

Job No. BES 5281/22

Your Ref.

12<sup>th</sup> February 2025

The Directors,  
Best Deal Properties Holding p.l.c.  
Best Deal Properties,  
63 JL Building, Office 5,  
Luqa Road  
Paola

Dear Sirs,

### VALUATION REPORT

In accordance with your instructions, the undersigned have carried out a valuation of immovable property, as provided hereunder, and which detailed valuation report, including the undersigned's opinion of the value of the property, is herewith submitted. The effective date of this valuation is 12th February 2025. This valuation document is available for inspection at the registered office of Best Deal Properties Holding p.l.c.

It is understood that the purpose of the valuation is for inclusion in the Prospectus in connection with the proposed public bond issue by Best Deal Properties Holding p.l.c. (the "Group") in accordance with the Capital Markets Rules of the Malta Financial Services Authority. The valuation has been prepared in accordance with Chapter 7 of the Capital Markets Rules published by the Malta Financial Services Authority and in particular with the disclosure requirements relating to Property Companies seeking admission to listing of their securities on a regulated market. For the purposes of this valuation, the undersigned declare that they have carried out a detailed inspection of the property. The undersigned declare that this valuation is based on information, as was considered necessary, obtained from the Directors, or their advisors; this included information about the boundaries of the immovable property in question, the burdens imposed on the property, as well as details of the proposed developments.

The undersigned confirm their status as external independent valuers, without any financial interest in the Group.

**PROPERTY HELD FOR DEVELOPMENT****SITE IN PAOLA – Maria, Triq Hal Luqa, Tarxien c/w Garages Numbers 1-15, Triq It-Tfief, Paola**

The Property included in this valuation, includes a portion of undeveloped land, which is vacant (in line with Capital Markets Rule 7.4.1.4), with a frontage onto Triq Hal Luqa and a two storey corner residential terraced house accessed from Triq Hal Luqa with underlying garages accessed from Triq It-Tfief in Paola. The property is located within the development zone with a designated height limitation. The site has a total area of 678sq.m., while the footprint of the proposed development measures 645sq.m.. The difference in area is occupied by the sanitary back yards, internal yards and service shafts. The frontages which overlook the streets measure 26.40m overlooking Triq Hal Luqa, which has a *nearly* East orientation and 25.80m overlooking Triq It-Tfief which has a *nearly* North orientation. Triq It-Tfief is situated circa one storey (3.50m) below Triq Hal Luqa. In fact, due to this change in level, there is no vehicular link between these two streets along the frontages of this property.

As outlined above, the site is located within an area with a designated height limitation, in line with the South Local Plan, Paola Building Heights, Map PA3, which height limitation is indicated as three floors with an underlying basement and overlying penthouse level. This means, that, in line with DC 2015, Annex 2, the height limit, in meters, is set at 16.30m. Within this envelope, a maximum of four full floors and an overlying penthouse could be accommodated. Since the property is a corner site, with a frontage onto two streets with a change in level of circa one storey, the height from Triq It-Tfief is 6 levels. In fact, the development is set back at fourth floor and fifth floor to ensure that there is a transition to soften the existing change in level.

With reference to Capital Markets Rule 7.7.2, the site is subject to a Planning Authority application - PA/4458/23. The application has been approved by PA on 2<sup>nd</sup> September 2024. The approved drawings, which are available for inspection at the issuer's registered office, comprise a corner development which is primarily residential with commercial use occupying part of the ground floor. The block accommodates two one-bedroomed maisonettes, two commercial outlets, nineteen apartments (sixteen in number two-bedroomed units and three in number three-bedroomed units) and three two-bedroomed penthouses. The sizes of the units vary in size and include one, two and three bedroomed units. These are accessed through two different vertical

cores, meaning that the development is split into two different blocks (two common areas). The development also includes forty eight lock up garages (including one car and two car garages) organised on four levels, ground floor overlooking Triq it-Tfief and a further three basement levels.

Works on the development are expected to commence in Q4 2024, the shell construction is expected to take 18 months, while the finishing works are expected to take a further 12 months. The project timeline is estimated at 30 months.

With reference to Capital Markets Rule 7.7.5, the estimated total cost for the development, on the basis of the information received from the Directors, amounts to €4,509,961.55 for the proposed development. This estimate includes: the PA levy contribution, excavation costs, shell construction costs, finishing costs, professional fees, administration and marketing costs together with a contingency. The PA levy contribution has already been settled. A detailed breakdown explaining this has been included in appendix A of this valuation report.

With reference to Capital Markets Rule 7.4.1.10, the estimated present value of the property in its existing state is based on the value of the land plus the cost of investment to date (which include the PA levies, since no works on site have commenced). The cost of land was calculated using the residual method (full potential value less 5.9% agencies fees, less the estimated full costs to complete the project, together with a profit applied to the potential sales) and verified using comparative analysis. The full estimated value from potential sales has a risk premium applied. The projected sale prices listed in Appendix A were reduced by 15%. This approach/mitigation measure addresses the short to medium term risks from the potential sales. For the long-term risks, the following considerations were deemed sufficient: the fact that the intention is to sell the properties immediately; the site location; the reduced potential sale value by 15%; and the 'additional' 12.5% allocation (reduction) to cater for the project profits (over and above the reduced potential sale values). Considering the above, the value of land, with its airspace which is freehold, is estimated at **€2,650,000 (two million and six hundred fifty thousand euro)**. A table explaining the assumptions and values utilised, has been included in appendix A of this valuation report.

With reference to Capital Markets Rule 7.4.1.14, through searches carried out by the Notary, Dr. Diane Magro, it was confirmed that the project subject of this valuation is 'free and unencumbered, free from any third-party servitudes and with guaranteed vacant possession'.

With reference to Capital Markets Rules, clauses, 7.4.1.6, 7.4.1.8, 7.4.1.9, 7.4.1.11, 7.4.1.12, 7.4.7 and 7.4.8, are not applicable for this valuation.

In terms of environmental risks, which could include contaminated ground and flooding, from the information available, these should not be of concern.

An open market value represents an opinion of the best price for which the sale of an interest in a property would have been completed unconditionally for a cash consideration on the date of the valuation. An open market valuation assumes (i) that there is a willing seller, (considerable properties have already been sold on plan); (ii) that the interest being valued would have been, prior to the transaction, properly marketed; (iii) that the state of the market, level of values and other circumstances are consistent over the period of the valuation; (iv) that no account is taken of any additional bid by a prospective purchaser with a special interest; (v) and that both parties to the transaction act knowledgeably, prudently and without compulsion. An existing use value follows on the definition of the open market value, with the added assumptions that (a) the property can be used, for the foreseeable future, only for the existing use, and (b) that vacant possession is provided on completion of the sale of all parts occupied by the business.

The present market value of the land held for development, described above, as per Capital Markets Rule 7.11.1, is estimated at **€2,650,000**

The valuation has been carried out by the undersigned, as independent valuers, in terms of, and with regard given to, the UK Royal Institution of Chartered Surveyors Appraisal and Valuation Manual. The undersigned confirm that there is no conflict of interest in advising you of the opinion of the value of the property, since the undersigned or their associates will not benefit from the valuation instruction, other than the valuation fee.

In the opinion of the undersigned, of the value of the Property is based upon the facts and evidence available at the date of the valuation, part of which information was made available by the Directors and their advisors. The nature of the property is such that the value lies primarily in the re-sale of the proposed units. Our knowledge of the project allows us to confirm that the areas quoted in this valuation report are broadly correct. Details of tenure are as supplied to the undersigned, and no assessment of deeds or other documents relating thereto, has been made.

Valuations are not a prediction of price, nor a guarantee of value, and whilst this valuation is one which the undersigned consider both reasonable and defensible, different valuers may properly arrive at different opinions of value. Moreover, the value of property development is susceptible to changes in economy conditions, and may therefore change over relatively short periods. This valuation report is submitted without prejudice to the party to whom they are addressed. The undersigned advise that no responsibility is accepted or implied to third parties to whom this report may be disclosed, with or without our consent. In particular, the undersigned advise that no liability is accepted in contract, tort (including negligence, or breach of statutory duty), restitution or otherwise, in respect of any direct loss of profit, any indirect, special or consequential loss whatsoever howsoever caused including, without limitation, loss of profit, loss of business, loss of goodwill, loss of use of money, and loss of opportunity.

In accordance with standard practice, neither the whole nor any part of this valuation nor any reference thereto may be included in any published document without the prior written approval of the undersigned for the context in which it may appear.



Prof. Dr.Eur.Ing. Alex Torpiano,  
B.E.&A. (Hons), MSc. (Lond), PhD (Bath), MStructE, CEng., Perit  
Perit



Perit Gaston Camilleri  
B.E.&A. (Hons), MSc. (Melita),

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**APPENDIX A**  
(Detailed workings and corresponding plans)

Land Value – Residual Method:

1)	Planning fees	€ 41,822.80
2)	Excavation and demolition (Incl. 18% Vat) estimated cost	€ 515,660.00
3)	Shell construction, including specialised foundations (Incl. 18% Vat) estimated cost	€ 1,567,777.50
4)	Finishes (Incl. 18% Vat) estimated cost	€ 1,783,422.50
5)	Professional fees and other project related expenses	€ 151,278.75
6)	12.5% profit on proceeds of sales	€1,098,093.75
7)	Other expenses, administration, marketing and contingency	€450,000.00
	Total	€5,608,055.30
8)	Total potential from sales (projections less 5.9% agencies fees and less a risk premium) – actual projected sales, as per tables below, is €10,335,000. For the purpose of this valuation, this value was reduced by 15%.	€8,266,449.75
	<b>Estimated land value (8 – [1 to 7])</b>	<b>€ 2,658,394.45</b>

Land value is being rounded down to €2,650,000.

Total projected sales prices as advised by the directors:

All levels quoted are relative to Triq Hal Luqa

Levels -4, -3, -2, and -1:

Reference	Projected sale price
Garages @ basement level -4, 12 in number lock up garages	€850,000
Garages @ basement level -3, 11 in number lock up garages	€760,000
Garages @ basement level -2, 10 in number lock up garages	€740,000
Garages @ basement level -1, 15 in number lock up garages (these are at ground floor relative to Triq It-tfief)	€1,175,000
<b>Sub-Total</b>	<b>€3,525,000</b>

Level 0:

Reference	Projected sale price
Maisonette M1 (one-bedroomed)	€185,000
Maisonette M2 (one-bedroomed)	€180,000
Apartment B1 (two-bedroomed + study)	€255,000
Apartment B2 (two-bedroomed)	€235,000
Commercial shop (32sq.m.)	€150,000
Commercial Office (229sq.m.)	€550,000
<b>Sub-Total</b>	<b>€1,555,000</b>



Level 1:

Reference	Projected sale price
Apartment A1 (two-bedroomed)	€245,000
Apartment A2 (two-bedroomed)	€235,000
Apartment A3 (two-bedroomed)	€250,000
Apartment B3 (two bedroomed + study)	€260,000
Apartment B4 (two bedroomed)	€235,000
Apartment B5 (three-bedroomed)	€265,000
<b>Sub-Total</b>	<b>€1,490,000</b>

Level 2:

Reference	Projected sale price
Apartment A4 (two-bedroomed)	€245,000
Apartment A5 (two-bedroomed)	€240,000
Apartment A6 (two-bedroomed)	€245,000
Apartment B6 (two-bedroomed + study)	€265,000
Apartment B7 (two-bedroomed)	€240,000
Apartment B8 (three-bedroomed)	€270,000
<b>Sub-Total</b>	<b>€1,505,000</b>

Level 3:

Reference	Projected sale price
Apartment A7 (two-bedroomed)	€250,000
Apartment A8 (two-bedroomed)	€245,000
Apartment A9 (two-bedroomed)	€250,000
Apartment B9 (three-bedroomed)	€325,000
Apartment B10 (two-bedroomed + study)	€275,000
<b>Sub-Total</b>	<b>€1,345,000</b>

Level 4 (penthouse):

Reference	Projected sale price
Apartment A10 (two-bedroomed)	€300,000
Apartment B11 (two-bedroomed)	€300,000
Apartment B12 (two-bedroomed)	€315,000
<b>Sub-Total</b>	<b>€915,000</b>

**APPENDIX B**  
APPROVED SITE PLAN and PERMIT - PA/04458/23



0 25 50 100 150 200 250 Meters **1:2,500** Date Printed: 26/04/2023

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 ERDF.02.030 - SinteGrM data, (2018), Developing Spatial Data Integration for the Maltese Islands, Planning Authority.  
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 Central meridian has a false origin of 500,000m at 150 East of Greenwich.  
 Northern coordinates have an origin of 0m at the Equator.  
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Chris Attard

Date: 1 November 2024  
Our Ref: PA/04458/23

Application Number: PA/04458/23  
Application Type: Full development permission  
Date Received: 3 May 2023  
Approved Documents: PA 4458/23/1A/11B/11C/11D/48A/184A/184B/184C/225A/225B/  
225C/225D/225E/225F/225G/225H/225I/225J/225K

Supporting Documents:

PA 4458/23/257A - Engineer's Report;  
PA 4458/23/128A - Environmental Health Directorate;  
PA 4458/23/100A - Enemalta ; and  
PA 4458/23/255A - Commission for the Rights of Persons with Disability

Location: Maria, Triq Hal Luqa, Tarxien c/w Garages Numbers 1-15, Triq it-Tfief, Paola  
Proposal: Proposed demolition of existing residential unit, garages and uprooting of part of site to excavate and construct 48 garages, 2 ground floor commercial outlets (Class 4A and Class 4B (on Triq Hal-Luqa), 2 maisonettes at ground floor level (on Triq Hal-Luqa), 19 apartments and 3 penthouses.

**Development Planning Act, 2016  
Full Development Permission**

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

- 1 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.  
  
b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.  
  
c) A Commencement Notice is to be submitted to the Planning Authority, by the perit on behalf of the applicant, at least FIVE DAYS prior to the date of commencement of works or utilisation of the permission. Failure to submit the Commencement Notice (with all fields correctly completed) or failure to submit it within the required timeframe shall

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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) 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) The 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
  - a) Part of the premises shall be used only as a Class 4A (office) and for no other purpose, including any use falling within Class 4 of the Development Planning (Use Classes) Order, 2014 (or its subsequent amendments).
  - b) The approved shop shall be put to any Class 4B Retail use as defined in the Development Planning (Use Classes) Order 2014, excluding greengrocer, mini-market, butcher, or fishmonger.
- 4

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

  - (i) clearance from the Commission for the Rights of Persons with Disability verifying that the development fully satisfies the accessibility standards and/or any conditions imposed by the Commission in supporting document PA 4458/23/255A. This clearance shall only be required and submitted in relation to the part of the development which is specifically referred to, if it is the case, in the supporting document.

*Note: Should a compliance certificate be requested for a planning unit not comprising the whole approved development, a Bank Guarantee of € 25,000 in favour of the CRPD, shall apply to ensure that CRPD clearance is obtained.*

  - (ii) certification by an engineer confirming that the development fully satisfies the requirements specified in supporting document PA 4458/23/257A.

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

Prior to commencement of any development on site, a Bank Guarantee to the value of €3,357.30 shall be submitted to the Building and Construction Authority (BCA) in line with Regulation 10(1) of S.L. 623.08. This guarantee is to be issued in favour of the "Building and Construction Authority" and the original submitted at the BCA's head office.

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

indicating that the road has not yet been formed.

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

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

(a) the applicant shall:

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

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

(b) When the construction works related to this application are scheduled to last longer than thirty working days and on which more than twenty workers are occupied simultaneously, or on which the volume of work is scheduled to exceed five hundred person-days, the project supervisor **shall communicate a prior notice to the Occupational Health and Safety Authority (OHSA) at least four calendar weeks before commencement of works.**

(c) The Project Supervisor for the Design Stage shall **draw up a health and safety plan** which sets out the occupational health and safety rules applicable to the construction activities concerned, outlining the measures to ensure cooperation between different contractors and shall also include specific measures concerning occupational risks that may be present at this site.

(d) It is the responsibility of the permit holder to ensure that development is carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, S.L. 623.08. Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.

(e) New development on vacant or redeveloped sites shall be provided with a water cistern to store rainwater run-off as required by the Energy Performance of Buildings Regulations, S.L. 623.01.

(f) Where an officially 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 (daghbien), 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 Enemata 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 Enemata 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 and to allow the development to be supplied by an underground cable.
- (c) If such notification and consultation is overlooked, the processing timeframes by Enemalta of any ARMS applications might be prolonged with a consequent delay for the provision of an electricity supply to any part of the development.
- (d) Furthermore, if for any reason while works are in progress, it is required to shift, remove, cover, or do anything to the electricity network external to the development, Enemalta is to be informed through the appropriate form to carry out the necessary works. Under no circumstances is the contractor or developer to intervene directly with the electricity network.
- I.** This development permit does not authorise any storage of substances listed in Occupational Health and Safety Authority Act (CAP. 424) – Control of Major Accident Hazards Regulations, 2003, as amended, in quantities that would render this site an establishment within scope of these regulations. The storage and handling of said substances may require a new or amended development permission in line with current policies and regulations.

- J.** For any non-residential uses hereby being approved, prior to commencement of any works on site or any eventual permitted change of use, the applicant shall be required to contact the Environment and Resources Authority to obtain any necessary operational permit or registration. This requirement does not apply to Class 2B, 2C, 4A and 4B uses as listed in the Development Planning (Use Classes Order 2014, or its subsequent amendments.
- K.** The conditions imposed and enforced by the Enemalta are at supporting document PA4458/23/100A. The architect/applicant is required to contact the Environmental Health Directorate, throughout the implementation of the development hereby approved, to ensure conformity with the imposed conditions.
- L.** The conditions imposed and enforced by the Environmental Health Directorate are at supporting document PA4458/23/128A. The architect/applicant is required to contact the Environmental Health Directorate, throughout the implementation of the development hereby approved, to ensure conformity with the imposed conditions.

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

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

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  
PA/04458/23

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 13 November 2024.**

Lorna Vella  
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-

APPENDIX C  
SITE IMAGES





Photo A



Photo B

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Photo C

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