

| | |
|--|---|
| (d) Is access completed and serviced? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| (e) Is there a demand for the type of building in this area? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| (f) Give particulars of any trend likely to affect property price levels in the area. | STABLE OUTLOOK |
| (g) Any special assumptions and limiting conditions. | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (h) First-time buyer (i.e. this will represent the first property ever held in his/her name on any property type, including garage). | NO |

GIVE TERSE DETAILS OF THE PROPERTY: A HOUSE ON TWO FLOOR LEVELS WHICH ACCOMMODATES AN ENTRANCE HALL, A SITTING ROOM, A W.C., A BOX ROOM AND KITCHEN COMBINED WITH DINING SPACE AT THE BACK ACCESSING A SPACIOUS GARDEN WITH STORE ROOMS. A CELLAR IS LOCATED ON BASEMENT LEVEL. THE FIRST FLOOR ACCOMMODATES THREE BEDROOMS AND TWO BATHROOMS. A THIRD WASH ROOM IS LOCATED ON ROOF LEVEL.
(Complete where applicable)

| Indicate how measured | SCALED PLANS | | SITE | |
|---|--------------------------|--|----------------|-------------|
| | X | | | |
| | | | Subtotal m2 | Total m2 |
| 1. SITE AREA | | | | 327 |
| 2. GROSS INTERNAL FLOOR AREA (PER FLOOR) | BASEMENT | | 45 | |
| | GROUND FLOOR | | 184 | |
| | 1 ST FLOOR | | 155 | |
| | 2 ND FLOOR | | 38 | |
| | 3 RD FLOOR | | X | |
| | PENTHOUSE | | X | |
| 3. GARAGE AREA | | | X | |
| SIZE OF HABITABLE SPACE | (ADD 2 + 3) | | | 422 |
| 4. OUTDOOR AREA (IF ACCESSIBLE AND USABLE) | INTERNAL/COURT YARD | | X | |
| | SHAFT | | 8 | |
| | FRONT TERRACE/BALCONY | | 5 | |
| | BACK TERRACE/DRYING AREA | | 4 | |
| | BACK YARD/GARDEN | | 125 | |
| | FRONT GARDEN | | 10 | |
| | SIDE GARDEN/CURTILAGE | | X | |
| 5. AIRSPACE | | | | 152 |
| 6. BUILDING FRONTAGE | 6.3 MTS | | | 117 |
| 7. SIZE OF PROPERTY* | (ADD 2 + 3 + 4) | | | 574 |

*CBM DEFINITION. The size of property in square metres should be calculated on the footprint of the built unit per floor including garage (if forming part of the property), internal yards, shafts, front/back gardens, terraces, balconies, courtyards etc. for example to calculate the size of a terraced house the area of the footprint on which this dwelling is built needs to be multiplied by the number of floors of the present building. In addition a garage which is not an integral

part of a dwelling but is situated in the vicinity of the property and is included in the same deed of sale should be included in the size of property.

3. ACCOMMODATION / USE OF PROPERTY: Main Residence Summer Residence Other
Tick "x" where more than one indicate number.

- Kitchen / Living Room
- Reception Room
- Dining
- Bedrooms (no. of rooms: 3)
- Bathrooms (no. of rooms: 3)
- Others AIR-SPACE
- Store
- Pool
- Study
- Wash Room
- Lift
- Basement
- Garage
- Car Space
- Garden

4. STATE OF PROPERTY: Is Property completed and fully serviced? Yes No

Other Remarks / Short Description of Finishes:
PROPERTY IN A GOOD STATE OF REPAIR PRESENTLY BEING FURNISHED AND WITH SUPERIOR QUALITY FINISHES. FLOORING BEING IN CERAMIC GRES TILES WALLS IN PLASTERED PAINTED FINISH, INTERNAL DOORS IN TIMBER AND APERTURES IN ALUMINIUM. SOFFITS WITH INTEGRATED LIGHTING AND A/C'S. BATHROOMS IN DECORATIVE TILES. PROPERTY IS WELL KEPT AND HABITABLE.

5. TITLE OF IMMOVABLE PROPERTY: (as reported by client)

FREEHOLD

PERPETUAL EMPHYTEUSIS Ground Rent Payable at € _____

TEMPORARY EMPHYTEUSIS* Ground Rent Payable at € _____

IS THE GROUND RENT REVISABLE? Please specify: _____

*State remaining term of the emphyteutic concession _____

Kindly also provide details of any easement and other burdens observed during the visual inspection:

Comments _____

6. VALID DEVELOPMENT PERMIT AND APPROVED PROPERTY PLAN

CONFORMANT

Attach copy of permit and plan.

DN215/15

jpattard@outlook.com

From: Jean Pierre Attard <lcj491@icloud.com>
Sent: 07 August 2023 15:53
To: Attard Jean

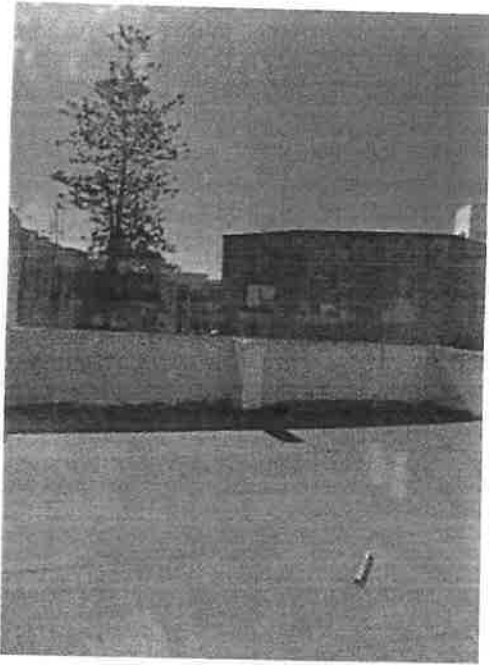


~~J.P. ATTARD B.E. & A. GIONSI A.& C.E.
ARCHITECT & CIVIL ENGINEER~~



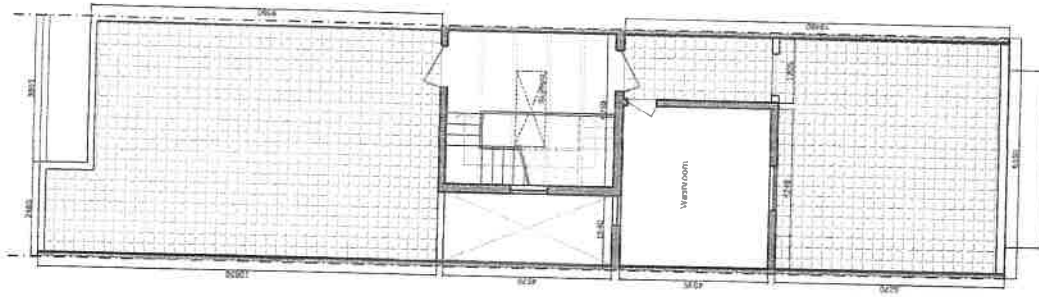
~~P. ATTARD S.E.I. & BONISI A. & C. S.R.L.~~
~~ARCHITECT & CIVIL ENGINEER~~



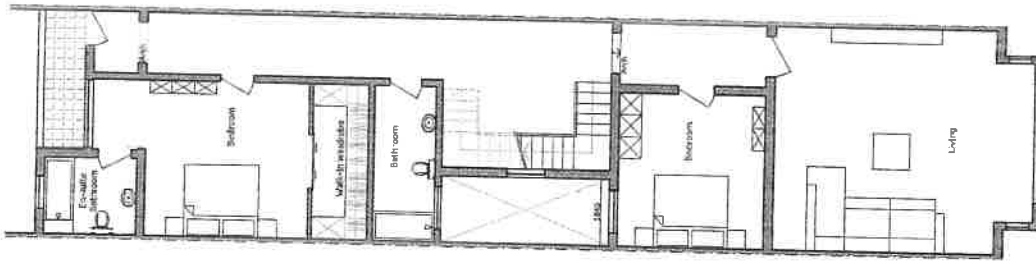


Sent from my iPhone

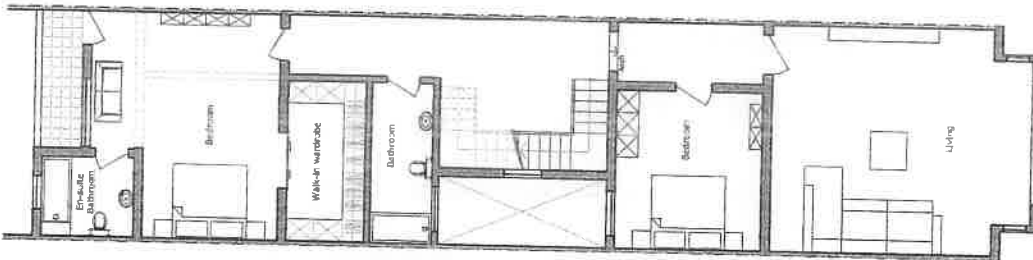
~~J. P. ATTARD B.E. & A. (HONS) A.R.C.E.
ARCHITECT & CIVIL ENGINEER~~



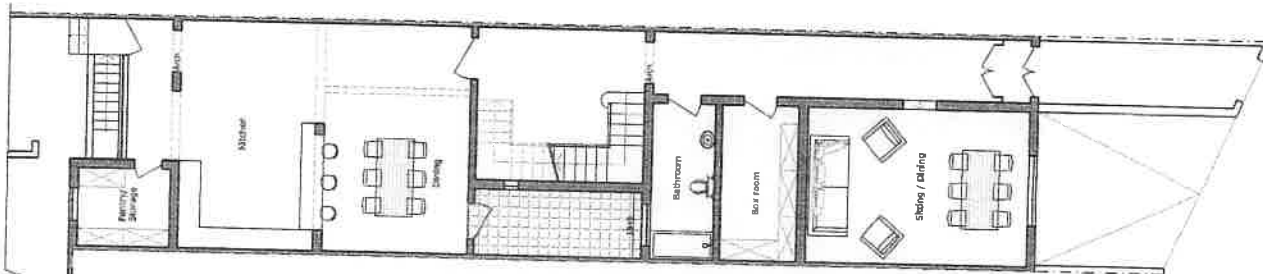
Proposed Roof Plan
Scale 1:100



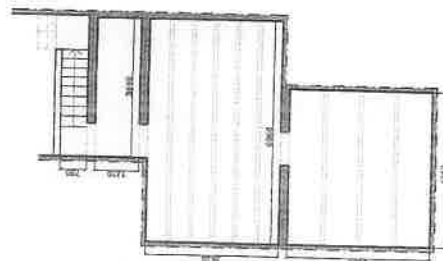
OPTION 02
Proposed First Floor Plan
Scale 1:100



OPTION 01
Proposed First Floor Plan
Scale 1:100



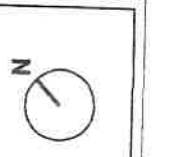
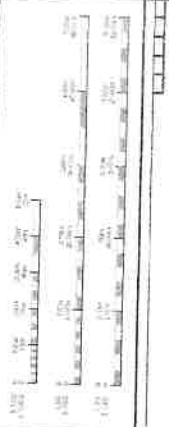
Proposed Ground Floor Plan
Scale 1:100



Proposed Basement Plan
Scale 1:100

| | |
|----------------|-----------------------------------|
| Address: | TIBOUET IL-FERROVIA, SANTA VENERA |
| Drawing Title: | PROPOSED DRAWINGS |
| Client: | STYR PARTNERS |
| Date: | 09/12/2014 |
| Scale: | 1:100 |
| Drawn By: | MF |
| Checked By: | JL |
| Job No.: | 1415 |
| Drawing No.: | 02 |

JEAN LUKE ZARB
 ARCHITECT & ASSOCIATES
 Mob: +356 99 88 88
 jeanlukazarb@gmail.com
 Project: INTERNAL ALTERATIONS TO EXISTING TOWNHOUSE



Maitle Environment & Planning Authority
Development Notification

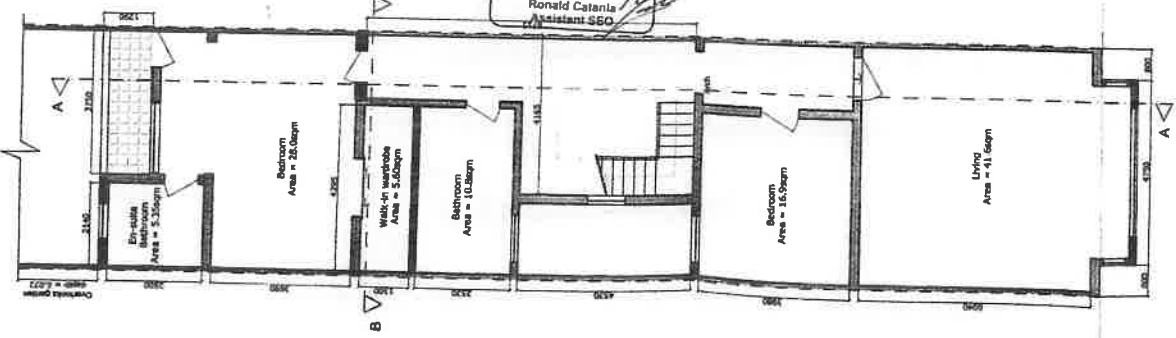
15 JUN 2015

Deville Mangion
Senior Planning Technician

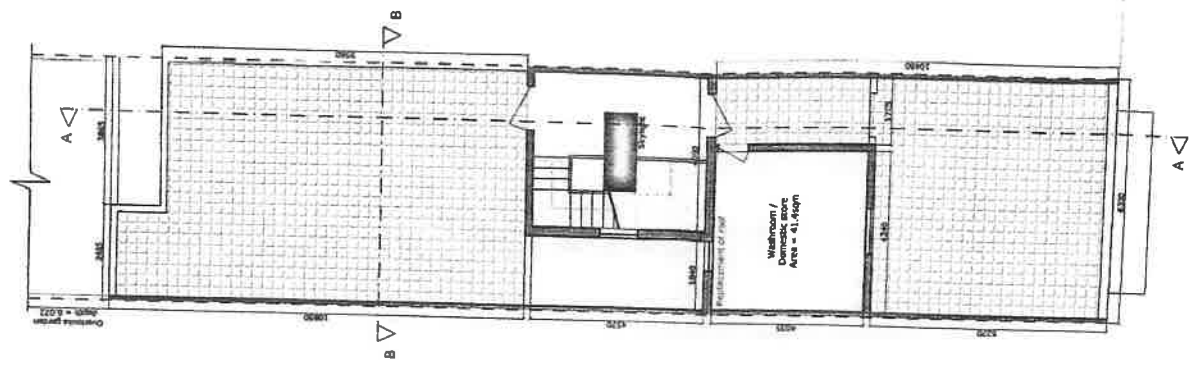
PERMITTED DEVELOPMENT

Notification NO: DN 214/15/74

SANTA APPROVED
Proposed Only
15 JUN 2015
Ronald Catala
Assistant SEO



Proposed First Floor Plan
Scale 1:100



Proposed Roof Plan
Scale 1:100

| |
|---|
| Address: TRENET IL-FERROVIA, SANTA VENERA |
| Drawing Title: PROPOSED PLANS |
| Client: JOHN PAGONIS |
| Date: 06/06/2015 |
| Scale: 1:100 |
| Checked By: JLZ |
| Arch. No.: |

JEAN LUKE ZARB
B.E.(A), M.Sc. (A), M.C.E.
M.C.C. # 2008 014 0222
jeanzarba@gmail.com

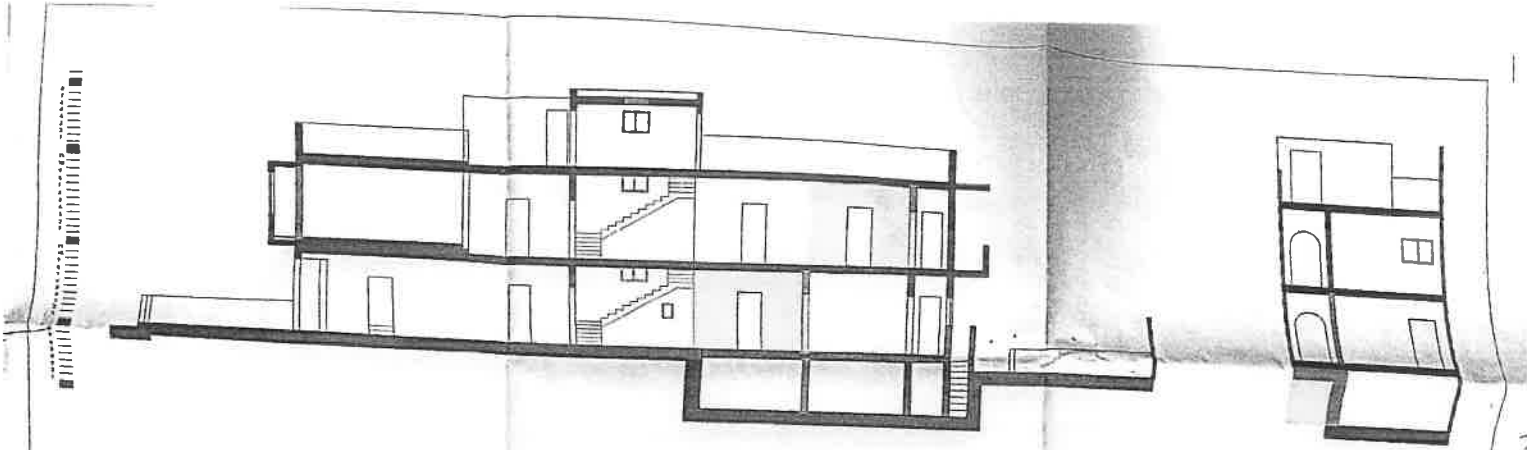
Project: INTERNAL ALTERATIONS TO EXISTING TERRACED HOUSE

Revisions

| REV. | DATE | BY | DESCRIPTION |
|------|------|----------------|--------------------|
| 01 | | JEAN LUKE ZARB | Prepared to 6/6/15 |

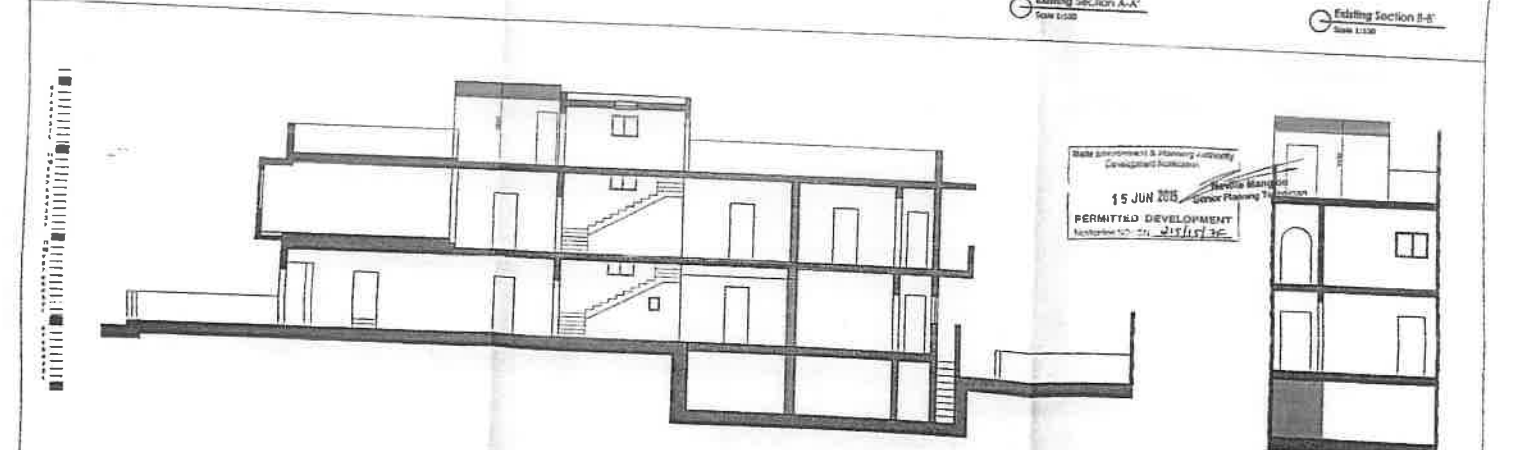
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J.P. ATTARD B.E. & A. (HONS) A. & C.E.
ARCHITECT & CIVIL ENGINEER



Existing Section A-A'
Scale 1:100

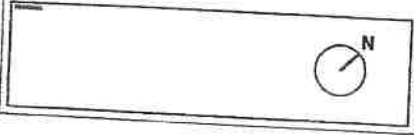
Existing Section B-B'
Scale 1:100



Proposed Section A-A'
Scale 1:100

Proposed Section B-B'
Scale 1:100

State Development & Planning Authority
Development Applications
15 JUN 2015
Neville Marston
Urban Planning Tribunal
PERMITTED DEVELOPMENT
Application No. 15/11730



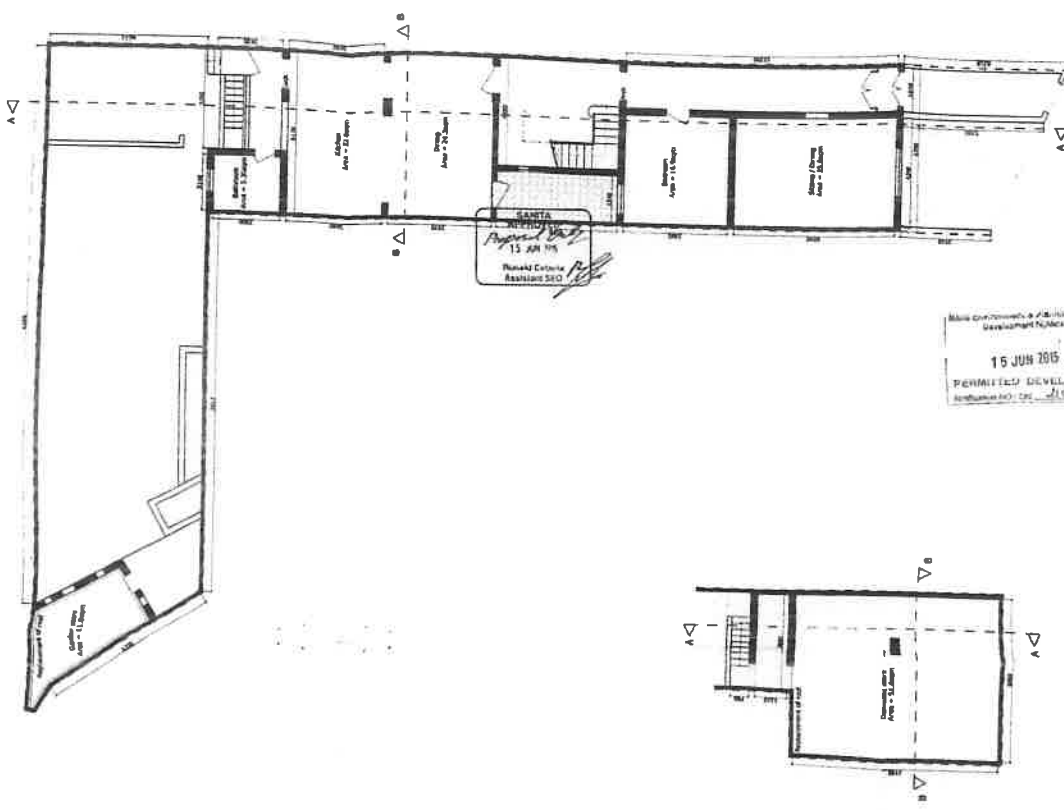
| REVISIONS | |
|-----------|-------------------|
| NO. | DESCRIPTION |
| 1 | ISSUED FOR PERMIT |
| 2 | ISSUED FOR PERMIT |
| 3 | ISSUED FOR PERMIT |
| 4 | ISSUED FOR PERMIT |
| 5 | ISSUED FOR PERMIT |
| 6 | ISSUED FOR PERMIT |
| 7 | ISSUED FOR PERMIT |
| 8 | ISSUED FOR PERMIT |
| 9 | ISSUED FOR PERMIT |
| 10 | ISSUED FOR PERMIT |

DESIGNER
 JEAN LUKE ZARR
 B.C.A.P. FORM 1 A.G.C.E.
 MAIL: 4356 88900022
 JEAN@JEANZARR.COM

PROJECT
 INTERNAL ALTERATIONS TO EXISTING TERRACED HOUSE

| | |
|--------------|-------------------------------------|
| ADDRESS | 170/171 ST. FERDINAND, SANTA VERENA |
| DRAWING TYPE | EXISTING/PROPOSED SECTIONS |
| CLIENT | XXXX XXXXX |
| DATE | 06/06/2015 |
| DRAWN BY | JLZ |
| CHECKED BY | JLZ |
| DATE | 11/06/15 |
| JOB NO. | 1115 |
| DRAWING NO. | 05 |

ATTACHED TO DEVELOPMENT APPLICATION
 ARCHITECT: JEAN LUKE ZARR



15 JUN 2015
 PERMITTED DEVELOPMENT
 Application No: DC- 21/14/32

Christie Mangen
 Senior Planning Technician

Proposed Ground Floor Plan
 Scale: 1:100

Proposed Basement Plan
 Scale: 1:100

| | |
|-------------|----------------|
| PROJECT NO. | 15/12/15 |
| CLIENT | PROPOSED PLANS |
| DATE | 15 JUN 2015 |
| PROJECT NO. | 15/12/15 |
| DATE | 15 JUN 2015 |
| PROJECT NO. | 15/12/15 |
| DATE | 15 JUN 2015 |

JEAN LUKE ZARB
 B.Sc. (HONOURS) ARCHITECTURE
 ARCHITECT
 15/12/15

15 JUN 2015
 PERMITTED DEVELOPMENT
 Application No: DC- 21/14/32

| | |
|-------------|----------------|
| PROJECT NO. | 15/12/15 |
| CLIENT | PROPOSED PLANS |
| DATE | 15 JUN 2015 |
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| DATE | 15 JUN 2015 |
| PROJECT NO. | 15/12/15 |
| DATE | 15 JUN 2015 |

P. ATTARD B.E.S. (HONS) A.S. C.E.
 ARCHITECT & CIVIL ENGINEER