic foam pads and shall be used to support all parts of the mechanism of the equipment. The switchgear cabinet shall also be mounted on the vibration isolation pads to effectively isolate it from the machine room floor. The pads should be selected to support the weight of the cabinet while achieving a static deflection of about 2.5mm. The pads should have a steel shim overtop to uniformly distribute the weight of the switchgear cabinet to the entire area of the pad.

For elevator shafts, the rails should be fastened to the building at the edges of the floor slab. The floor slab edges are inherently stiffer than the shaft walls and will limit the transmission of the rail/guide interactions from generating structure-borne noise in adjacent spaces. No rails or any other component shall be fixed to the party walls.

The lift shall be equipped with self-oiling sliding pads on all sliding guides along the guide rails. Such an arrangement should ensure that the lift cabin and the counterweights will slide freely along the guide rails hence significantly reducing any resulting vibrations.

## **Conclusion**

It can be concluded that there are no significant noise emissions (from the equipment and operations listed) to the exterior of the building which can cause nuisance to occupants of neighbouring buildings. These results therefore indicate that the sound level at neighbouring buildings as a result of the operation of the listed equipment in the development is not expected

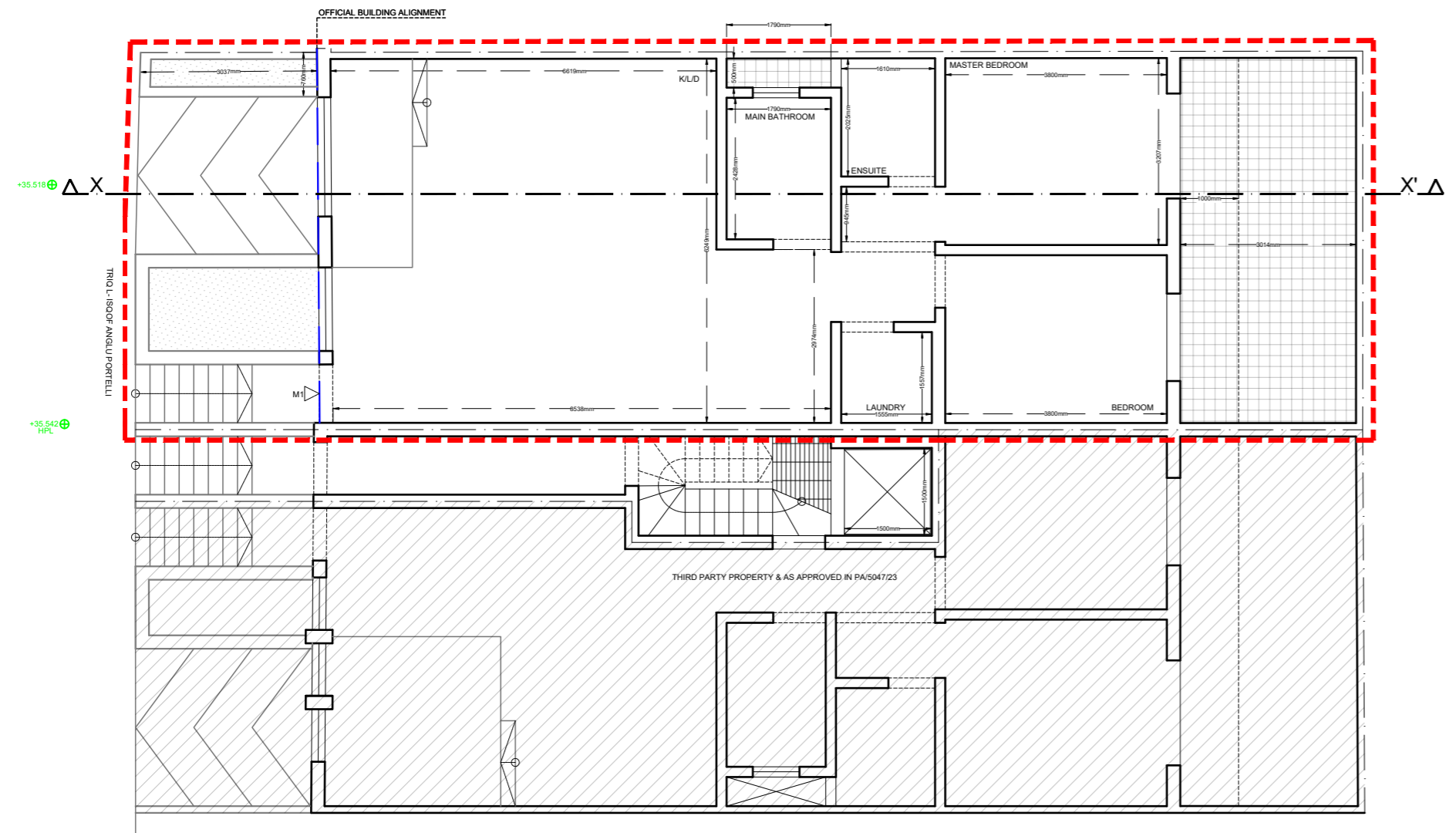
to be above the 45dBA level, which is the accepted norm for such applications in line with **WHO Guidelines for Community Noise, BS8233:2014 Guidance on sound Insulation and Noise Reduction for Buildings.**

The above proposals and recommendations are to be implemented in order to ensure that the operations being undertaken within this premise do not produce any nuisance to the neighbouring residential premises, and comply with the provisions of DC15.

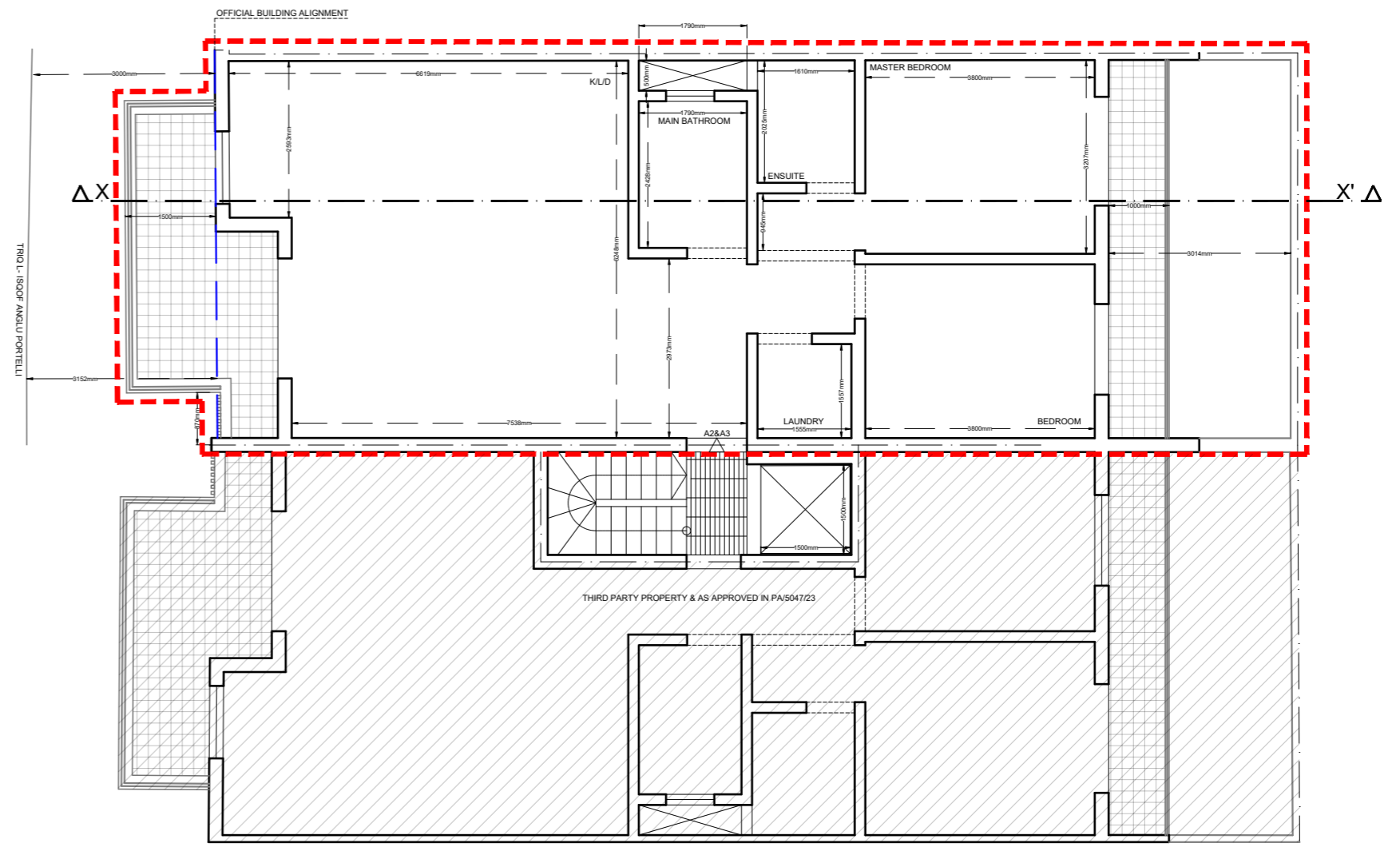


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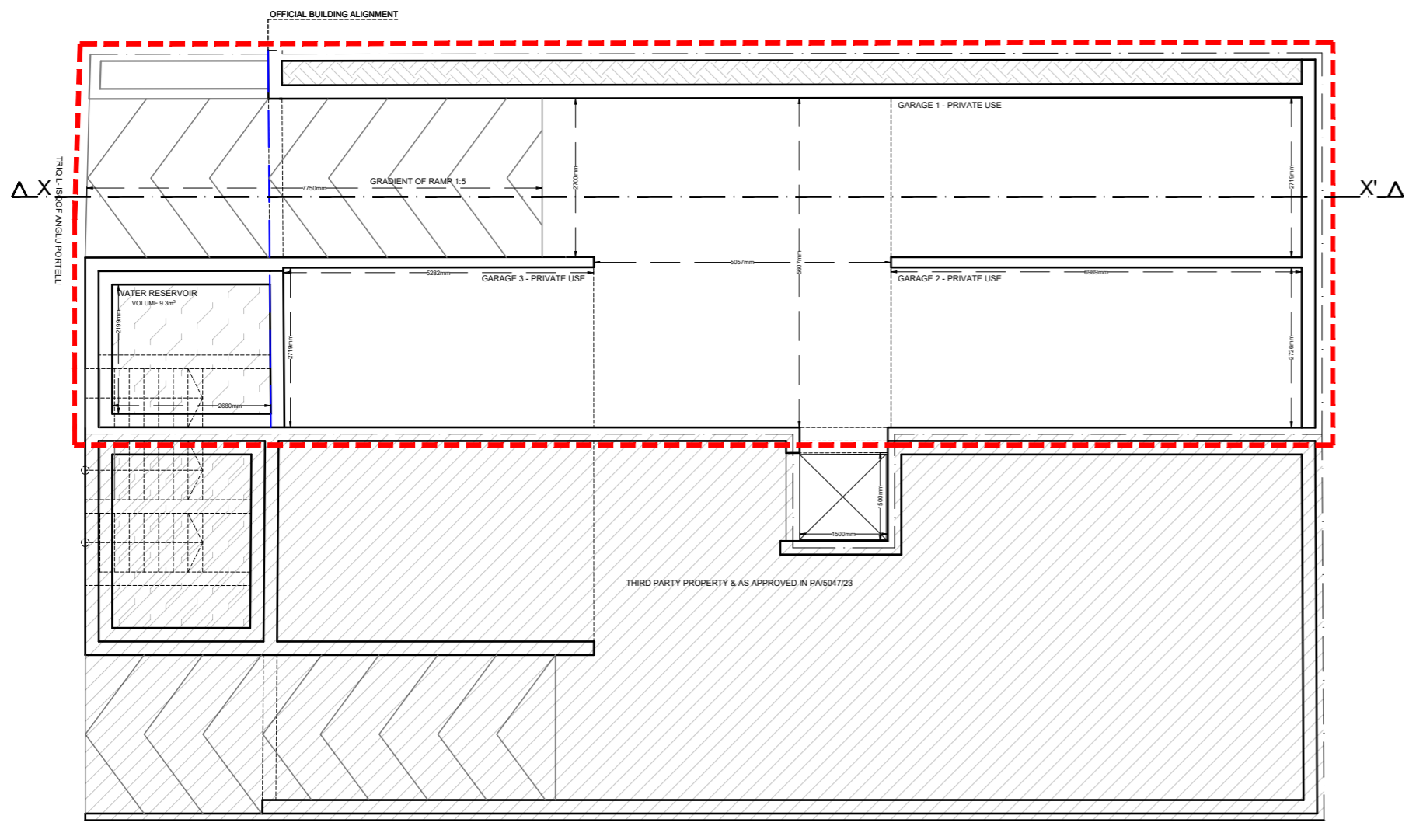
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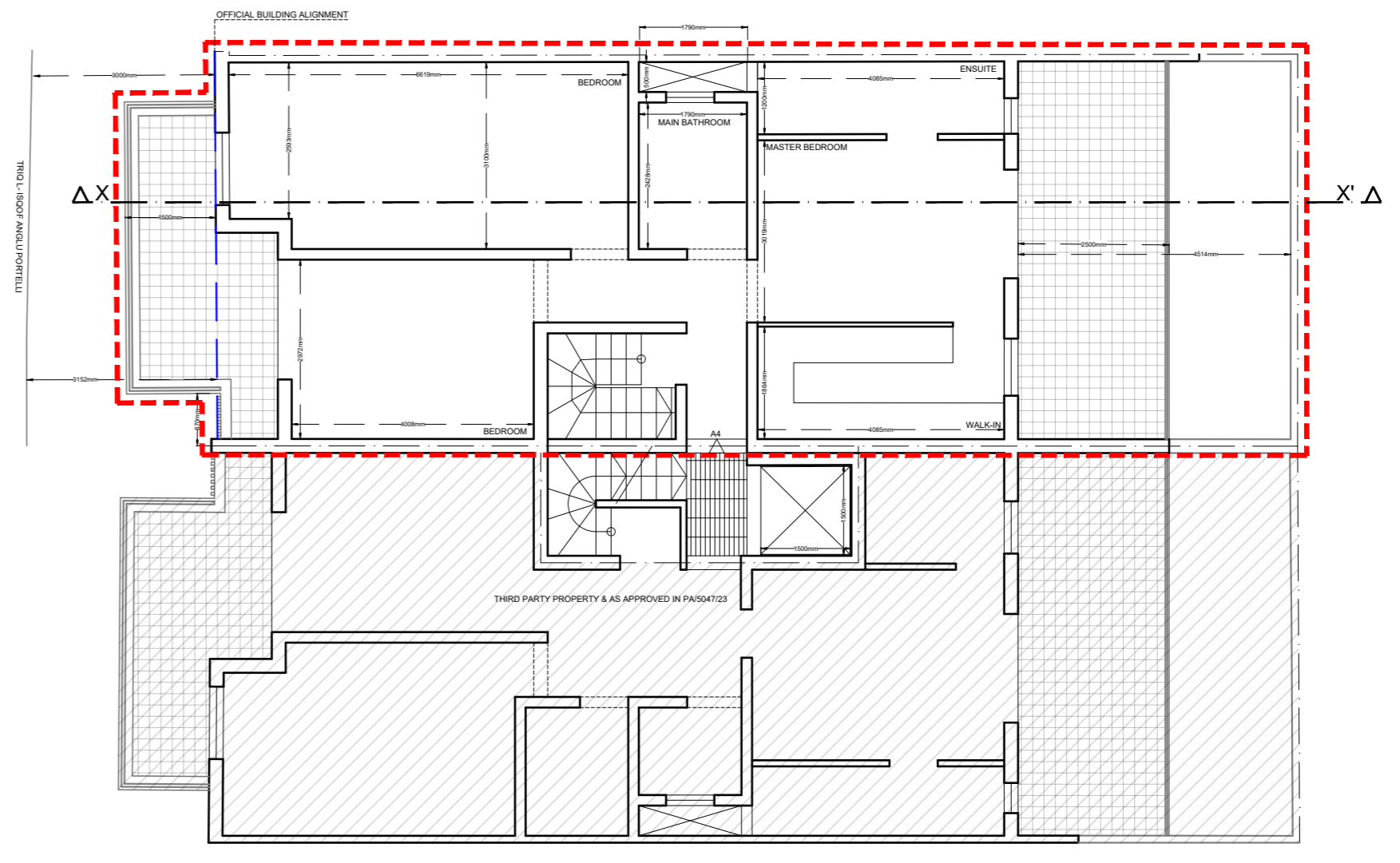
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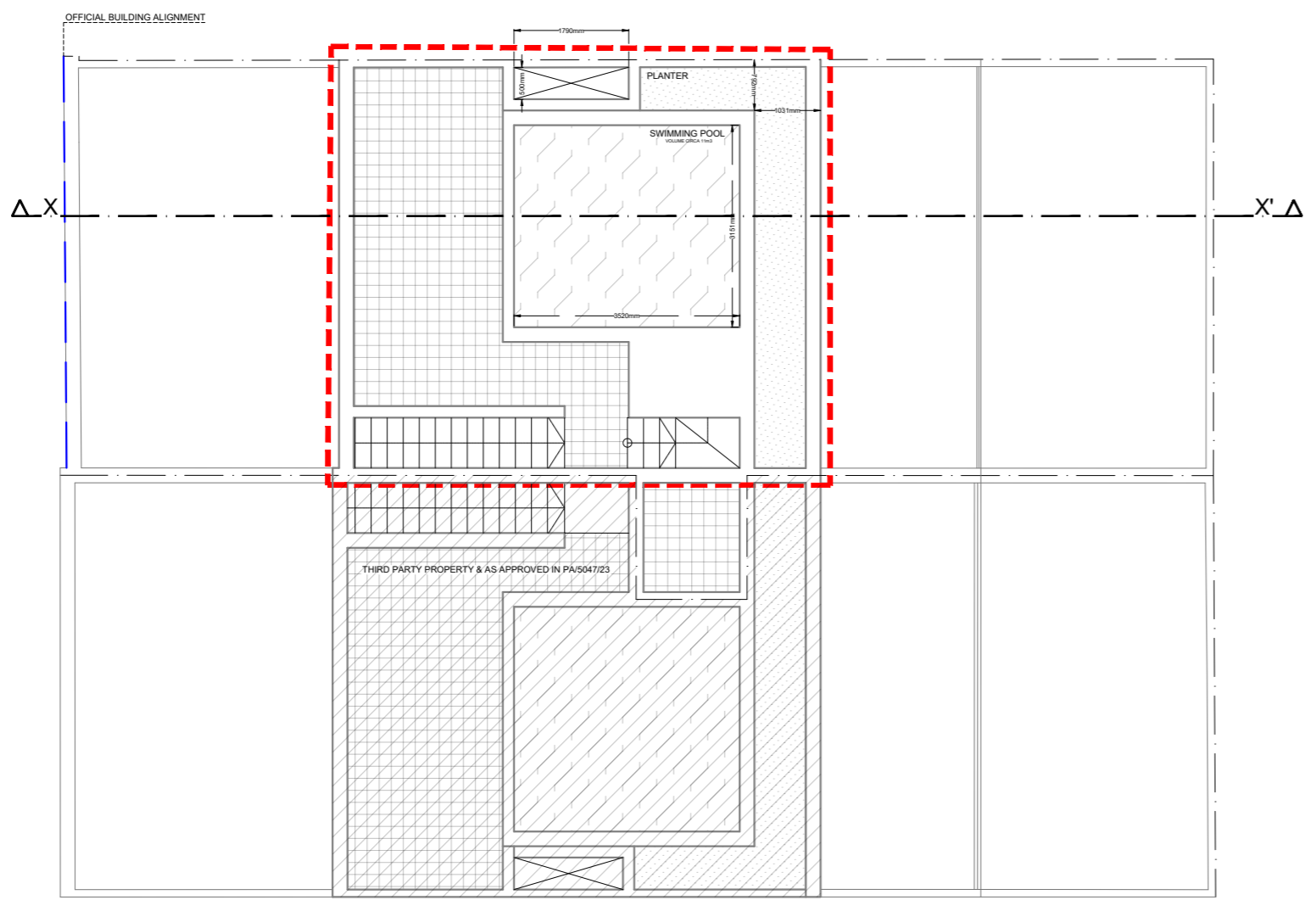
Proposed First Floor & Second Floor



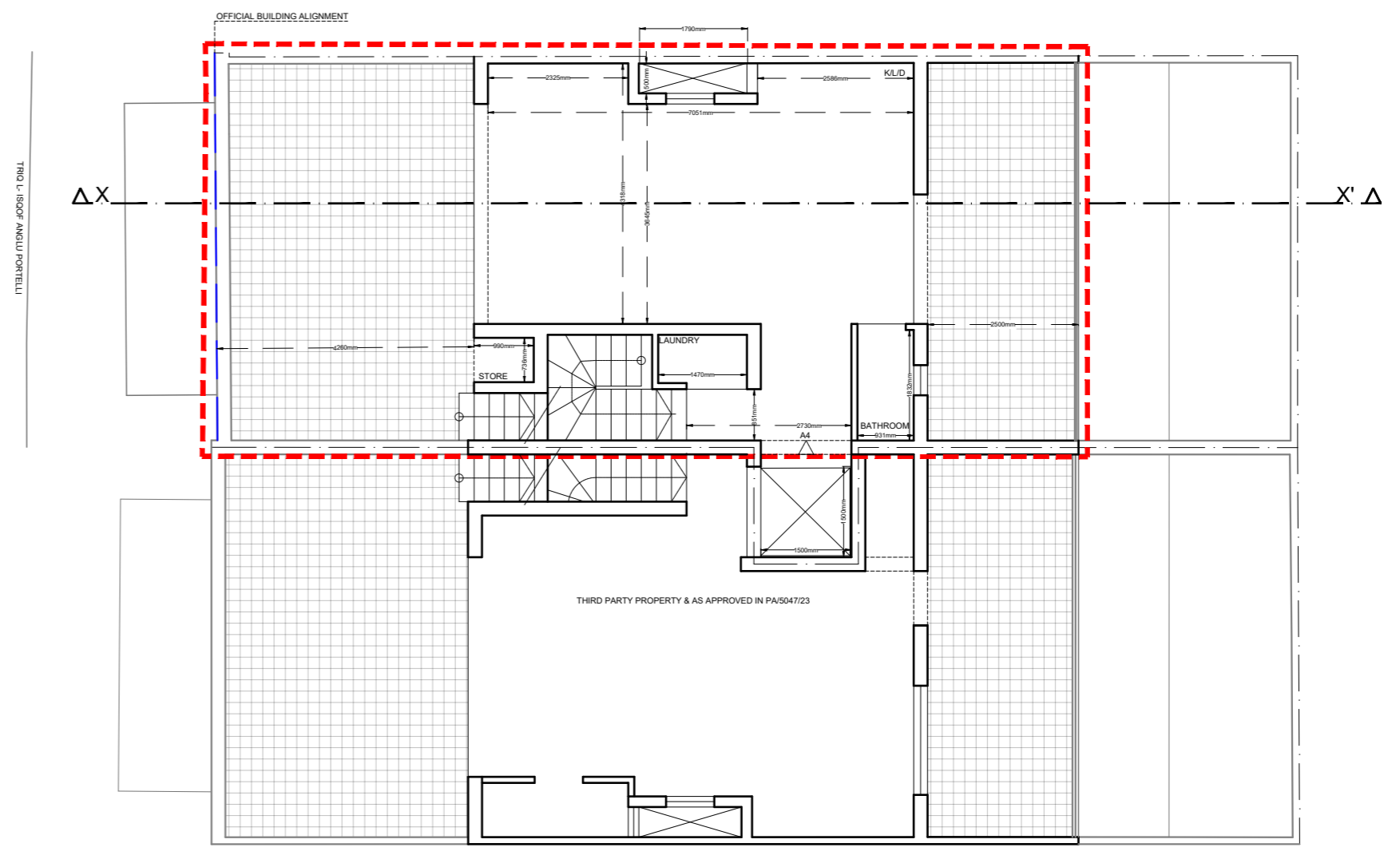
Proposed Basement Level



Proposed Third Floor



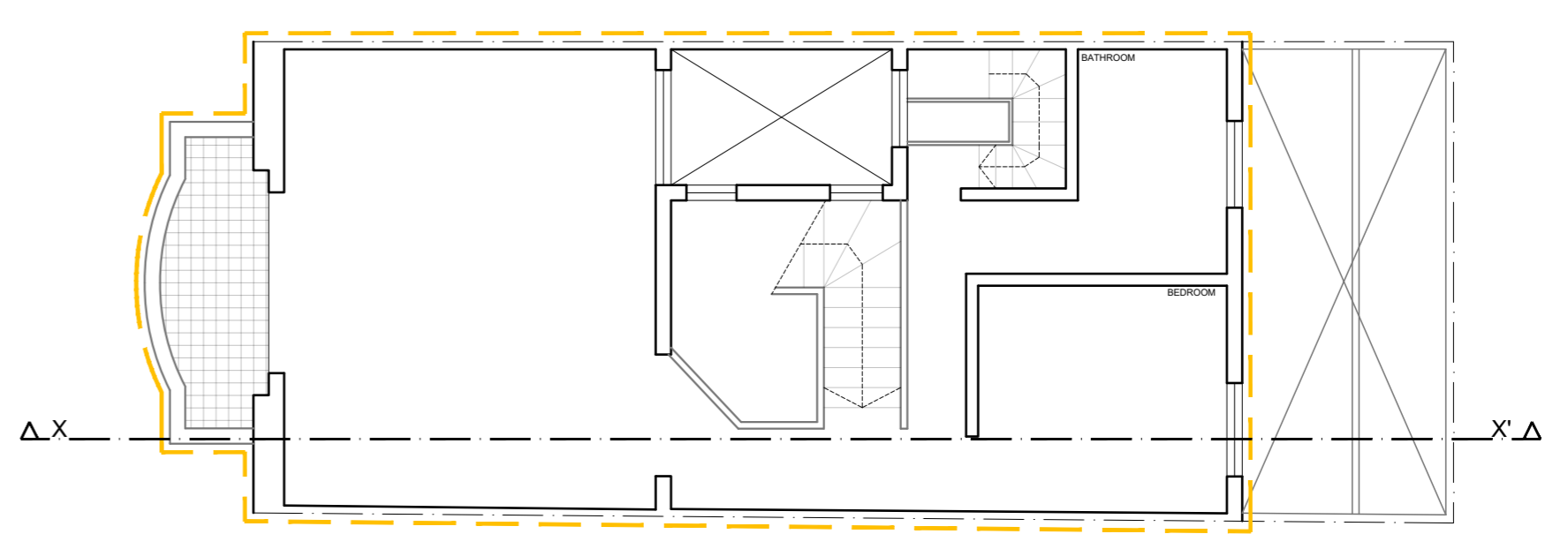
Proposed Roof Level



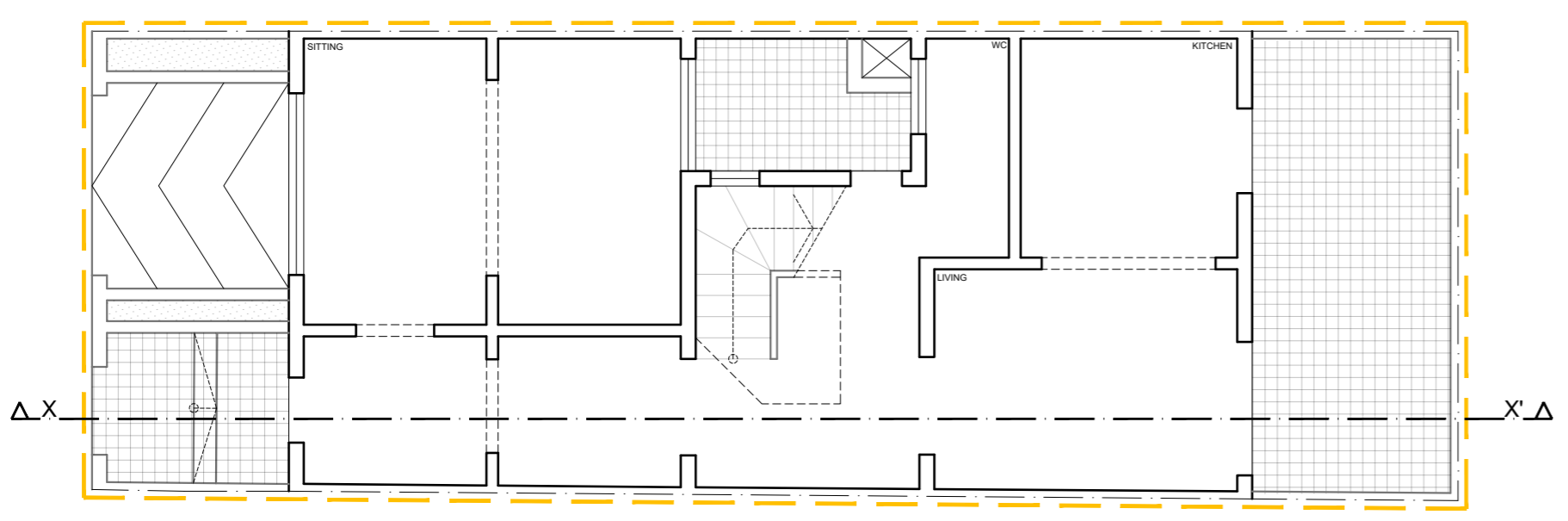
Proposed Fourth Floor



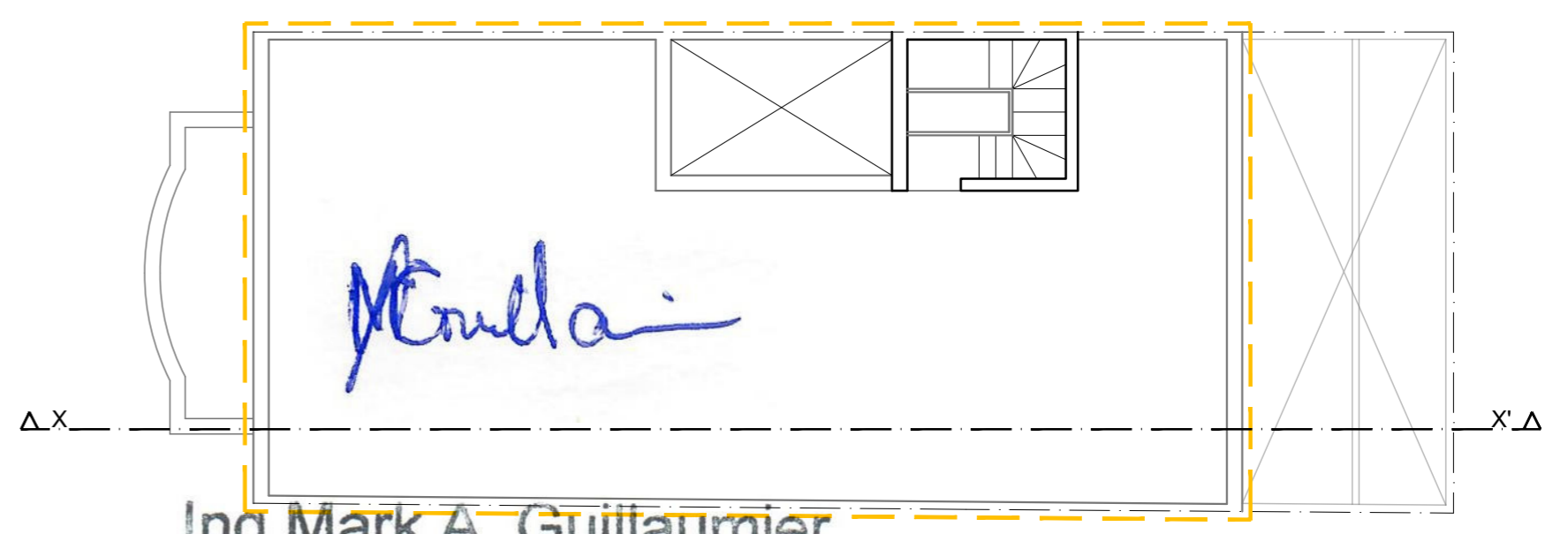
Existing Basement Level



Existing First Level



Existing Basement Level



Existing Roof Level

Ing Mark A. Guillaumier  
 Warrant Number 929  
 "Agape", Triq il-Kurkanta  
 Haz-Zebbug ZBG1203

Tel: 21463121 Mob: 79300978  
 e-mail: mguillaumier@gmail.com

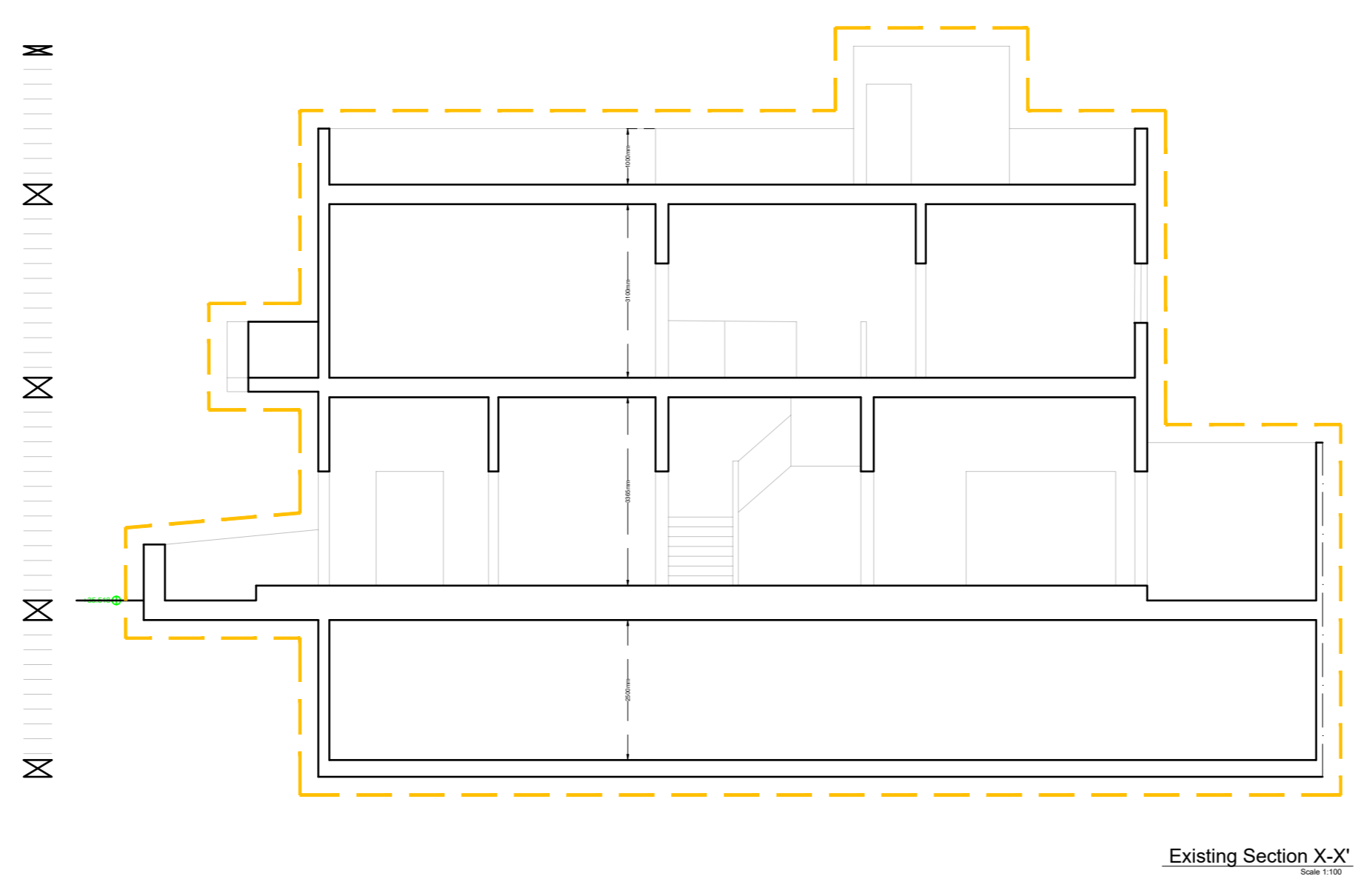
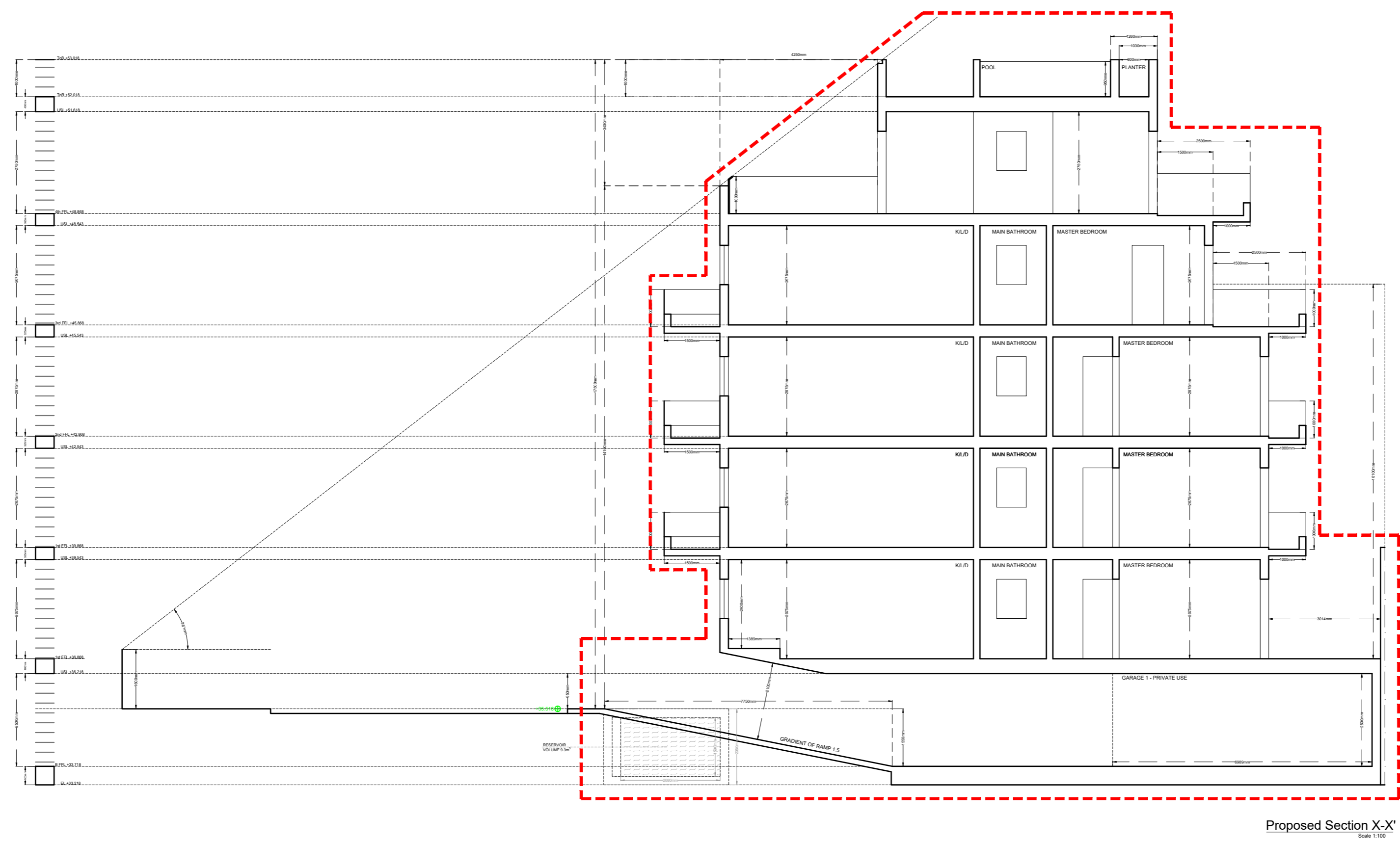


DE DOMENICO  
 DEVELOPMENTS

A PROPERTY DEVELOPMENT COMPANY  
 address: A1.56, Triq il-Fortizza, Pembroke  
 email: admin@dedomenico.com.mt mob: +356 99589700  
 website: www.dedomenico.com.mt

Project name	tbc	Project Ref	(12)DDO.PEMAP.2.23
Address	Triq L-Isgof Anglu Portelli, Pembroke	Drawn by	Perit Jean Azzopardi
Paper Size	A1	Scale	1:100
Date	19-09-2024	Rev no.	00

- Proposed
- Demolition



*Handwritten signature*

Ing Mark A. Guillaumier  
 Warrant Number 929  
 "Agape", Triq il-Kurkanta  
 Haz-Zebbug ZBG1203  
 Tel: 21463121 Mob: 79300978  
 e-mail: mguillaumier@gmail.com

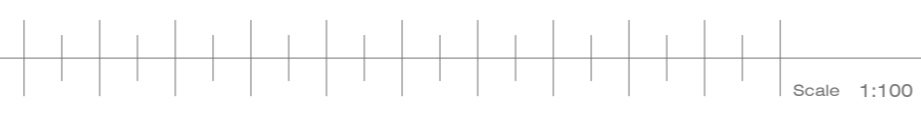


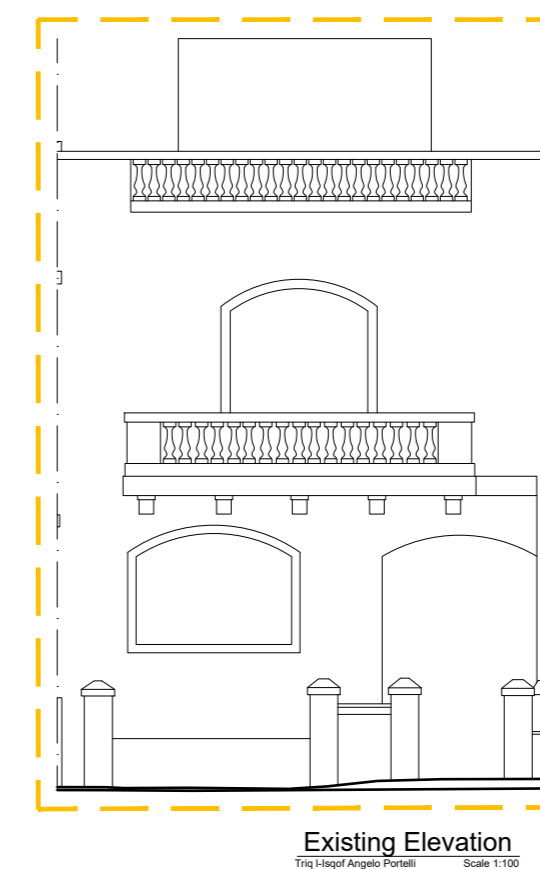
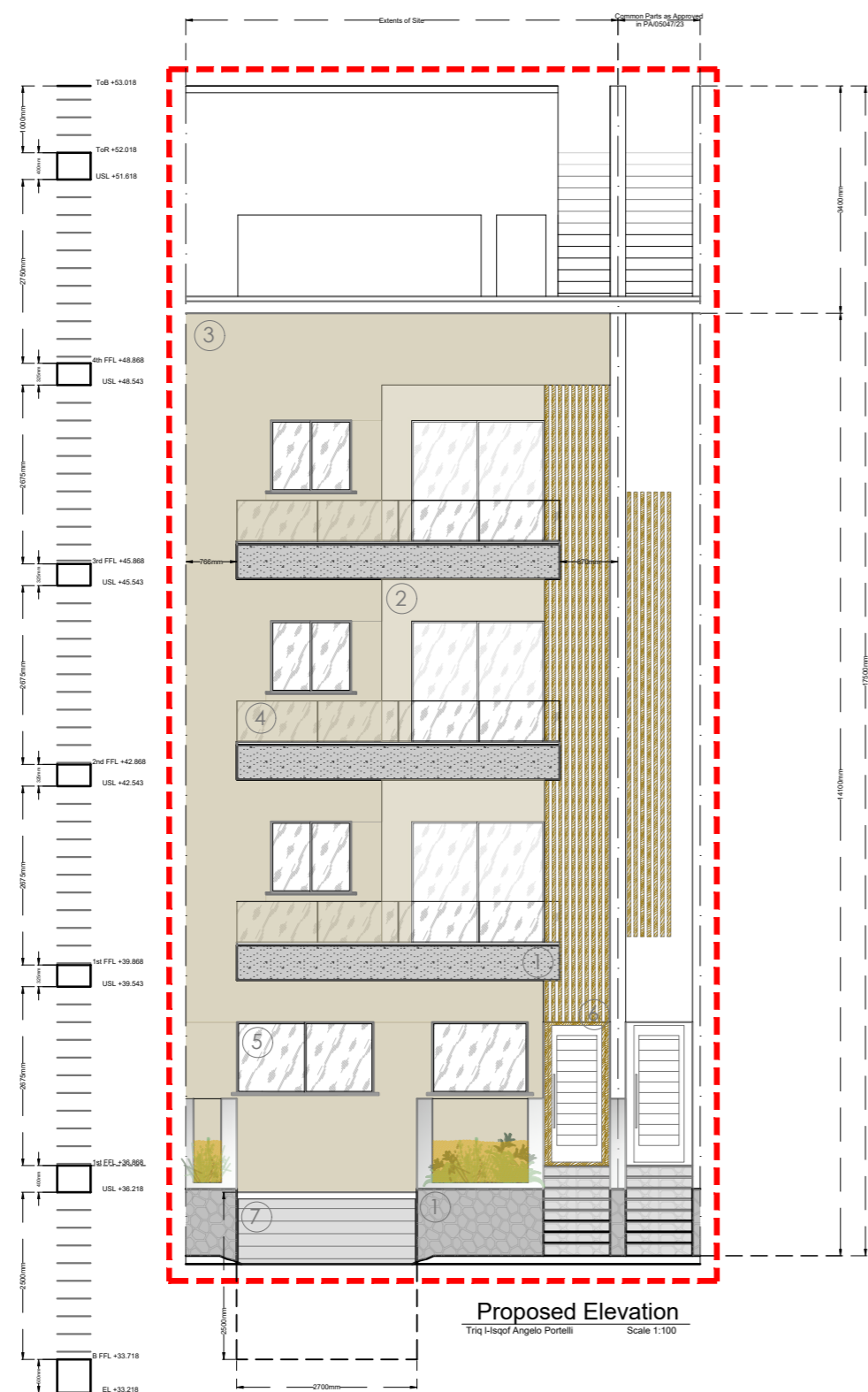
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Date	19-09-2024	Rev no.	00

- Proposed
- Demolition





*Moula*

Ing Mark A. Guillaumier  
 Warrant Number 929  
 "Agape", Triq il-Kurkanta  
 Haz-Zebbug ZBG1203  
 Tel: 21463121 Mob: 79300978  
 e-mail: mguillaumier@gmail.com



DE DOMENICO  
 DEVELOPMENTS

A PROPERTY DEVELOPMENT COMPANY

address: A1,56, Triq il-Fortizza, Pembroke  
 email: admin@dedomenico.com.mt mob: +356 99589700  
 website: www.dedomenico.com.mt

Project name	tbc	Project Ref	(12)DDD.PEMIA.P.2.23
Address	Triq L-Isqof Anglu Portelli, Pembroke	Drawn by	Perit Jean Azzopardi
Paper Size	A2	Scale	1:100
Date	11-11-2024	Rev no.	00



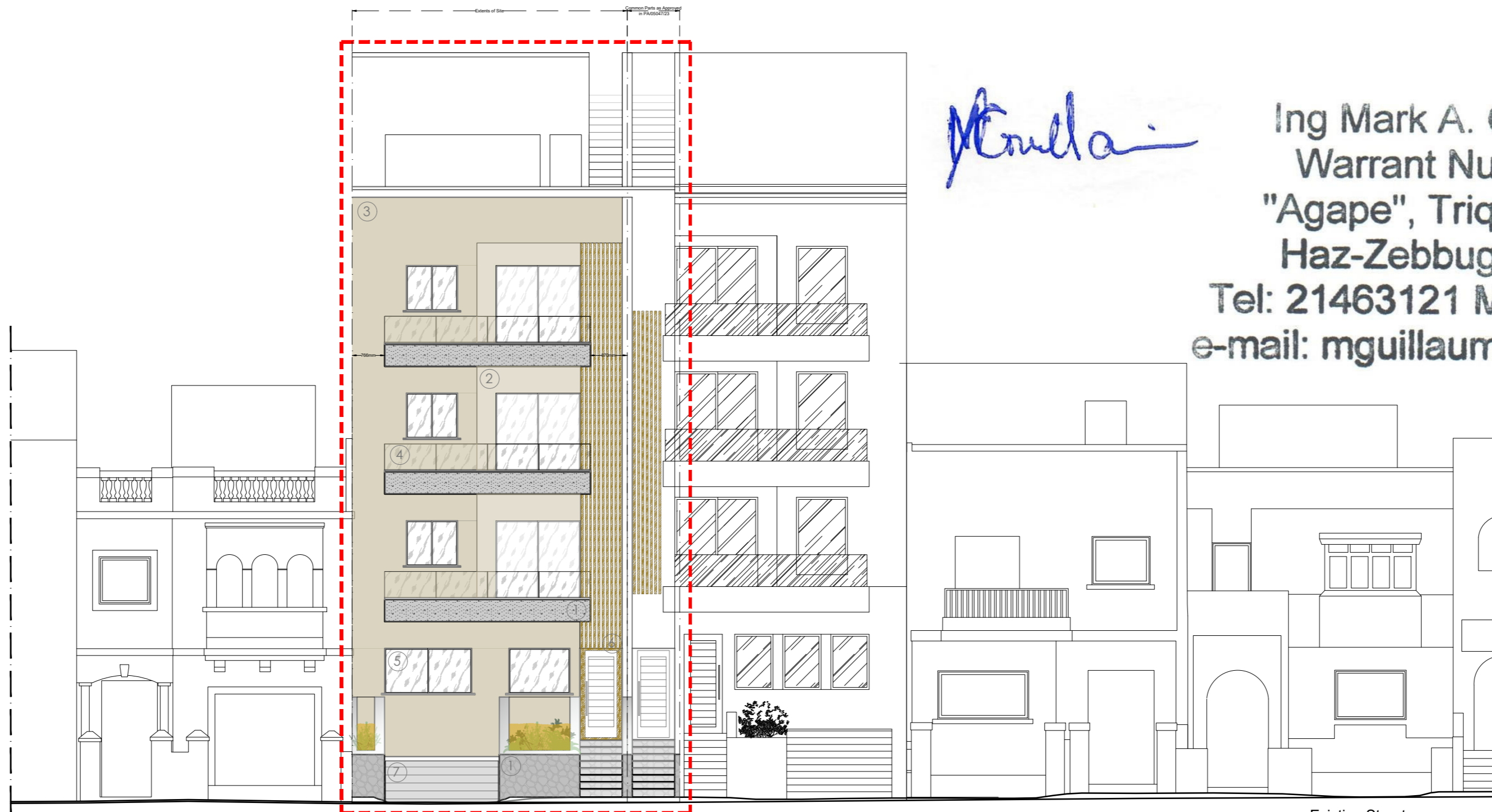
LEGEND

- ① Cladding in Travertine
- ② Rendered Blockwork (Very light in colour)
- ③ Rendered Blockwork (Medium earth colour)
- ④ Railing in Glass
- ⑤ Aluminium Apertures
- ⑥ Timber
- ⑦ White Garage Door

Scale 1:100



Existing Streetscape  
Triq L-isqof Angelo Portelli  
Scale 1:100



Proposed Elevation  
Triq L-isqof Angelo Portelli  
Scale 1:100

*Moula*

Ing Mark A. Guillaumier  
Warrant Number 929  
"Agape", Triq il-Kurkanta  
Haz-Zebbug ZBG1203  
Tel: 21463121 Mob: 79300978  
e-mail: mguillaumier@gmail.com



Existing Streetscape  
Triq L-isqof Angelo Portelli  
Scale 1:100



DE DOMENICO  
DEVELOPMENTS

A PROPERTY DEVELOPMENT COMPANY

address: A1,56, Triq il-Fortizza, Pembroke  
email: admin@dedomenico.com.mt mob: +356 99589700  
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Project name	tbc	Project Ref	(12)DDD.PEMIA.P.2.23	 Proposed
Address	Triq L-isqof Anglu Portelli, Pembroke	Drawn by	Perit Jean Azzopardi	
Paper Size	A2	Scale	1:100	 Demolition
Date	11-11-2024	Rev no.	00	

Scale 1:100