



MED

D E S I G N A S S O C I A T E S
L T D.

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30th April 2019

The Directors

Easysell Limited

Tum Invest

Mdina Road

Qormi

**Valuation Report for the
Commercial Development Complex, Mdina Road, Qormi**

1. Scope of Valuation

In accordance with your instructions, the undersigned has carried out a Valuation of the Commercial Development Complex, at the said address, which detailed report is herewith submitted.

The Valuation has been carried out by the undersigned, as an external valuer in terms of, and with regard given to, the UK Royal Institute of Chartered Surveyors (RICS) Appraisal and Valuation Manual. The Valuation was based on direct knowledge of the site, and its potential, as well as on such inspections and investigations as are, in the professional judgment of the undersigned, appropriate and possible in the current circumstances. The valuation relies on information provided by the Directors, and their professional advisors, as far as concerns tenure, privileges, charges and other related matters. The Valuation is nevertheless based on the assumption that no harmful or hazardous materials have been used in the construction of the existing property, or have since been incorporated, and that there is no contamination in or from the ground.

The undersigned has relied on the floor areas taken up from the plans as provided by the owners.

2. Location and Brief Description of the property

The property for the purposes of this valuation is located in Mdina Road, Qormi. The site is bounded on the South side by Mdina Road Road and on the West side by an unnamed road, and on the south side by Sqaq Barnaw which has now been approved as a new access.

The site covers approximately 7,427 square meters of land, and is made up of the following parcels of land:-

- i. a portion of land measuring approximately one hundred (100) square meters accessible from Sqaq Barnaw, Qormi, including some unnumbered rooms existing therein, free and unencumbered, bounded on the south, east and south west by property of Guarantor and on the north east by the said alley as better described in the deed of acquisition of Notary Dr Mario Bugeja of the 30 October 1996. The said property is registered at the Land Registry under property number 06001298. The property is adjacent to the properties described in the paragraphs (ii) and (iv) below;
- ii. the temporary utile dominium for the period which remains from the original period of one hundred and fifty (150) years which commenced on the 4 of May 1988 of the building complex, unnumbered, consisting of a showroom in an unnamed service road which runs

parallel to Mdina Road, Qormi consisting of a showroom at ground floor level, offices at first floor level, garages at semi-basement level, and a drive-in and parking areas at the front, side and back of the building, measuring approximately three thousand five hundred and forty four (3544) square metres, as better described in the deed of acquisition of Notary Dr Mario Bugeja of the 24 June 1998, bounded on the south by the said service road, on the east by the property of the successors in title of A&A Properties Limited and on the north by property of Guarantor, constructed on a divided portion of land known as 'Tal-Ghaqba' which property is registered at the Land Registry under property number 06002242, originally subject to three thousand nine hundred ninety four Euro and twenty four cents (€3994.24) annual and temporary ground rent which is revisable;

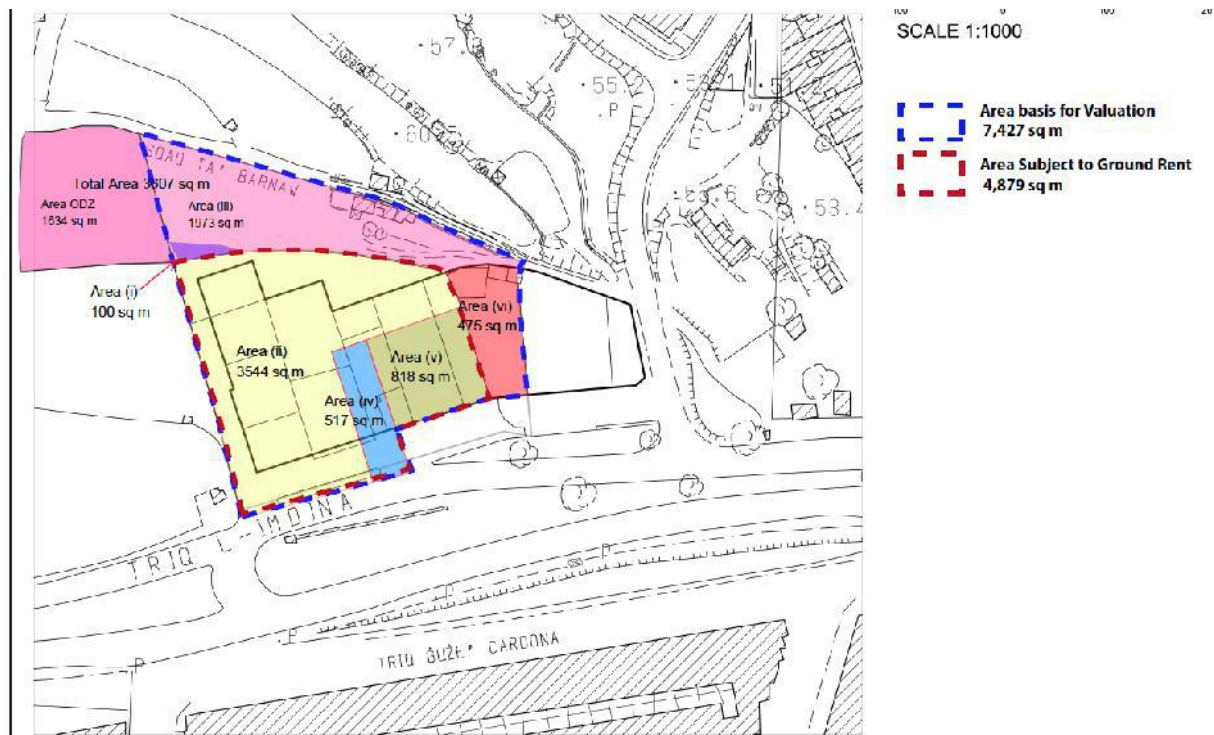
iii. the land accessible from Sqaq Ta' Barnaw, Qormi measuring approximately one thousand nine hundred and seventy three (1973) square metres, known as Ta' Barnaw registered at the Land Registry under property number 06000140 bounded on the north and north east by the said alley, south by the existing building forming part of the Secured Asset and west by property of Guarantor, free and unencumbered from ground rents, burdens and servitudes, as better described in the deed of acquisition of Notary Dr Mario Bugeja of the 24 June 1998;

iv. the temporary utile dominium for the period which remains of the original one hundred and fifty (150) years which commenced on the 4 May 1988 of two (2) portions of land numbered four (4) and (5) measuring approximately five hundred and seventeen (517) square meters which land is known as Tal-Ghaqba accessible from Mdina Road, Qormi and together originally subject to five hundred and sixty one Euro (€561) annual and temporary revisable ground rent with all rights and appurtenances as better described in the deed of acquisition in the records of Notary Dr Mario Bugeja of the 26 October 1998. The said property is registered with the Land Registry under property number 06000142. The said land is adjacent to the property described in (ii) above and (v) below;

v. the temporary utile dominium for the period which remains of three (3) adjacent garages unnamed and unnumbered situated in Mdina Road, Qormi as better described in the deed of acquisition in the records of Notary Dr Mario Bugeja of the 24 August 2015 measuring approximately eight hundred and eighteen (818) square metres, bounded being contiguous on the south by said street, and on the north and west by property of Guarantor as originally subject to one thousand one hundred and twenty two Euro and seventy six cents (€1122.76) annual and temporary revisable ground rent for the remaining period from the original period of one hundred and fifty (150) years which commenced on the 4 May 1988. The said property is registered at the Land Registry under property number 06004452 and is adjacent to properties described in paragraph (ii) and (iv) above and (v) below;

vi. a part of the complex of buildings currently under construction (which forms part of the new development referred to hereunder) on that portion of land highlighted in red in the below site plan, measuring approximately four hundred and seventy five (475) square metres bordering on the south by a service road running parallel to Mdina Road, Qormi, and on the north and west by property of the Guarantor, free and unencumbered as shall be better defined in a deed of acquisition executed by the Parent Company as transferor and the Guarantor as transferee by not later than 14 May 2019.

The property is subject to an annual perpetual ground rent of €10,565.38 in favour of the Lands Authority.



Extent of Property

3. Access Roads to the Site

The site in question in terms of access is located on a very strategic main road that is the Mdina Road which is a very busy thoroughfare linking the north part of Malta to the south. This main traffic network link passing in front of the site guarantee ease of access to and from the site, rendering it ideal for commercial orientated business ventures.

The site has an access road on the West side, which provides a secondary access to the development. An access on the North side of the development has now been approved as a service road (PC50/16). This service road gives crucial access as a service entrance to the development from the back. This new access road proceeds on to Helsien road.

Recent Permits

PC 52/10 - *“To establish the land use zoning, the building height limitation and road alignments for the Area of Containment at Triq l-Imdina, Qormi”*. This PC application was generated by MEPA on 24th November 2010, approved by the MEPA Board on 16th May 2013 and endorsed by the Minister on 10th July 2013.

PC 50/16 - *“To alter conditions of PC 52/10 - To amend boundary of area of containment and to introduce service road.”* This PC application was submitted by the applicant of this application on 16th August 2016 and was intended to amend the previous PC 52/10. The PC was approved by the PA Board on 20th February 2017 and endorsed by the Minister on 16th August 2017 (see sub-Sections 4.5.3 & 4.7.1 hereunder in this DPA Report for further details).

PA 263/16 – ‘Full Development’ permit issued on 3rd June 2016

“Demolition of existing structures and excavation of site; Construction of a boundary wall abutting Triq Mdina and Sqaq ta’ Barnaw”

Refer to **Annex 1** for permit and approved plan details

PA2784/16 – *“Sanctioning of existing showrooms. External and internal alterations to existing car storage, car showrooms and offices (Class 4A). Construction of a new car showroom, offices (Class 4A), car service area & 5 levels of car parking abutting Triq l-Imdina and Sqaq ta’ Barnaw, including landscaping works and construction of a substation. Fixing of signs.”* Permit was approved and issued on the 7th February 2018.

Refer to **Annex 2** for permit and plan details.

Allowable Development

In accordance with the Planning Authority Permit PA2784/16 issued permits mentioned above, the site is being developed as follows:

- Level -6 Car Park for 57 cars
- Level -5 Car Park for 54 cars
- Level -4 Car Park for 54 cars
- Level -3 Car Park for 63 cars
- Level -2 Car Park for 65 cars
- Level -1
 - Service centre – 1050 sq m
 - Paint & Body Shop – 775 sq m
 - Substation
- Level 0
 - Showroom – 1755 sq m
 - Offices – 265 sq m
- Level 1 Offices – 2095 sq m
- Level 2 Offices – 2095 sq m
- Access service road at the back of the property.
- Lifts and Stairs
 - A series of large lifts and staircases provide access from the lower car parking floors areas to the upper car parking areas.

Plans of the complex are included in **Annex 2** Permit and Approved Plans. Photos of the property under construction are included in **Annex 3**.

6. Project Execution

The scope of the project as permitted by the Planning Permit is to develop the site into a commercial centre with a total rentable area of 15,520 square meters made up of 4,530 square meters in the Existing building and 10,990 square meters in the new extension.

Currently the following tenants are occupying the existing building

- Motors Inc – 3,290 sq meters
- Malta Public Transport – 1,240 sq meters

A number of tenants have already confirmed leasing of a number of floors as follows

- Motors Inc – 6,802 sq meters
- REVS – 1142 sq meters
- FES – 856 sq meters
- MRVA – 1,000 sq meters
- Others – 1,190 sq meters

The current building is fully finished on all floors

The extension building which is currently under construction shall be serviced by an integrated system of mechanical, electrical and air-conditioning systems throughout. A substation is included within the development to provide the necessary electrical power from Enemalta

The level of finishes for the extension being contracted for the façade and the internal common areas are high in terms of floor, wall and ceiling treatments. General ambience of the premises shall lively and externally all areas are fully landscaped.

The complex is expected to be completed by the third quarter of 2019.

7. Valuation Analysis

This Valuation is based on the open market value for its existing use. 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;
- (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 as has been specifically approved in accordance with the Development Permits issued by Planning Authority.

In the assessment of the valuation of the property, consideration has been taken of the development carried out on the site and the proposed uses in terms of commercial retail use, the layout and the level of the final building product and the location of the property in terms of ease of access on a regional level and the superficial area with special reference to the provision of car parking facilities.

8. The Property in its Current State



The site is currently under construction and the following works have to date been executed:

- Level -6 100% constructed
- Level -5 100% constructed
- Level -4 100% constructed
- Level -3 100% constructed
- Level -2 100% constructed
- Level -1 100% constructed
- Level +0 90% constructed
- Level +1 90% constructed
- Level +2 90% constructed
-

Mechanical and electrical works and finishes works have already commenced at levels -6,-5,-4,-3,-2 and -1.

Costs of current state of extension amount to €9,375,126. Refer to **Annex 5**.

Refer to **Annex 3** for photos of existing progress,

A valuation analysis of the property has been carried out. **Refer to Annex 6**. The valuation is based as follows.

- Given the current development potential, the land has now been valued at €6,869,580 which is based at an average land value of
 - €1,180 per square meter for the permitted developable area of 4,161 sq meters.
 - €600 per square meter for an external area for service road of 3,266 sq meters

- Land value estimated to increase by 5% yearly.
- Reconstruction costs of the existing building amounting to €4,117,969 **Refer to Annex 4.**
- A capital injection of €500,000 is allowed after 10 years to take into consideration upgrading and replacement of equipment.
- The value of the completed extension amounts to €10,576,109. **Refer to Annex 7.**
- The present day capitalization of revenue derived from rental income streams of the existing complex rentable areas (increasing at an average of 3% per year). These rental streams are based on the current occupied areas in the old section. The new section is being considered as vacant. The income from maintenance costs to be charged to tenants has also been included.

Certification

In view of all the above assumptions, the land and the development on site to date and the potential commercial use of the property, and taking into consideration current land prices, I consider the open market value of the property of the existing building and the finished extension at Mdina Road Qormi, which is currently subjected to an annual perpetual ground rent of €10,565 measuring an area of 7,427 square meters to be equivalent to **twenty three million, three hundred and forty five thousand, two hundred and ninety five euro (€23,345,295).** Refer to **Annex 6** .

This valuation has been carried out according to the condition and state of the property and the Area Planning Policies as at 30th April 2019. This value has been derived assuming that there are no onerous or unusual outgoings or encumbrances of which we have no knowledge and that the premises are covered with all the valid necessary permits and licenses for its operation.

Finally I would like to note that having taken all reasonable care to ensure that such is the case, the information contained herein is to the best of my knowledge in accordance with the facts and contains no omission likely to affect its import.

9. The Property with Reference to its full potential when completed



Once the works have been completed the project would comprise of a combined commercial property integrating the existing building and the extension into a single entity. The property will comprise a total rentable area of 15,520 square meters with additional three floors of parking levels with a total area of 6,282 sq meters.

Part of the property will be rented out to Motors Inc where Tum Investments hold 33.33% shareholding.

It has been estimated that the cost of the construction and finishing of the new extension will amount to €10,576,109. **Refer to Annex 7.**

A valuation analysis has been carried of the property with the new extension fully completed and rented out **Refer to Annex 9**, based on the following;

- Given the current development potential, the land has now been valued at €6,869,580 which is based at an average land value of
 - €1,180 per square meter for the permitted developable area of 4,161 sq meters.
 - €600 per square meter for an external area for service road of 3,266 sq meters
 - Land value estimated to increase by 5% yearly.
- The construction costs of the existing building €4,117,969 **Annex 4** and the extension costs €10,576,109 **Annex 7.**
- A capital injection of €500,000 is allowed after 10 years to take into consideration upgrading and replacement of equipment.
- The present day capitalization of revenue derived from rental income streams of the combined complex rentable areas (increasing at an average of 3% per year). Refer to **Annex 8** for breakdown of existing and expected rental streams.

Certification

In view of all the above assumptions, the land and the completed development on site and the potential commercial use of the property, and taking into consideration current land prices, I consider the open market value of the site of combined Commercial Development Complex once completed and rented, at Mdina Road Qormi, which is currently subjected to an annual perpetual ground rent of €10,565 measuring an area of 7,427 square meters to **twenty seven million nine hundred and sixty seven thousand, eight hundred and seventy six euro.** (€27,967,876). Refer to **Annex 9.**

This valuation has been carried out according to the condition and state of the property and the Area Planning Policies as at 30th April 2019. This value has been derived assuming that there are no onerous or unusual outgoings or encumbrances of which we have no knowledge and that the premises are covered with all the valid necessary permits and licences for its operation.

Finally I would like to note that having taken all reasonable care to ensure that such is the case, the information contained herein is to the best of my knowledge in accordance with the facts and contains no omission likely to affect its import.

10. Other Considerations

- The open market value of the property may vary according to future changes in the trading potential or the actual level of trade as compared with the information and assumptions considered in this valuation.
- No allowance has been made for outstanding loans, and other charges and interests or intra-group leases that may exist in respect of the property.
- It has been assumed that freehold and leasehold properties can be transferred to third party purchasers.

- No allowance has been made for any existing or proposed local legislation relating to the taxation of the property asset.
- It has been assumed that any existing financing and contractual arrangements can continue uninterrupted.
- The flexibility of the building fabric.

11. Hypothecary Charges

None

12. Final Note

Finally I would like to note that having taken all reasonable care to ensure that such is the case, the information contained herein is to the best of my knowledge in accordance with the facts and contains no omission likely to affect its value.

Yours Sincerely



Perit Charles Buhagiar
Architect & Civil Engineer
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ANNEX I – Excavation & Demolishing Permit & Approved Drawings PA263/16

Mr. Anthony Fenech
Easysell Kia Malta Ltd.,
Imdina Road,
Qormi QRM 9010

Date: 3 June 2016
Our Ref: PA/00263/16

Application Number: PA/00263/16
Application Type: Full development permission
Date Received: 24 September 2015
Approved Documents: PA 263/16/1A/29B/29E & 44A

Location: Kia Stores/ Warehouses, Triq L-Imdina, Sqaq ta Barnaw, Qormi, Malta
Proposal: Demolition of existing structures and excavation of site. Construction of a boundary wall abutting Triq l-Imdina and Sqaq ta' Barmaw.

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 This permission is subject to a Bank Guarantee to the value of **EUR 7,454 (seven thousand, four hundred and fifty-four euro)** to ensure that the street is properly restored in accordance with the Environmental Management Construction Site Regulations, 2007 (Legal Notice 295 of 2007). The bank guarantee shall only be released after the permit submitter submits a post-construction condition report together with photographs evidencing compliance with this condition, accompanied by clearance from the Local Council. The clearance from the Local Council is to be endorsed by the Mayor and the Executive Secretary of the Local Council. This guarantee shall be forfeited if, after 3 months from the date of notification by the Authority of a notice to effect the remedial works, these are not carried out. Its forfeiture shall not, however, preclude the applicant from adhering to all the conditions contained in this development permission.
- 2 *Waste generated by site preparation and excavation operations:*
 - a) Inert waste material resulting from excavations/site clearance shall be deposited at facilities (for reuse as hard stone aggregate or backfilling, or as appropriate) permitted by ERA and in accordance with the legal provisions laid down in the Waste Management Regulations (Legal Notice 184 of 2011, as amended by Legal Notice 441 of 2011) and the Waste Management (Landfill) Regulations (Legal Notice 168 of 2002 and its amendments).

b) All operations concerning the management of waste are subject to the legal provisions of the Waste Management Regulations (Legal Notice 184 of 2011, as amended by Legal Notice 441 of 2011) and the Waste Management (Landfill) Regulations (Legal Notice 168 of 2002 and its amendments).

c) All wastes arising from the site clearance and demolition phases shall be separated according to the different waste streams as per EWC code and disposed of in locations permitted by the Environment & Resources Authority to accept such waste.

3 Subterranean Features:

a) Any fissures (dagħbien), caverns, hollows, geological faults, Quaternary deposits or other features of potential geological, geomorphological, palaeontological, archaeological or of cultural heritage interest which are discovered must be reported immediately to the Planning Authority (c/o Heritage Planning Unit), and to the Superintendent of Cultural Heritage. No further workings or activity which would disturb or damage these features must take place until the respective investigations have been completed, and thereafter works shall proceed strictly in line with the terms established by the above-indicated entities. The approved development may need to be amended as requested by the Planning Authority and/or the Superintendent of Cultural Heritage, so as to accommodate preservation in-situ of the discovered features.

b) Any uncharted infrastructure discovered on site at any stage shall be reported immediately to the relevant public institution, also informing the Planning Authority. Thereafter, works shall proceed strictly in line with the terms established by the relevant institution, unless otherwise required by the Planning Authority or by the conditions of this permit.

4 a) This development permission is valid for a period of FIVE (5) 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) Copies of all approved drawings and documents shall be available for inspection on site by Planning Authority staff at all reasonable times. All works shall be carried out strictly in 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 Policy and Design Guidance shall take precedence and shall modify the drawings and documents accordingly.

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

e) Where an officially schemed street, within the development zone, 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.

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 complete.

g) A Commencement Notice is to be submitted to Planning Authority at least FIVE DAYS prior to the date of commencement of the development hereby approved. Failure to serve the Commencement Notice or to serve it within the required timeframe shall result in the imposition of fines according to Schedule D of Legal Notice 277 of 2012, or its amendments, or its replacements.

h) Where applicable, the development hereby permitted shall be carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, Legal Notice 295 of 2007 (or subsequent amendments). Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.

i) Where applicable, all new developments shall be provided with a water cistern to store rainwater run-off as required by the Energy Performance of Buildings Regulations (2012) [published through Legal Notice 376 of 2012 and any amendments thereto].

j) All new developments shall conform to the Technical Guidance: Conservation of Fuel, Energy and Natural Resources - Document F [published through Government Notice 1002 of 2006 and any amendments thereto which are prevailing at the time of construction of the development].

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

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 and subsequently will remain so suspended if the Tribunal so 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.

If the declaration of ownership, as contained in the application form, is determined as incorrect by a Court of Law, then the said Court of Law can declare this development permission as null and void.

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 and agreement must be obtained for this development from the Land and/or Estate Management Departments.

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 approval required from any Government department, local council, agency or authority, as required by any law or regulation.

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 22 June 2016.

Claudine Faure
Head of Secretariat
Planning Commission (Development Permissions)

Notes to Applicant and Perit

Right for reconsideration

Where applicable, you have a right to submit a request for reconsideration to the Authority in terms of regulation 14 of Legal Notice 162 of 2016.

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 of 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 Legal Notice 162 of 2016.

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.

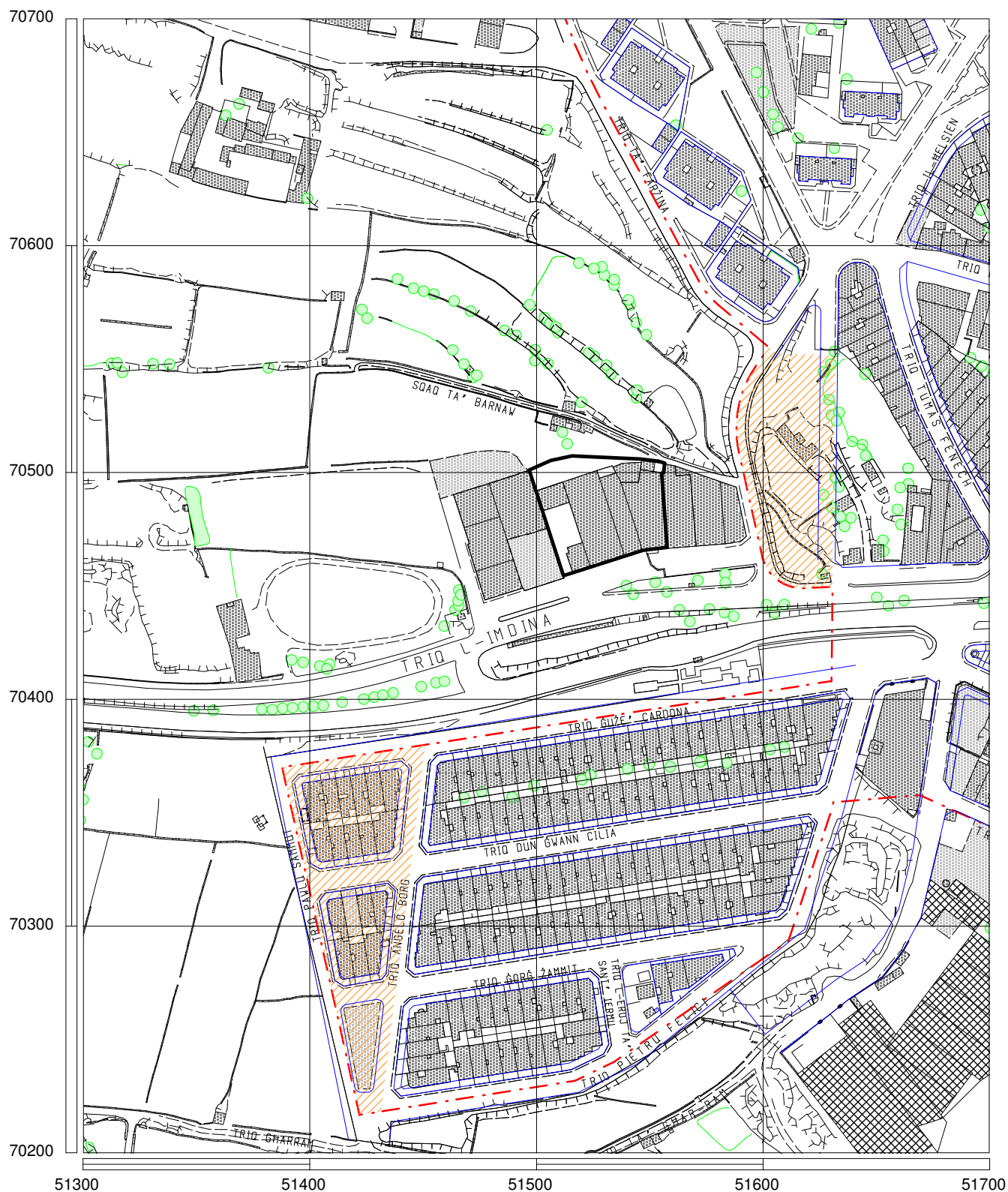
For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150 + €50 administrative fee (LN 112 of 2016).

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.

-PADCN-



Malta Environment & Planning Authority

Development Application Site Plan

St. Francis Ravelin
Floriana

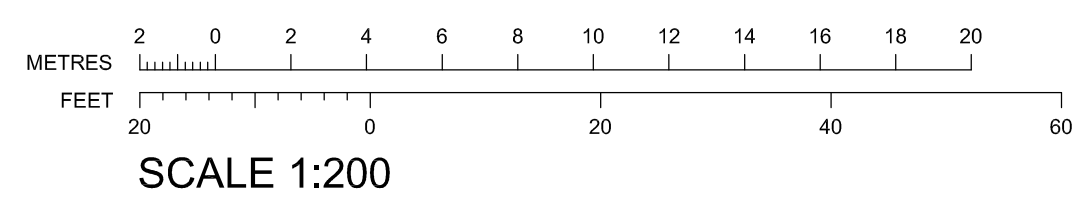
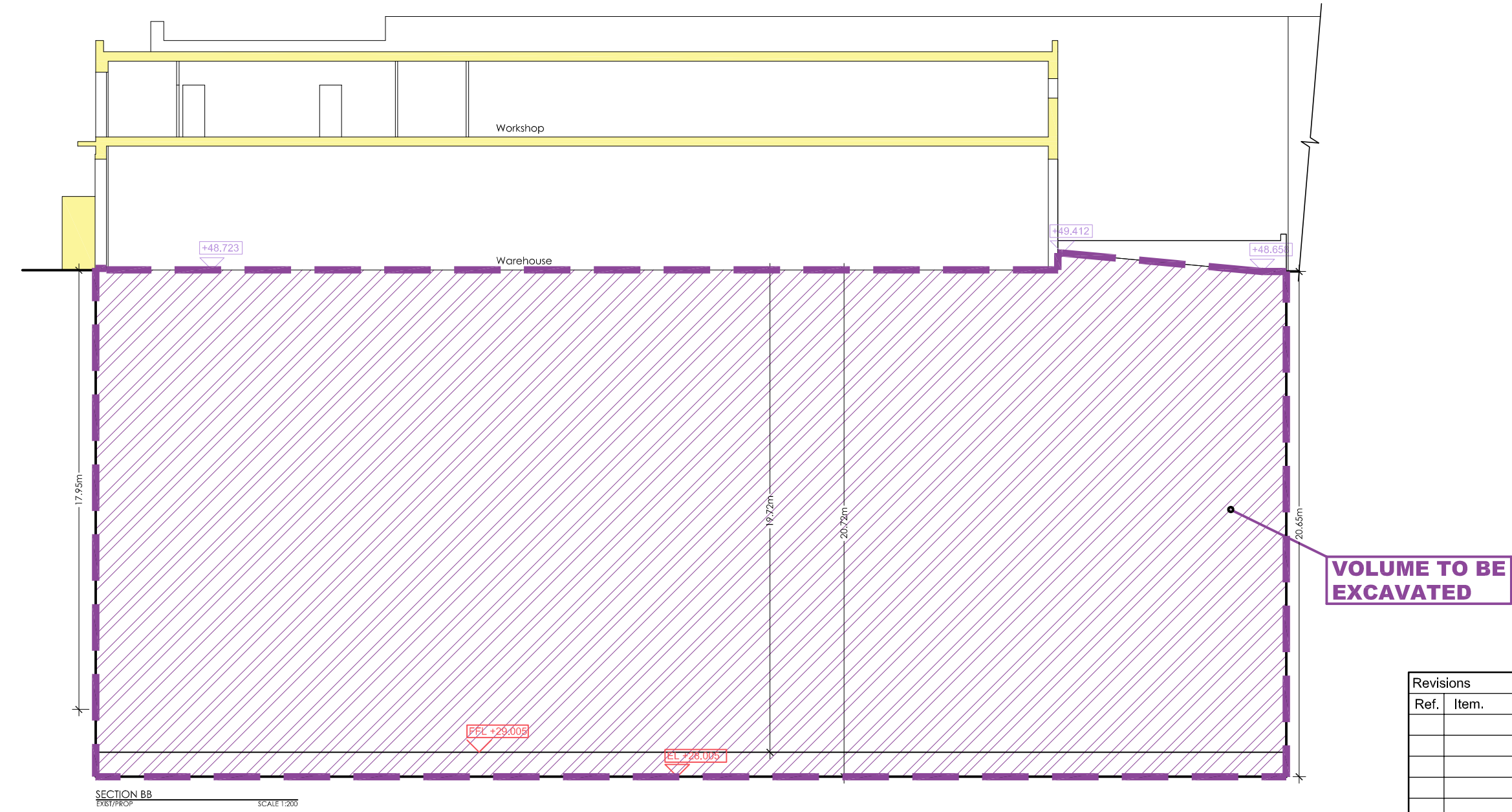
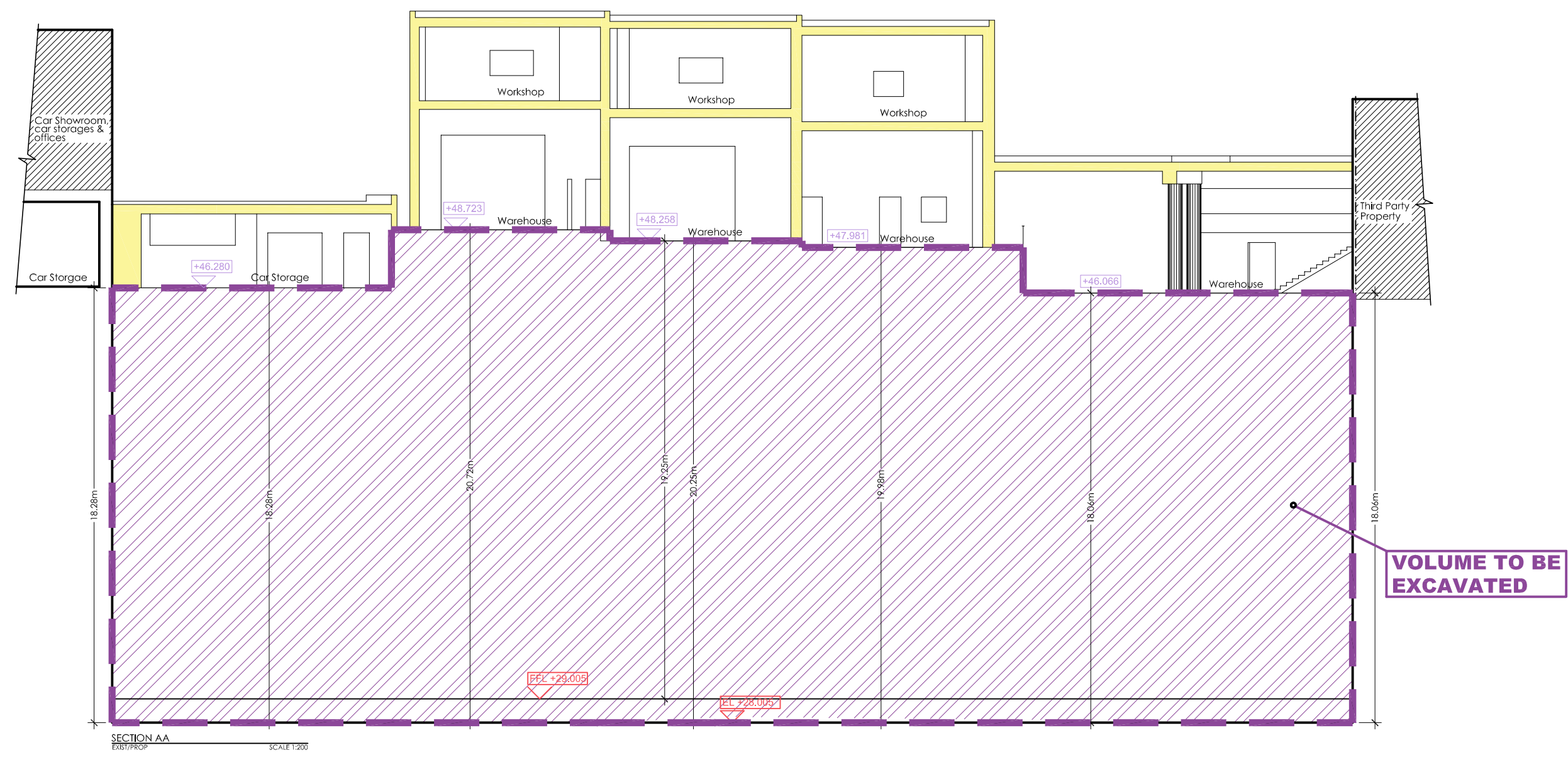
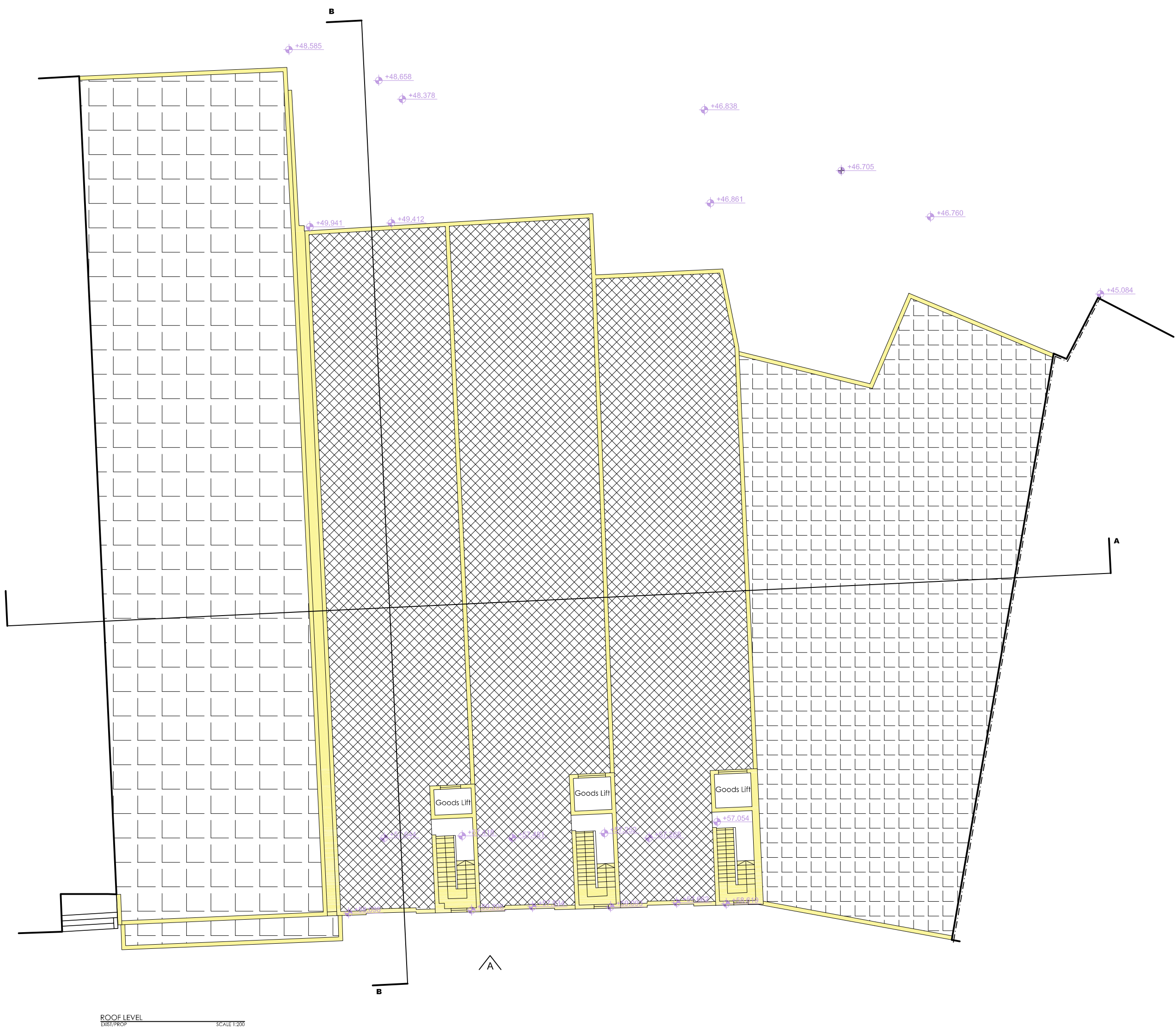
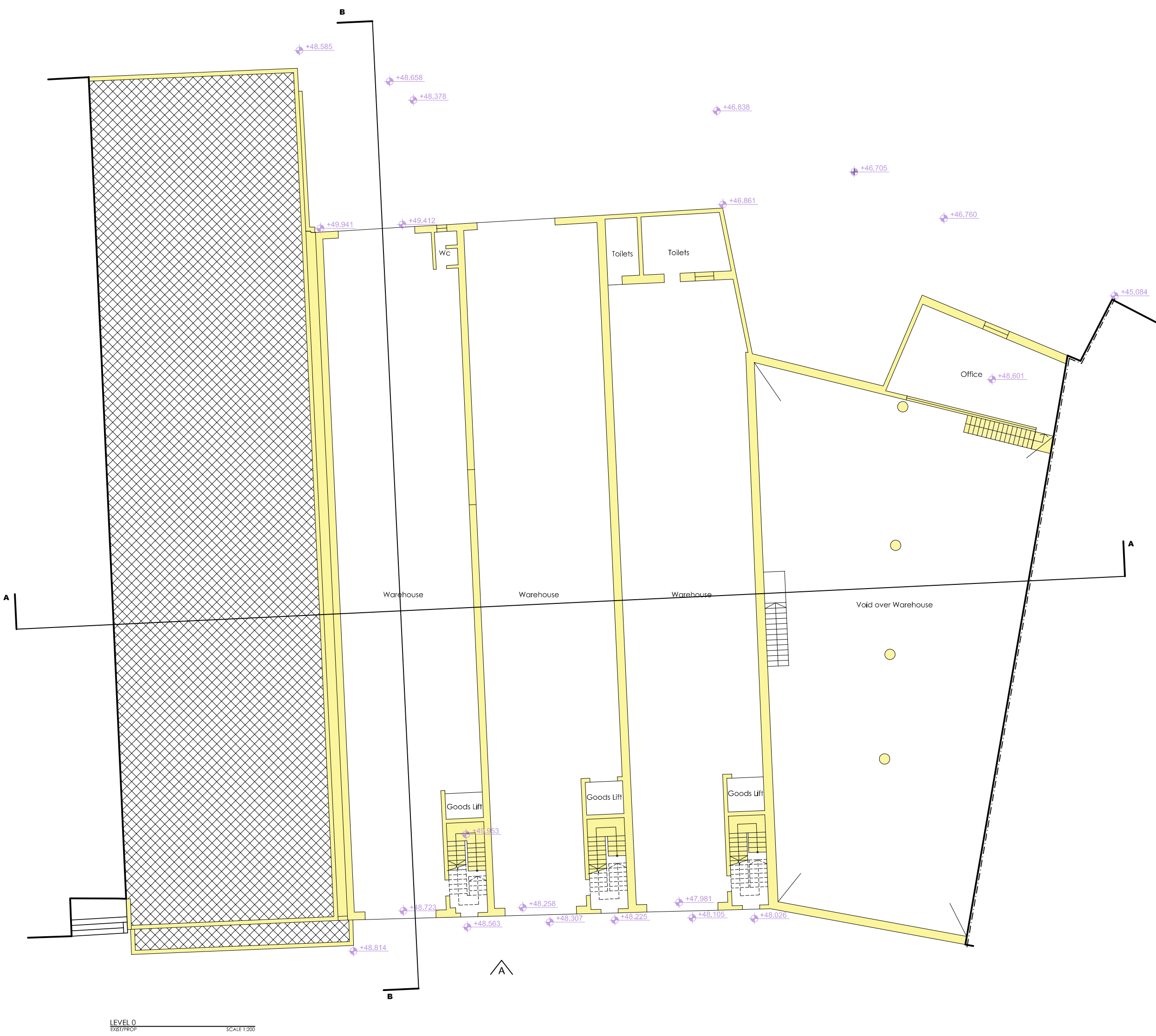
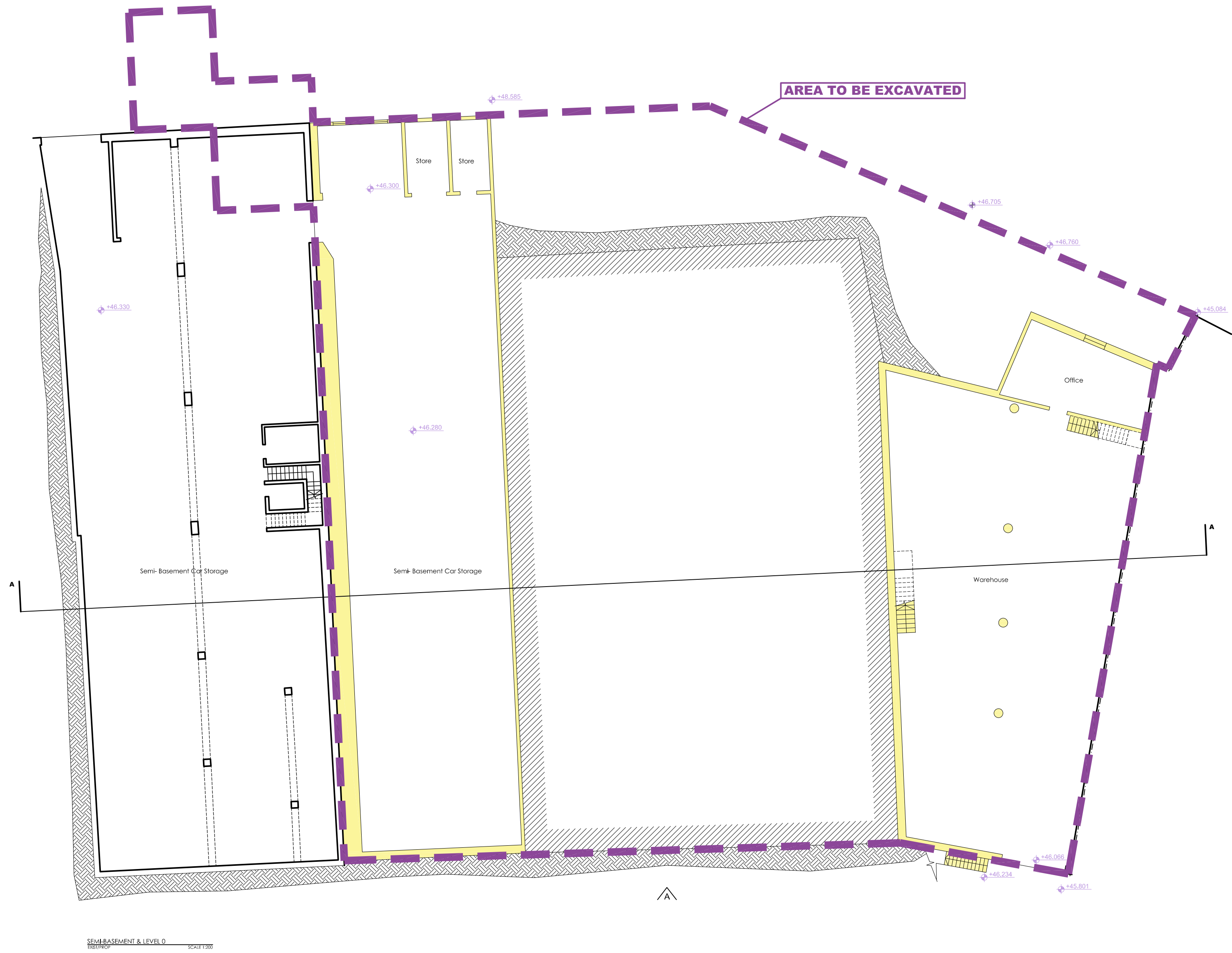
PO Box 200, Valletta
Tel: 21240976 Fax: 21224846
www.mepa.org.mt



Application No. :-
64052/1950

Location :-

Scale :- 1:2500



| LEGEND | | | |
|---|---|--|--|
| | TO CONSTRUCT | | |
| | TO DEMOLISH | | |
| CB - CONCRETE BRICKS | | | |
| RF - RENDERED FINISH | | | |
| GD - GALVANIZED DOOR | | | |
| AA - ALUMINIUM APERTURE | | | |
| AB - ALUCOBOND | | | |
| FF - FUO IL 'FIL' | | | |
| MC - MARBLE CLADDING | | | |
| +00.000 | - EXISTING LEVELS | | |
| +00.000 | - EXISTING LEVELS | | |
| EL +00.000 | - PROPOSED EXCAVATED LEVELS | | |
| | - AREA / VOLUME TO BE EXCAVATED | | |
| | - AREA / VOLUME TO BE EXCAVATED - WITHIN THE BOUNDARY OF THE EXISTING BUILDING (which will be retained) | | |

Revisions

| Ref. | Item | Int. | Date |
|------|------|------|------|
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| | | | |
| | | | |

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Anthony Fenech
EASYSSELL KIA MALTA LTD
Mdina Road,
Qormi.

Project:

Demolition of existing structures, excavation of site and construction of a temporary boundary wall abutting Triq l-Imdina and Sqag ta' Barrow.

Project Location:

Medina Road, Qormi.

Project Architect:

Charles Buhagiar A+CE

Drawing Title:

Demolition plans, sections, elevation & proposed sections.

Scale:

1:200

Date:

23.03.16

Drawn by:

GB

Checked:

File No.:

28196

Drawn by:

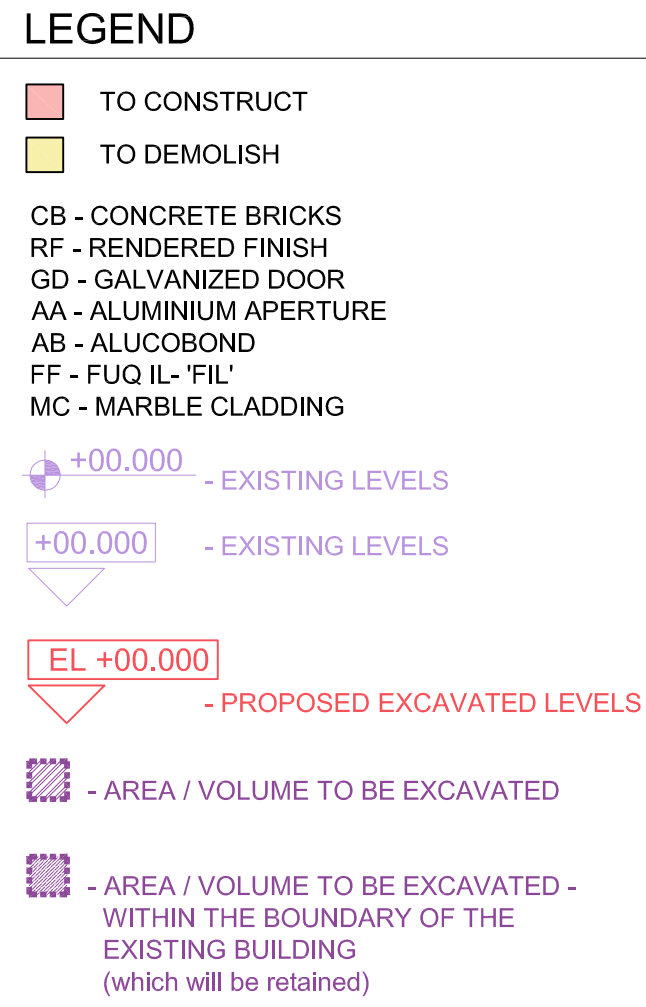
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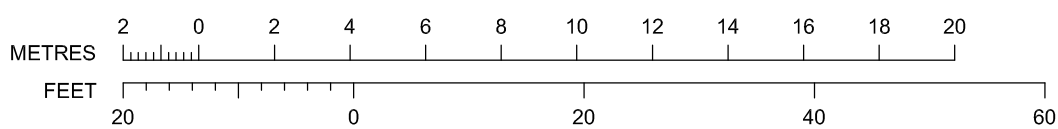
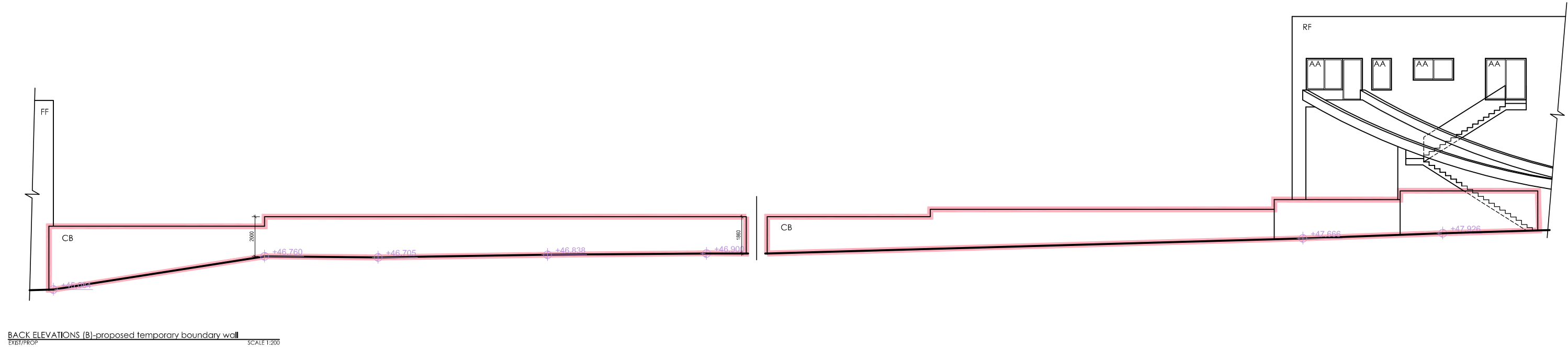
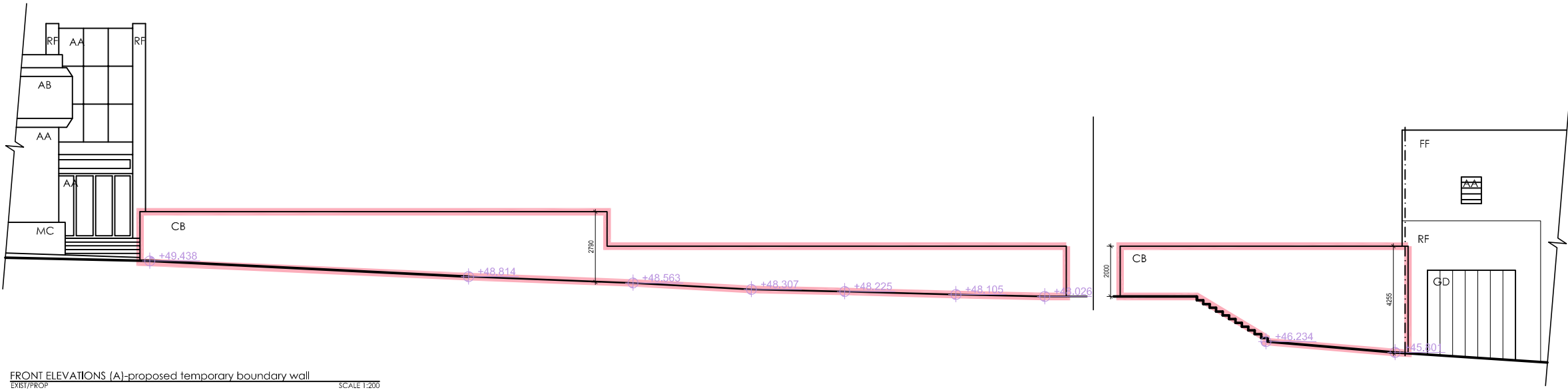
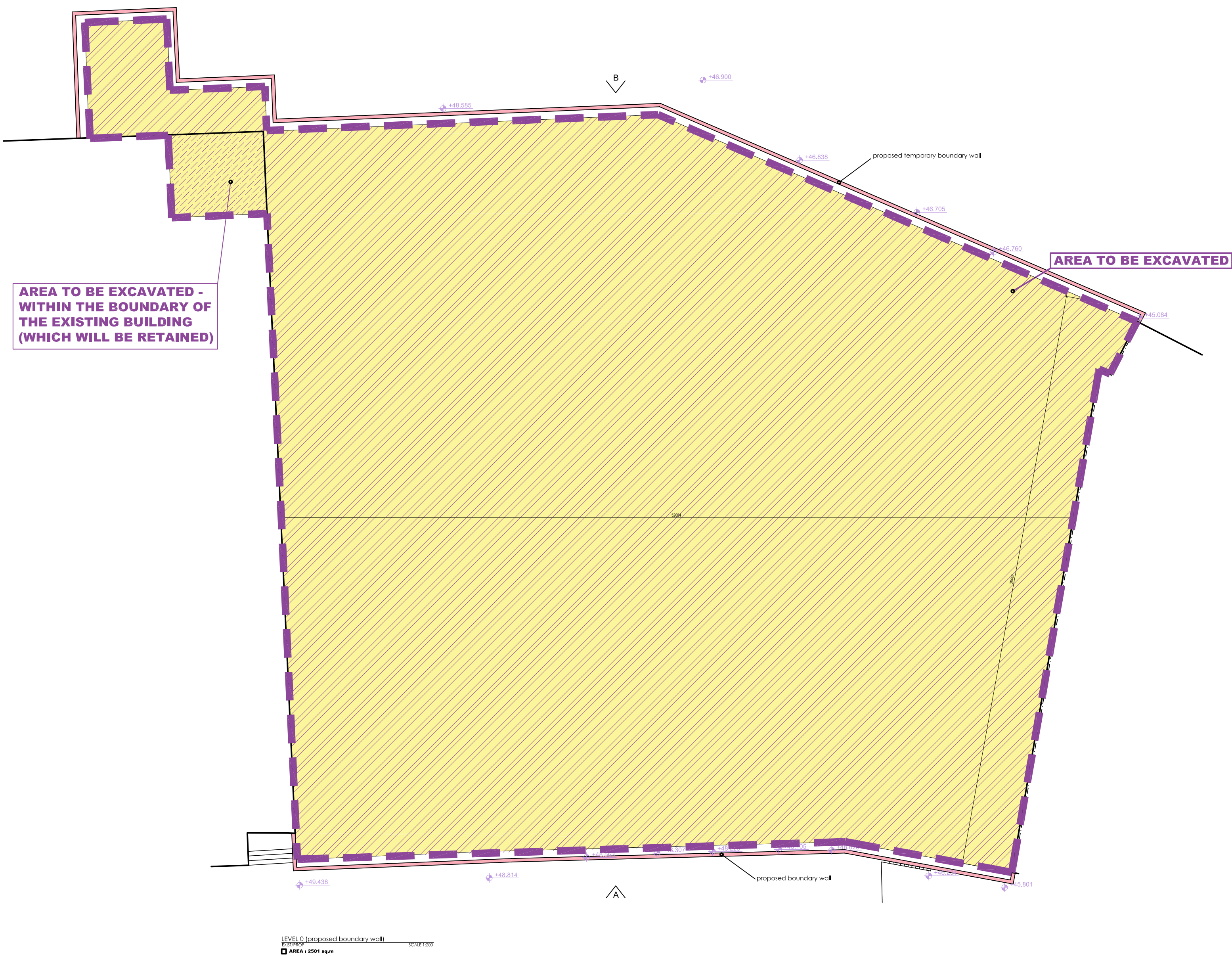
Design No.:

28196-A(03)

Scale:

2

Page 1 of 1



LEGEND

- TO CONSTRUCT
- TO DEMOLISH
- CB - CONCRETE BRICKS
- RF - RENDERED FINISH
- GD - GALVANIZED DOOR
- AA - ALUMINIUM APERTURE
- AB - ALUCOBOND
- FF - FUQ IL- 'FIL'
- MC - MARBLE CLADDING
- +00.000 - EXISTING LEVELS
- +00.000 - EXISTING LEVELS
- EL +00.000 - PROPOSED EXCAVATED LEVELS
- AREA / VOLUME TO BE EXCAVATED
- AREA / VOLUME TO BE EXCAVATED - WITHIN THE BOUNDARY OF THE EXISTING BUILDING (which will be retained)

| Revisions | | | |
|-----------|-------|-------|-------|
| Ref. | Item. | Init. | Date. |
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Client
Anthony Fenech
EASYSSELL KIA MALTA LTD
Mdina Road,
Qormi.

Project
Demolition of existing structures, excavation of site and construction of a temporary boundary wall abutting Triq l- lmdina and Sqas ta' Barnaw.
Mdina Road, Qormi.
Project Architect
Charles Buhagiar A+CE

Drawing Title
Proposed plans and elevations.

| Path | File No | Draw Issue | Drawg No. | Revision |
|-------|----------|------------|-------------|----------|
| 28196 | 28196 | A | 28196-A(04) | 1 |
| Scale | Date | Drawn by | Checked | |
| 1:200 | 29.02.16 | GB | | |

ANNEX 2 – Construction Permit & Approved Drawings PA2784/I6

Easysell Kia Malta Ltd. Attn: Anthony Fenech
Easysell Kia Malta Ltd.,
Imdina Road,
Qormi. QRM 9010

Date: 7 February 2018
Our Ref: PA/02784/16

Application Number: PA/02784/16
Application Type: Full development permission
Date Received: 28 May 2015
Approved Documents: PA 2784/16/1A - Site Plan
PA 2784/16/28D - Demolition Plan
PA 2784/16/67D - Substation Elevations & Sections
PA 2784/16/172A - Level -7
PA 2784/16/172B - Level -6
PA 2784/16/172C - Level -5
PA 2784/16/172D - Level -4
PA 2784/16/172E - Level -3
PA 2784/16/172i - Level 1
PA 2784/16/172J - Level 2
PA 2784/16/172K - Roof Level
PA 2784/16/191A - Level 0
PA 2784/16/233A - Section AA
PA 2784/16/203D - Proposed Front & Back Elevations
PA 2784/16/206A - Proposed Block Plan
PA 2784/16/206B - Level -1
PA 2784/16/206C - Level -2

Supporting Documents:

PA 2784/16/22A - Fire Safety, Ventilation & Noise Mitigation Report
PA 2784/16/31A - Green Travel Plan
PA 2784/16/200A - Ventilation & Illumination Report

Location: Easysell Kia Showroom, Triq I-Imdina/, Sqaq ta Barnaw, Qormi, Malta
Proposal: Sanctioning of existing showrooms. External and internal alterations to existing car storage, car showrooms and offices (Class 4A). Construction of a new car showroom, offices (Class 4A), car service area & 5 levels of car parking abutting Triq I-Imdina and Sqaq ta' Barnaw, including landscaping works and construction of a substation. Fixing of signs.

**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 (5) 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) Copies of all approved drawings and documents shall be available for inspection on site by Planning Authority officers at all reasonable times.
 - d) 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.
 - e) 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.
 - f) A Commencement Notice is to be submitted to the Planning Authority, by the permit holder 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 Legal Notice 277 of 2012, 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 (2016).
 - 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. The Setting Out Request Notice must be submitted to the Land Survey Unit of the Planning Authority when the setting out of the alignment and levels is required.
 - h) Where an officially schemed street, within the development zone, 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.
 - i) 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, Legal Notice 295 of 2007 (or subsequent amendments). Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.
 - j) 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 (2012) [published through Legal Notice 376 of 2012 and any amendments thereto].

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

l) 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.

m) 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.

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

o) 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.

- 2 This development permission is subject to a bank guarantee to the value of **EUR 20,000 (twenty thousand Euro)** to cover any failure to implement the landscaping scheme indicated in Drawing Number PA 2784/16/206A or to maintain the landscaping to the satisfaction of the Planning Authority.

This bank guarantee shall be managed as follows:

- i) The bank guarantee shall be reduced by **EUR 10,000 (ten thousand euro)** to a balance of **EUR 10,000 (ten thousand euro)** on planting of the whole landscaping scheme. Planting shall be carried out within the first planting season following completion of the development hereby approved, failing which the bank guarantee shall be forfeited.
- ii) The bank guarantee shall be reduced by a further **EUR 5,000 (five thousand euro)** to a balance of **EUR 5,000 (five thousand euro)** after two (2) years of planting and subject to effective maintenance of landscaping. Any trees that die or become severely diseased shall be replaced with the equivalent number of trees of the same species and size as soon as planting is possible.
- iii) the remaining balance of **EUR 5,000 (five thousand euro)** will expire after five (5) years from planting, subject to maintenance of landscaping.

Any trees that die or become severely diseased shall be replaced with the equivalent number of trees of the same species and size as soon as planting is possible. In the event that the applicant fails to implement the scheme within the stipulated time limit, or fails to properly maintain the landscaping, the outstanding bank guarantee shall be immediately forfeited. Its forfeiture would not, however, preclude the Authority from taking any action to ensure that the conditions of this permission are adhered to and the approved drawings/documents are complied with.

- 3 a) Evidence that the commencement of the Green Travel Plan (GTP) Action Plan in Supporting Document PA 2784/17/31A is to be provided before the first operational

compliance certificate for any part of the development is issued.

b) A GTP monitoring and review report shall be submitted to Transport Malta and the Planning Authority on an annual basis for 5 years from the date of the commencement of operations. If the targets established in the GTP are not being achieved by the end of the 5 years, then the assessing authority may require up to a further 4 years of monitoring and review.

4 Prior to commencement of operations of the development hereby permitted:

a) The proposed and required public road works are to be approved by Transport Malta;

b) The required road safety elements of the road works are to be in place and acceptable to Transport Malta;

5 The development hereby permitted shall be subject to Final Compliance (Completion) 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 issue of any compliance certificate on any part of this development, the applicant shall submit to the Planning Authority, in relation to that part of the building:

(i) Certification from a qualified engineer confirming that the development fully satisfies the requirements specified in Supporting Documents PA 2784/16/22A/200A.

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

7 Where a loading bay is indicated on the approved drawings, loading and unloading shall take place solely within the premises, and not from/on the public pavement or street.

8 The communal parking area shall only be used for the parking of vehicles and shall be kept available at all times for staff, other visitors, and customers. The parking area shall be adequately lit and sign-posted, and the parking bays properly demarcated in accordance with the standards set out in the Development Control Design Policy, Guidance and Standards 2015. The use of the parking area for storage, industrial, or commercial activity is prohibited.

- 9 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.
- 10 The Bank Guarantee issued in PA 263/16, to the value of **EUR 7,454 (seven thousand, four hundred and fifty-four Euro)**, to ensure that the street is properly restored in accordance with the Environmental Management Construction Site Regulations, 2007 (Legal Notice 295 of 2007), shall be transferred to cover this development permission.

The bank guarantee shall only be released after the perit submits a post-construction condition report together with photographs evidencing compliance with this condition, accompanied by clearance from the Local Council. The clearance from the Local Council is to be endorsed by the Mayor and the Executive Secretary of the Local Council. This guarantee shall be forfeited if, after 3 months from the date of notification by the Authority of a notice to effect the remedial works, these are not carried out. Its forfeiture shall not, however, preclude the applicant from adhering to all the conditions contained in this development permission.

11 **Conditions imposed and enforced 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.

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 L.N. 44 of 2002.

C. Where the development concerns a place of work:

The applicant shall:

(i) Obtain a Perit's declaration that the necessary requirements arising out of L.N. 44 of 2002 have been included in the plans and drawings; and

(ii) Obtain a Perit's declaration that the building conforms to the requirements of L.N. 44 of 2002.

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. Prior to laying of water and waste-water services in the road, the development shall comply with the requirements of Legal Notice 29/10 Part III (Roads in inhabited Areas) Clause 12.

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 2002 (CAP 445). The discovery of cultural heritage features may require the amendment of approved plans.

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 and subsequently will remain so suspended if the Tribunal so 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.

If the declaration of ownership, as contained in the application form, is determined as incorrect by a Court of Law, then the said Court of Law can declare this development permission as null and void. 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 and agreement must be obtained for this development from the Land and/or Estate Management Departments.

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 approval required from any Government department, local council, agency or authority, as required by any law or regulation.

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 14 February 2018.

Marthese Debono
Secretary Planning Commission (Development Permissions)

Notes to Applicant and Perit

Right for reconsideration

Where applicable, you have a right to submit a request for reconsideration to the Authority in terms of regulation 14 of Legal Notice 162 of 2016.

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 of 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 Legal Notice 162 of 2016.

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:

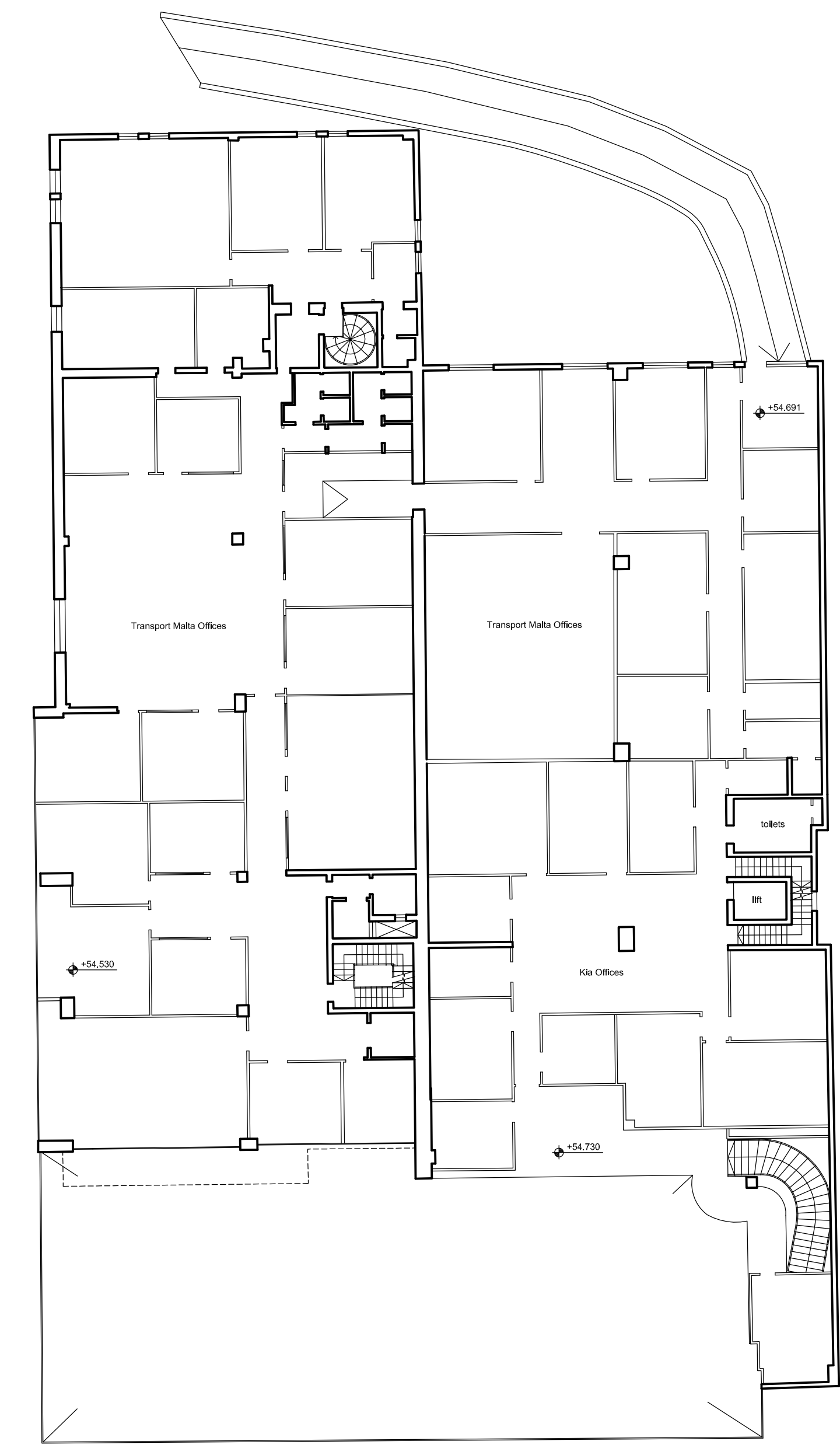
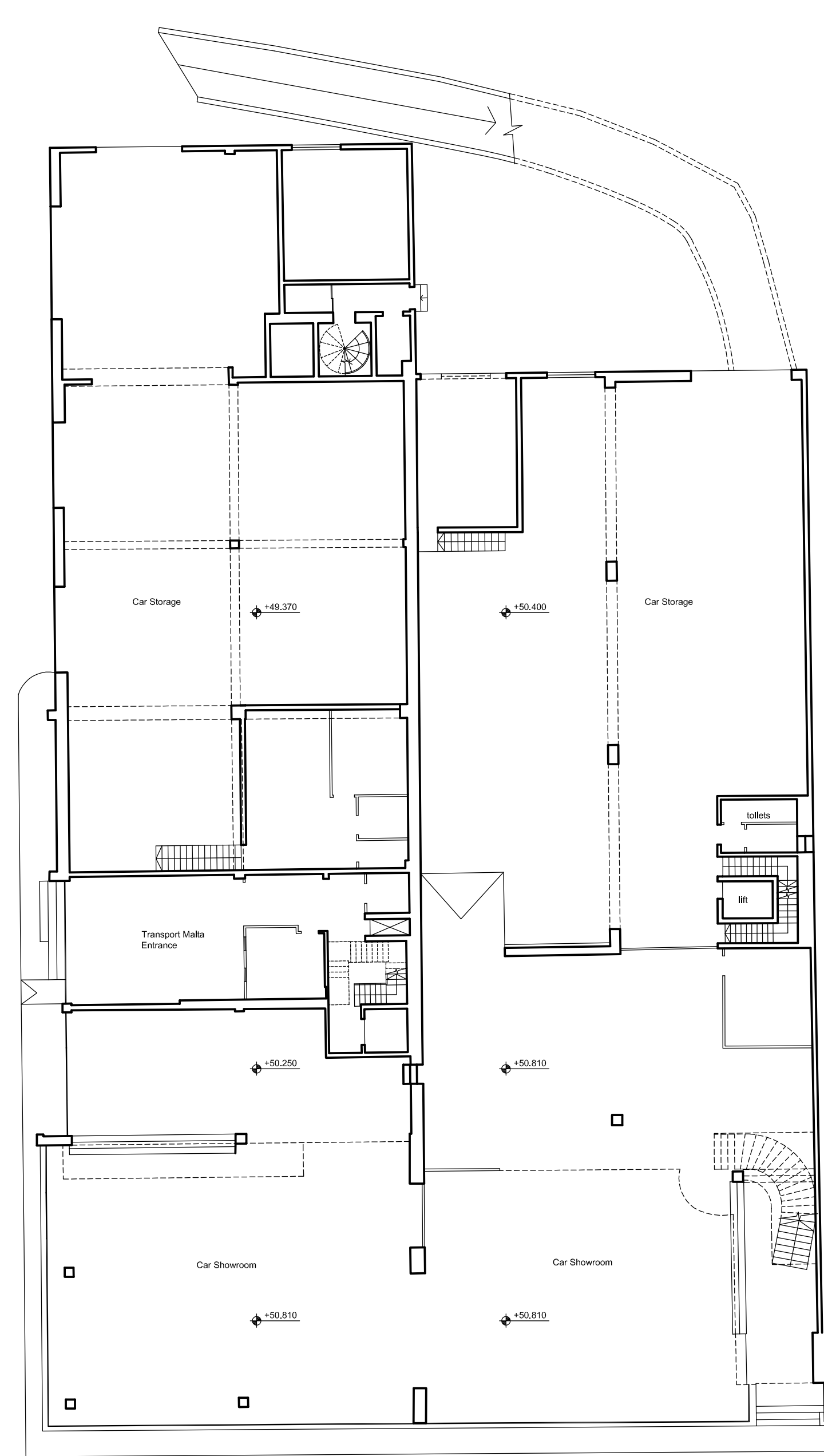
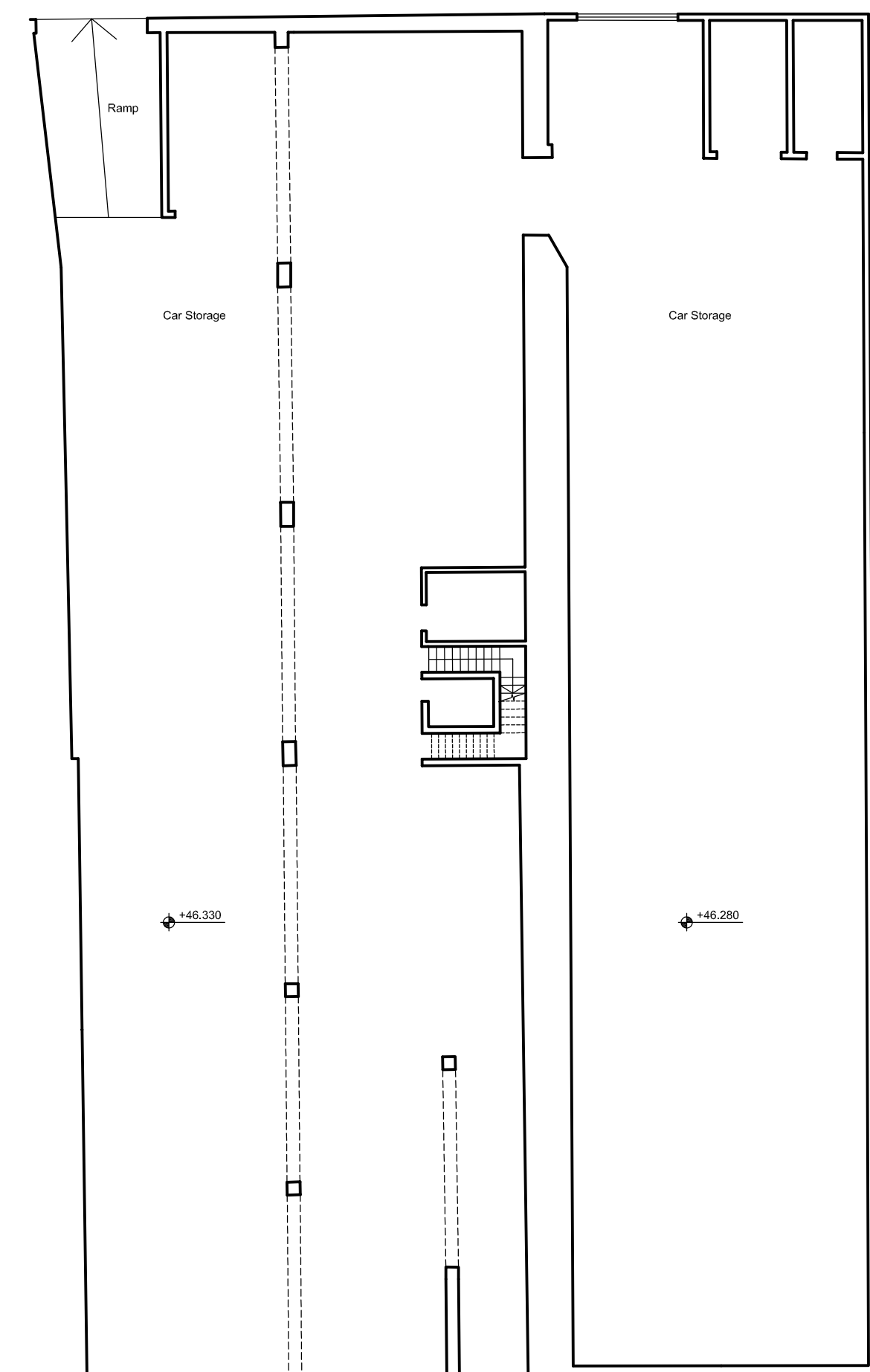
For reconsideration - 3% of the Development Permit Fee paid in respect of the original application, subject to a minimum of €69.88.

For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150 + €50 administrative fee (LN 112 of 2016).

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.



| Revisions | | | |
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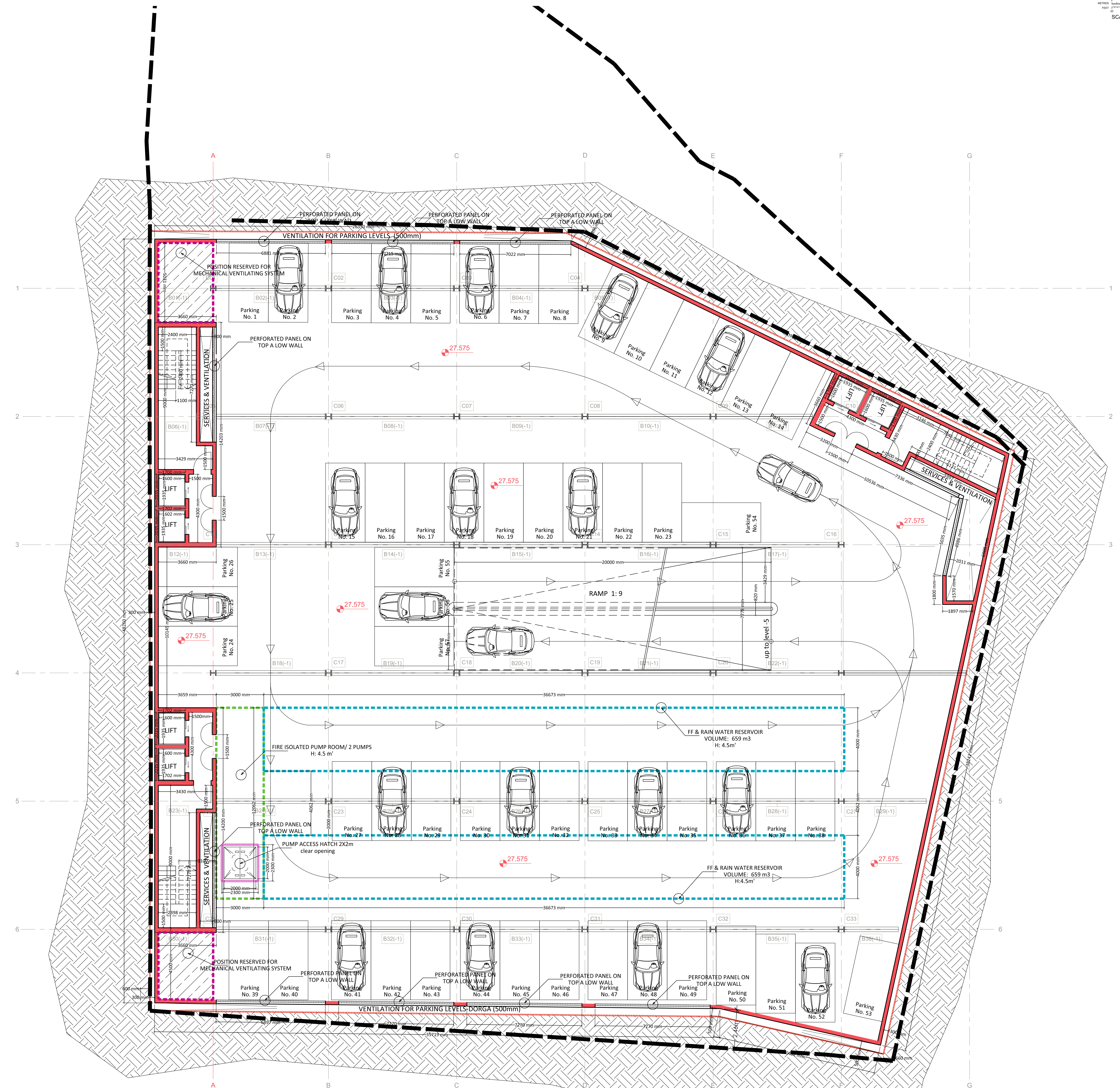
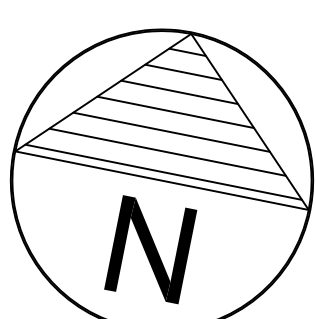
Client:
Anthony Fenech
EASYSSELL KIA MALTA LTD
Mdina Road,
Qormi.

Project:
Demolition of existing warehouses.
Excavation of site. Ext & int alterations
to existing car storages, showroom &
offices. Construction of a new showroom
offices, warehouse, storages, 4 levels of
car parking & an extra floor on top of
the existing showroom & offices.

Project Architect:
Charles Buhagiar A+CE

Drawing Title:
Existing Plans & Block Plan

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| Path: | | | |
| File No. : 28196 | Drug Issue  | Drug No. : 28196-A(01) | Revision  |
| Scale: 1:200 | Date: 18.05.2015 | Drawn by: | Checked: |



FLOOR LEVEL -6/ CAR PARKING
PROPOSED
SCALE 1: 200
□ **GROSS FLOOR AREA : 2267 sq.m**
□ **NO. OF PARKING SPACES: 57**

TO CONSTRUCT
TO DEMOLISH
PROPOSED LEVELS 00.000
EXISTING LEVELS 00.000

Legend:
--- EXISTING EXCAVATION LINE
--- PROPOSED EXCAVATION LINE
--- LANDSCAPING - GRASS
--- VEHICLE TRAJECTORY

Revisions:
Ref. | Desc. | Init. | Date.

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Client:
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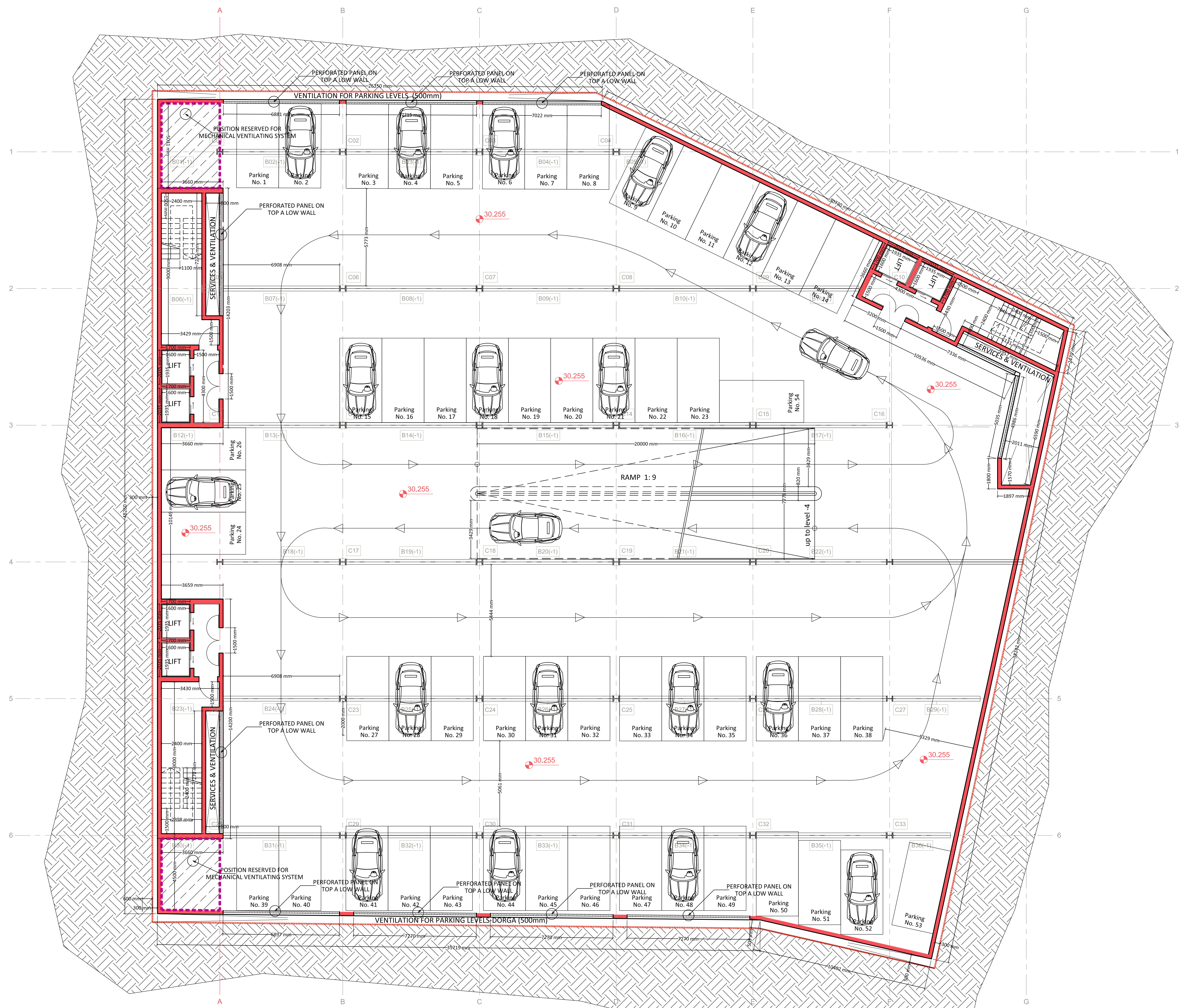
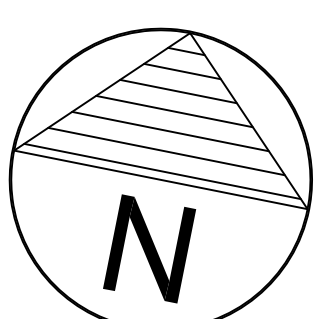
Project:
Demolition of existing warehouses. Excavation of site.
Ext & int alterations to existing car storage, car
showrooms & offices (Class 4A). Construction of a new
car showroom, offices (Class 4A), car service area
& 5 levels of car parking abutting Triq l-Hmdin
& Sqagħ ta' Barnaw. Fixing of signs.

Project Architect:
Charles Buhagiar A+CE

Drawing Title:
Proposed Floor Level -6

File No.: **28196**
Drawing No.: **28196-A(2)**

Scale: 1:200
Date: 30.12.2016
Drawn by: RV
Checked:



FLOOR LEVEL -5/ CAR PARKING
PROPOSED
SCALE 1: 200
□ **GROSS FLOOR AREA : 2267 sq.m**
□ **NO. OF PARKING SPACES: 54**

TO CONSTRUCT
TO DEMOLISH
PROPOSED LEVELS 00.000
EXISTING LEVELS 00.000

| Revisions | | Int. | Date. |
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| Ref. | Item. | | |
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Client:
Anthony Fenech
EASYSSELL KIA MALTA LTD
Mdina Road,
Qormi.

Project:
Demolition of existing warehouses. Excavation of site.
Ext & int alterations to existing car storage, car
showrooms & offices (Class 4A). Construction of a new
car showroom, offices (Class 4A), car service area
& 5 levels of car parking abutting Triq l-Hindia
& Sqaq ta' Barnaw. Fixing of signs.

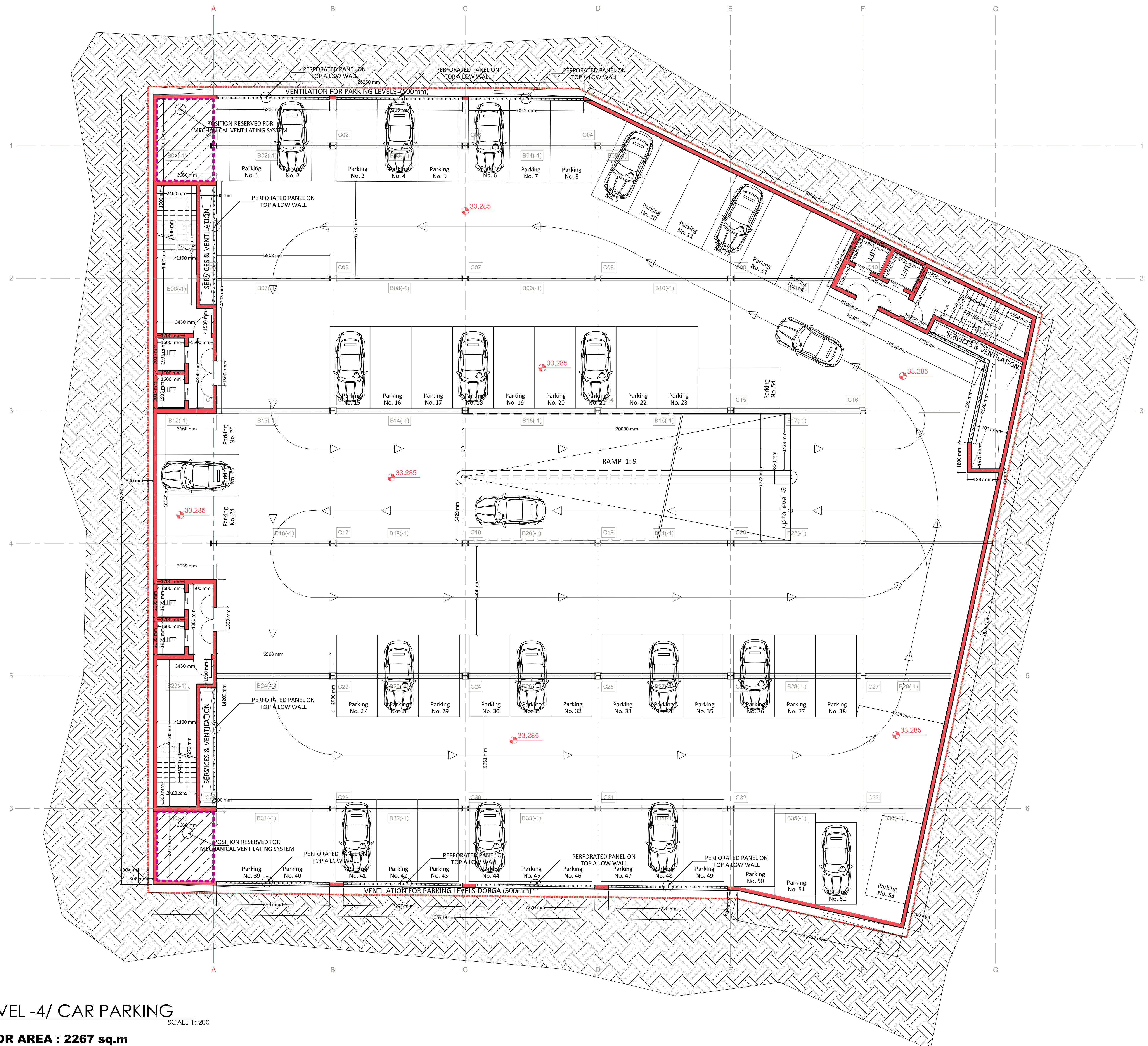
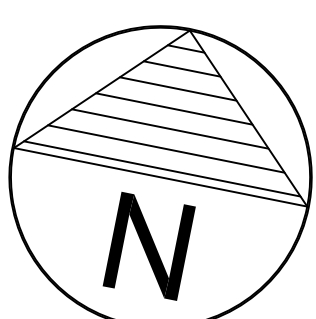
Project Architect:
Charles Buhagiar A+CE

Drawing Title:
Proposed Floor Level -5

| File No. | Draw No. | Scale | Date | Drawn by | Checked |
|----------|------------|-------|------------|----------|---------|
| 28196 | 28196-A(3) | 1:200 | 30.12.2016 | ZV | |

Scale: 1:200

Page 1 of 1



FLOOR LEVEL -4/ CAR PARKING
PROPOSED
SCALE 1: 200
■ **GROSS FLOOR AREA : 2267 sq.m**
■ **NO. OF PARKING SPACES: 54**

TO CONSTRUCT
TO DEMOLISH
PROPOSED LEVELS 00.000
EXISTING LEVELS 00.000

| Revisions | | Int. | Date. |
|-----------|-------|------|-------|
| Ref. | Item. | | |
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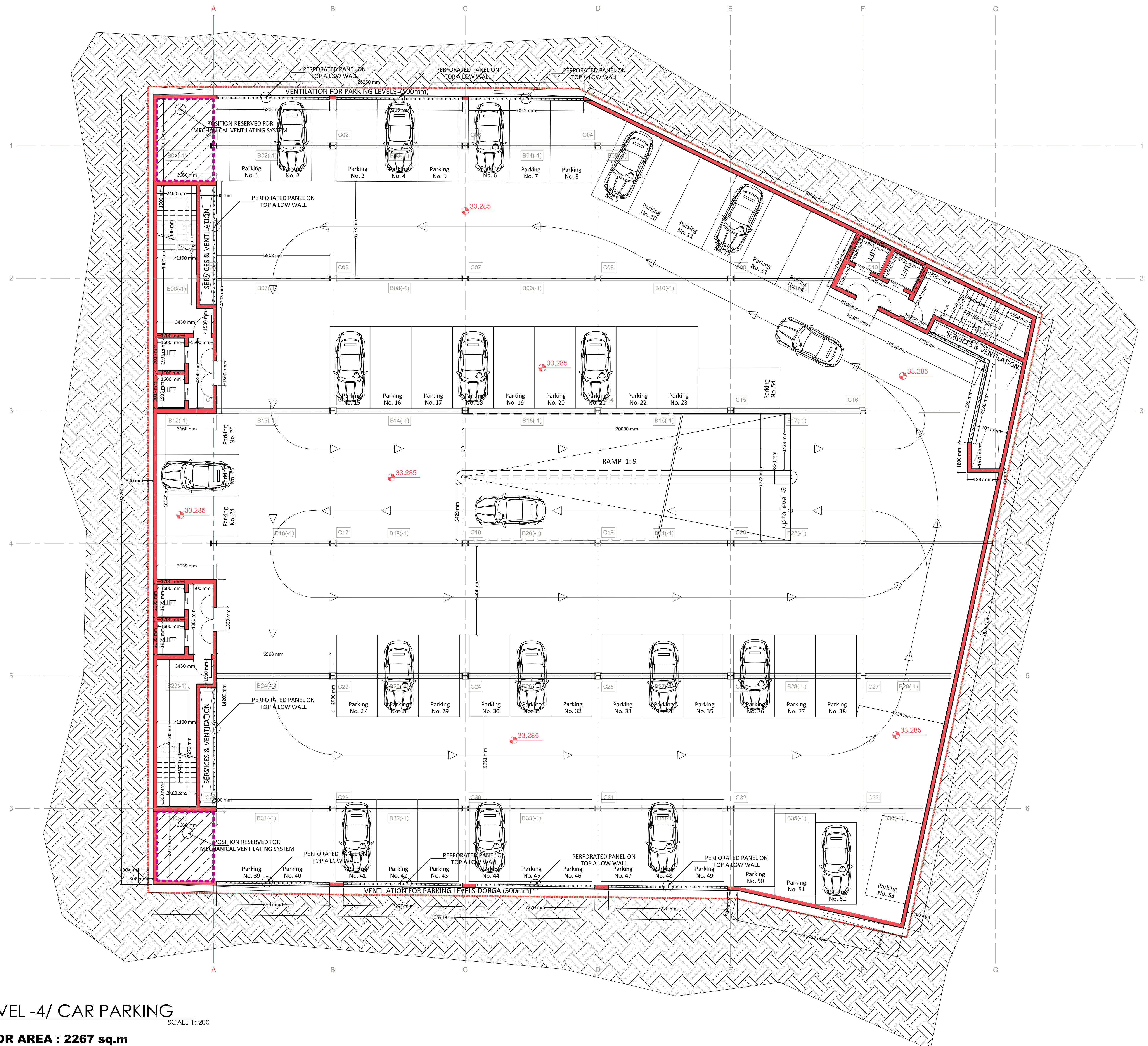
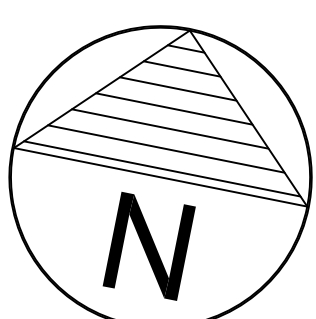
Project:
Demolition of existing warehouses. Excavation of site.
Ext & int alterations to existing car storage, car
showrooms & offices (Class 4A). Construction of a new
car showroom, offices (Class 4A), car service area
& 5 levels of car parking abutting Triq l-Hmda
& Sqaa ta' Barnaw. Fixing of signs.

Project Architect:
Charles Buhagiar A+CE

Drawing Title:
Proposed Floor Level -4

| File No. | Draw No. |
|--------------|-------------------|
| 28196 | 28196-A(4) |

Scale: 1:200
Date: 30.12.2014
Drawn by: ZV
Checked:



FLOOR LEVEL -4/ CAR PARKING
PROPOSED
SCALE 1: 200
■ **GROSS FLOOR AREA : 2267 sq.m**
■ **NO. OF PARKING SPACES: 54**

TO CONSTRUCT
TO DEMOLISH
PROPOSED LEVELS 00.000
EXISTING LEVELS 00.000

| Revisions | | Int. | Date. |
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| Ref. | Item. | | |
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e-mail: info@medesign.com.mt

Client:
Anthony Fenech
EASYSSELL KIA MALTA LTD
Mdina Road,
Qormi.

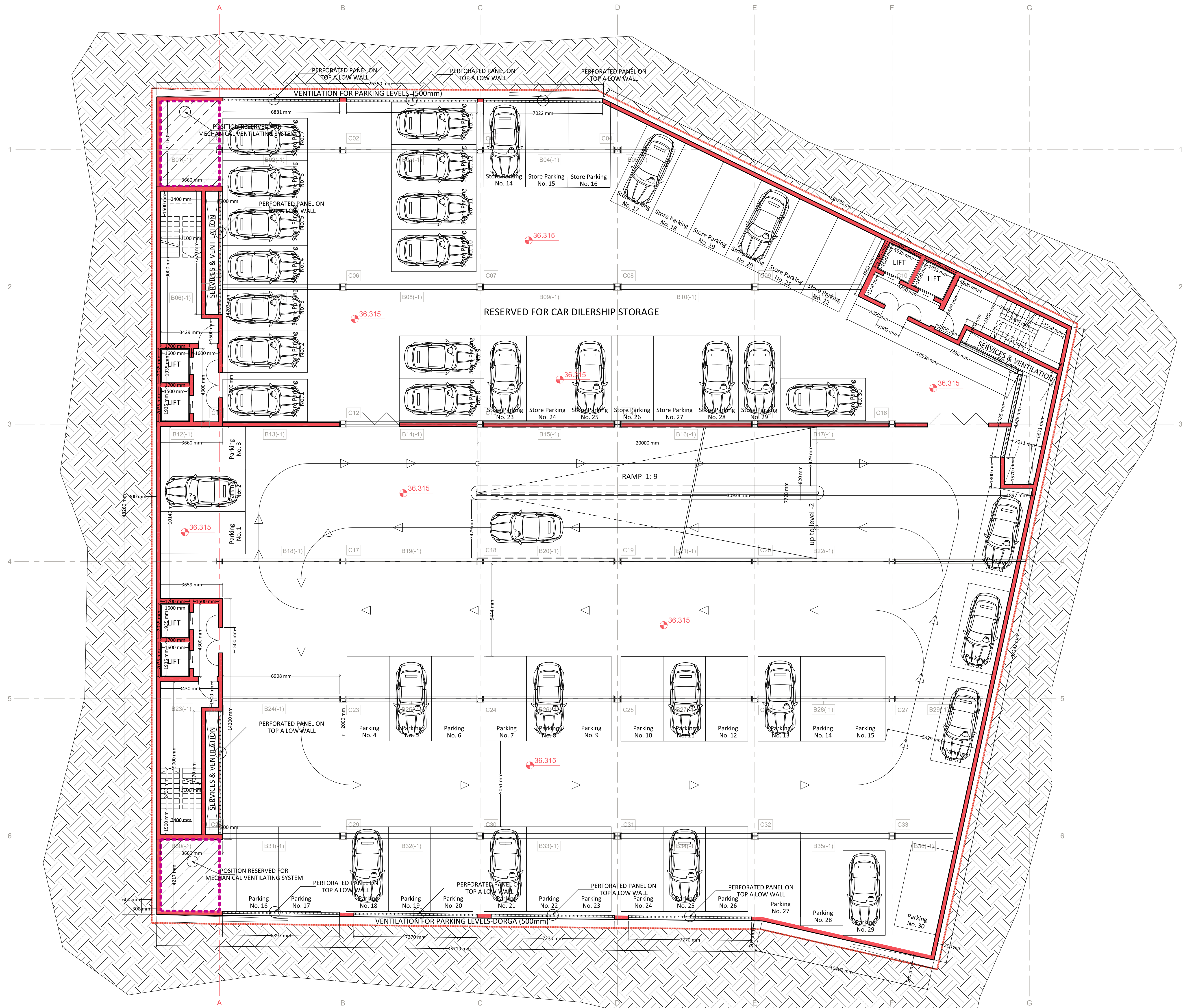
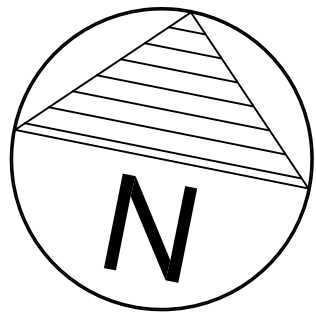
Project:
Demolition of existing warehouses. Excavation of site.
Ext & int alterations to existing car storage, car
showrooms & offices (Class 4A). Construction of a new
car showroom, offices (Class 4A), car service area
& 5 levels of car parking abutting Triq l-Hmda
& Sqqa ta' Barnaw. Fixing of signs.

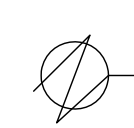
Project Architect:
Charles Buhagiar A+CE

Drawing Title:
Proposed Floor Level -4

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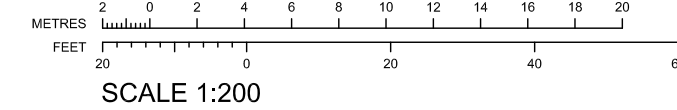
Scale: 1:200
Date: 30.12.2014
Drawn by: ZV
Checked:




 **FLOOR LEVEL -3/ CAR PARKING**
PROPOSED SCALE 1: 200

- **GROSS FLOOR AREA : 2267 sq.m**
- **NO. OF PARKING SPACES: 33**
- **NO. OF DEALERSHIP CARS: 30**

TO CONSTRUCT
TO DEMOLISH
PROPOSED LEVELS 00.000
EXISTING LEVELS 00.000



| Revisions | | Int. | Date. |
|-----------|------|------|-------|
| Ref. | Rev. | | |
| | | | |
| | | | |

**MED**
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Client:
Anthony Fenech
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Qormi.

Project:
Demolition of existing warehouses. Excavation of site.
Ext & int alterations to existing car storage, car
showrooms & offices (Class 4A). Construction of a new
car showroom, offices (Class 4A), car service area
& 5 levels of car parking abutting Triq l-Hmda
& Sqaaq ta' Barnaw. Fixing of signs.

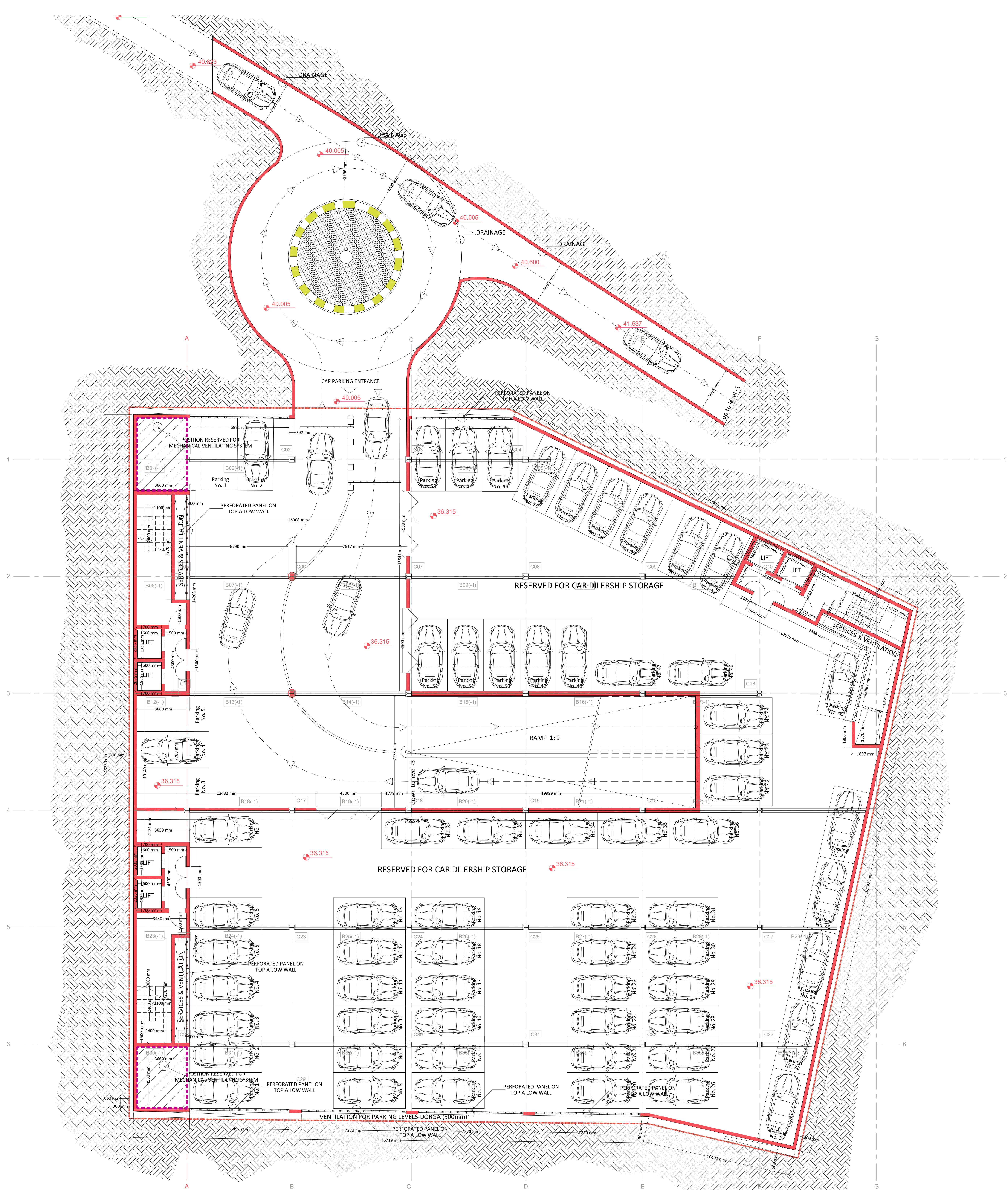
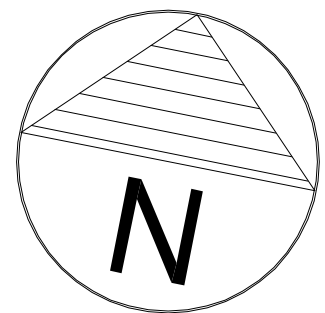
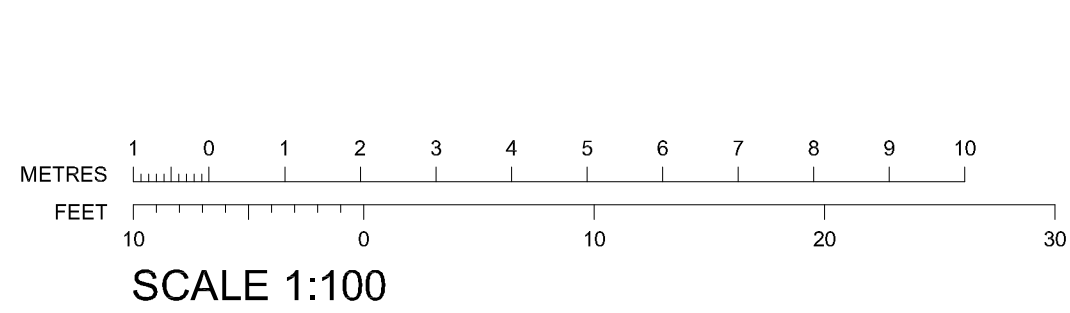
Midra Road, Qormi.

Project Architect:
Charles Buhagiar A+CE

Drawing Title:
Proposed Floor Level -3

| File No. | Revision | Drawn by | Checked |
|----------|----------|------------|---------|
| 28196 | A | 28196-A(5) | |

Scale: 1:200 Date: 30.12.2016 Drawn by: DV Checked:



TO CONSTRUCT

TO DEMOLISH

PROPOSED LEVELS 00.000

EXISTING LEVELS 00.000

| Revisions | Ref. | Item | Int. | Date |
|-----------|------|------|------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

MED
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Client:

Anthony Fenech
EASYSSELL KIA MALTA LTD
Mdina Road,
Qormi.

Project:

Demolition of existing warehouses. Excavation of site.
Ext. int. alterations to existing car storage, car
showrooms & offices (Class 4A). Construction of a new
car showroom, offices (Class 4A), car service area
& 5 levels of car parking abutting Triq i-Hmdina
& Sqagħ ta' Barnaw. Fixing of signs.

Project Architect:

Charles Buhagiar A+CE

Drawing Title:

Proposed Floor Level -2

File No.:

28196

Drawn by:

28196-A(6)

Scale:

1:125

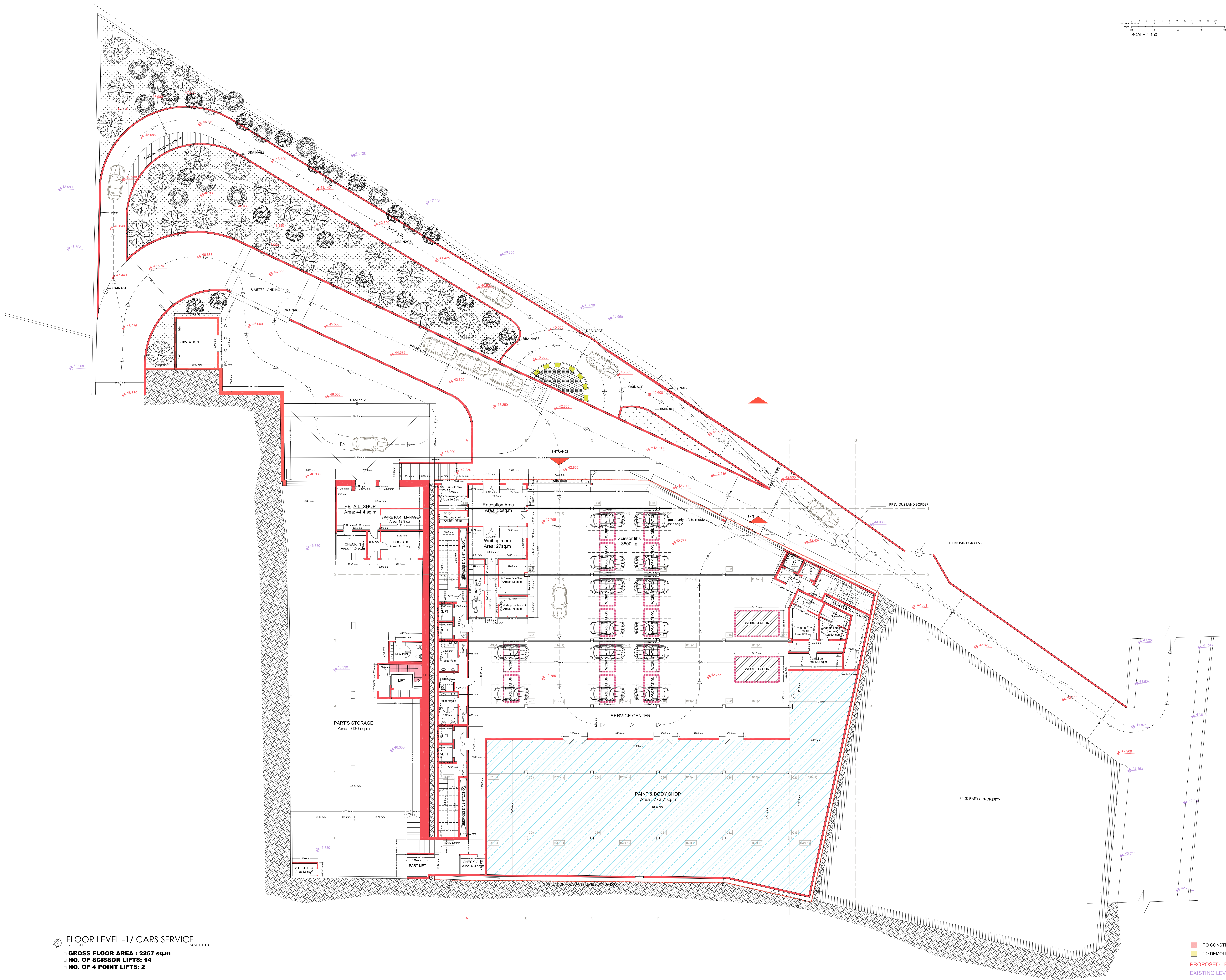
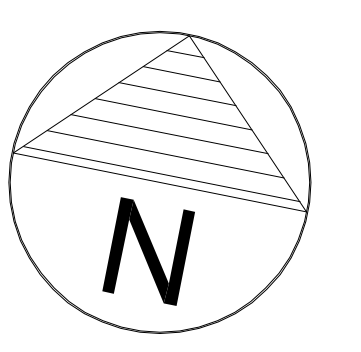
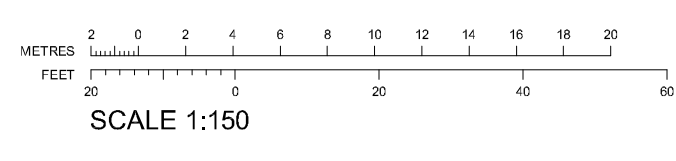
Date:

18.12.2017

Drawn by:

24

Checked:



FLOOR LEVEL -1/ CARS SERVICE
PROPOSED
SCALE 1:150

- GROSS FLOOR AREA : 2267 sq.m
- NO. OF SCISSOR LIFTS: 14
- NO. OF 4 POINT LIFTS: 2

- TO CONSTRUCT
- TO DEMOLISH
- PROPOSED LEVELS 00.000
- EXISTING LEVELS 00.000

| PROPOSED TREES |
|------------------------|
| ONE TREE (Class 44) |
| HOBBY TREE (Class 44) |
| CITRUS TREE (Class 44) |

- EXCAVATION LINE
- LANDSCAPING - GRASS
- VEHICLE TRAJECTORY

| Revisions | | | |
|-----------|---|------|---------|
| Ref. | Item. | Int. | Date. |
| 1. | Connecting Levels & Expanding Body Shop | ZV | 27.1.17 |
| | | | |
| | | | |
| | | | |

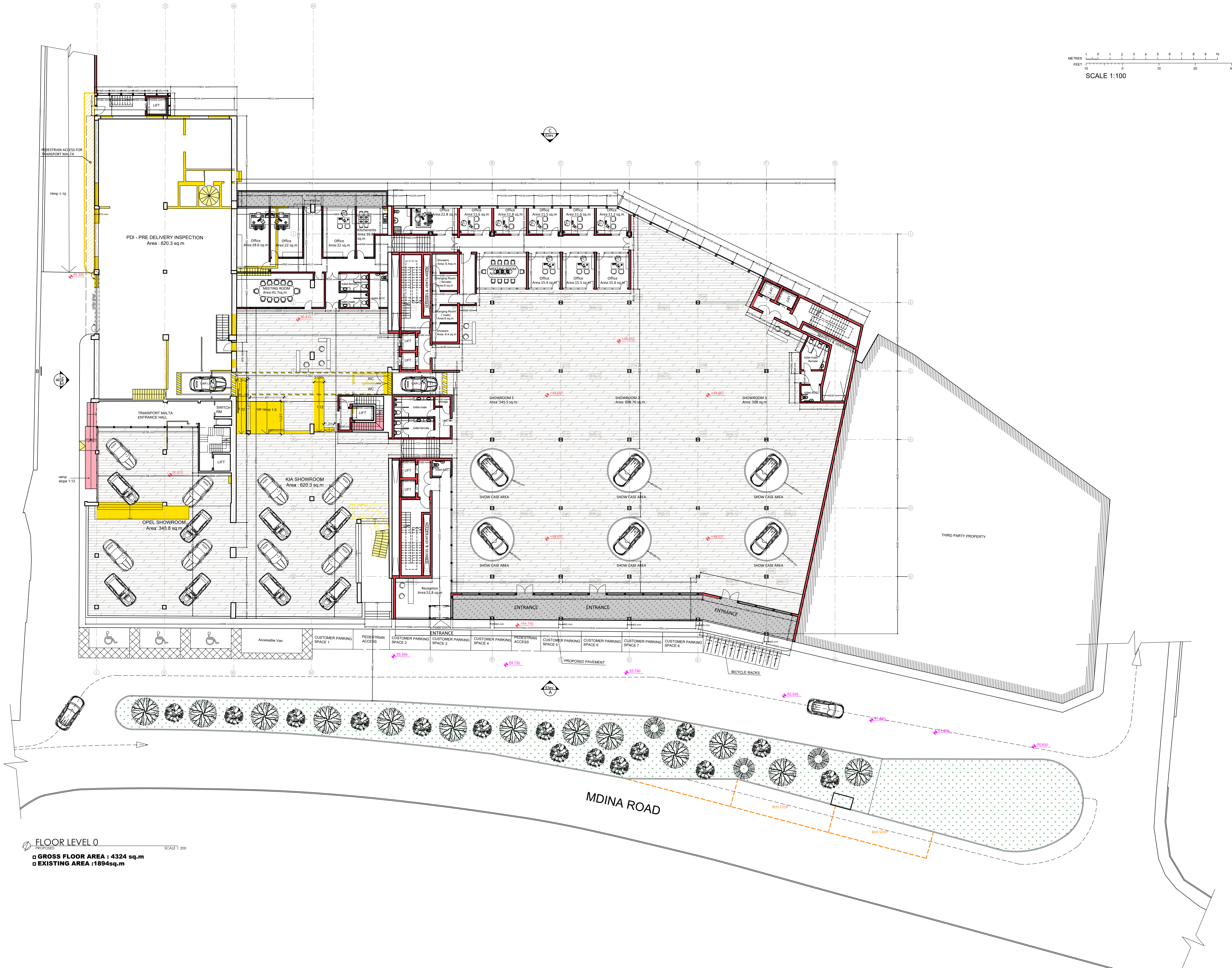
MED
DESIGN ASSOCIATES LTD.
Hercules House, St. Mark Str., Valletta, Malta.
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Fax: (356) 21 24773
e-mail: info@medesign.com.mt

Client:
Anthony Fenech
EASYSSELL KIA MALTA LTD
Mdina Road,
Qormi.

Project:
Demolition of existing warehouses. Excavation of site.
Ext. & int alterations to existing car storage, car
showrooms & offices (Class 44). Construction of a new
car showrooms, offices (Class 44), car service area
& 5 levels of car parking abutting Triq l-Hindna
& Sqajq ta' Barnaw. Fixing of signs.

Project Architect:
Charles Buhagiar A+CE
Drawing Title:
Proposed Floor Level -1

| File No. | Draw No. | Rev. |
|----------|------------|-----------|
| 28196 | 28196-A(7) | |
| Scale: | Date: | Drawn by: |
| 1:150 | 18.12.2017 | ZV |
| | | Checked: |



EXCAVATION LINE
LANDSCAPING - GRASS
VEHICLE TRAJECTORY

PROPOSED TREES
CIVIC TREE (Other proposed)
ROSEMARY PLUM (Other proposed)
CITRUS (Other proposed)

PROPOSED LEVELS
EXISTING LEVELS BASED ON SURVEY
EXISTING ABSOLUTE LEVELS FROM PLANNING AUTHORITY

| Revisions | Ref. | Item | Int. | Date |
|-----------|-------------------------|------|------|----------|
| 1 | FRONT GARDEN AND LEVELS | | ZV | 26.10.17 |

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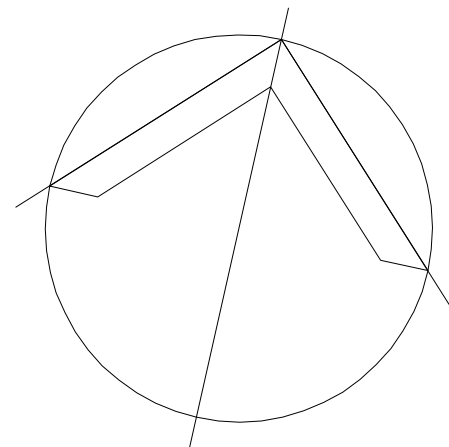
Client: **Anthony Fenech**
EASYSSELL KIA MALTA LTD
Mdina Road, Qormi.




Project: Demolition of existing warehouses. Excavation of site. Ext & int alterations to existing car storage, car showrooms & offices (Class 4A). Construction of a new car showroom, offices (Class 4A), car service area & 5 levels of car parking abutting Triq l-Mdina & Sqqa ta' Barrow. Fencing of signs.

Project Architect: **Charles Buhagiar A+CE**

Drawing Title: **Proposed Floor Level 0**

| File No. | Drawn No. | Scale | Date | Drawn By | Checked |
|----------|------------|-------|------------|----------|---------|
| 28196 | 28196-A(8) | 1:200 | 30.10.2017 | ZV | |



| PROPOSED TREES | |
|---|---|
|  | DRIVE TREE ZEDELIG (<i>Olea europaea</i>) |
|  | ROSEMARY KJIN (<i>Rosmarinus officinalis</i>) |
|  | CITRUS CITRUS (<i>Citrus</i> spp.) |

 00,000 PROPOSED LEVELS
 00,000 EXISTING LEVELS BASED ON SURVEY
 00,000 EXISTING ABSOLUTE LEVELS FROM PLANNING AUTHORITY

| Revisions | | | |
|-----------|-------|-------|------|
| Ref. | Item. | Init. | Date |
| | | | |
| | | | |
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| | | | |





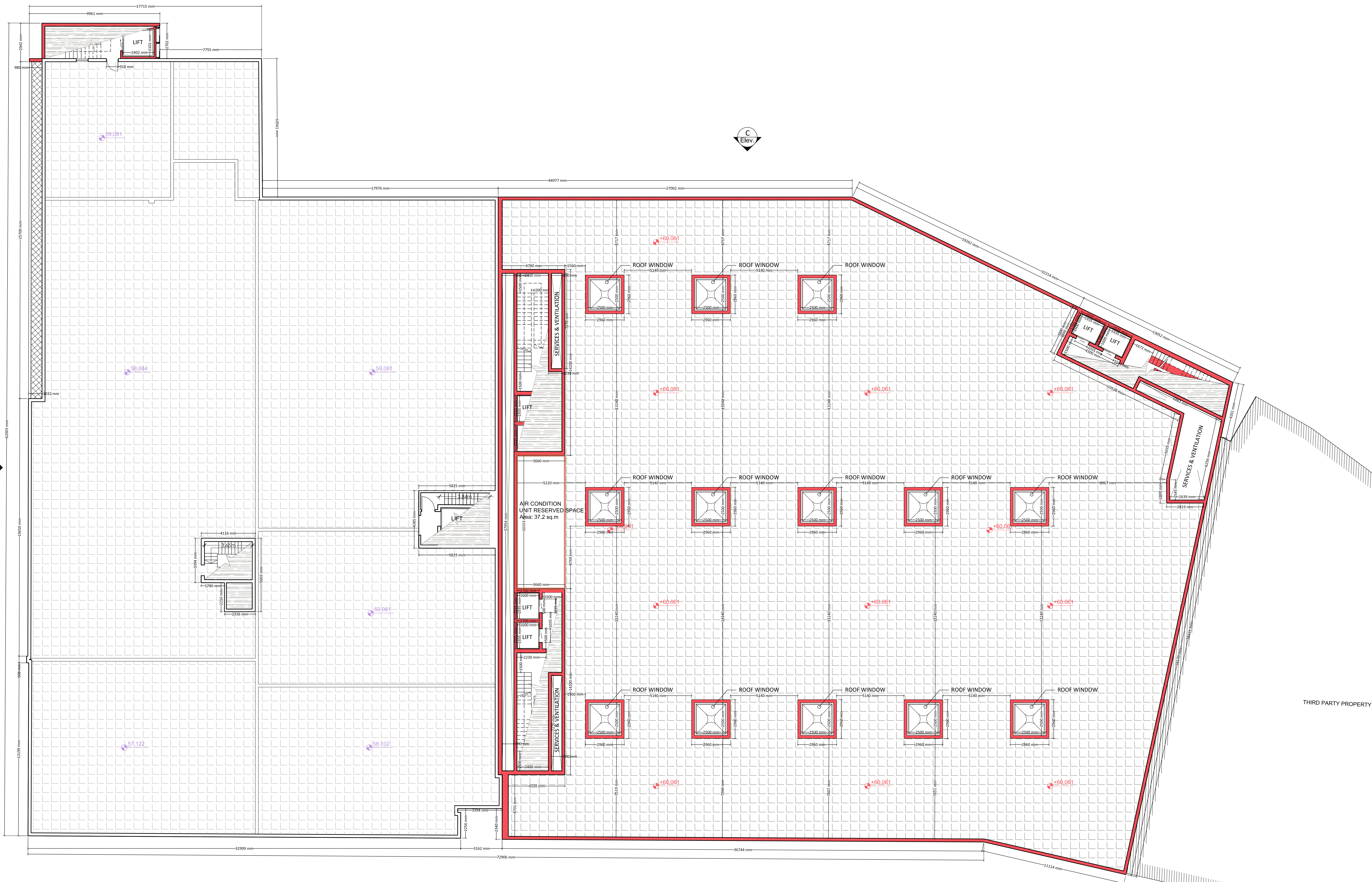
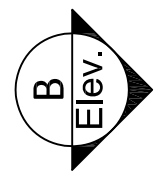
Client:
Anthony Fenech
EASYSSELL KIA MALTA LTD
Mdina Road,
Qormi.

Project:
Demolition of existing warehouses. Excavation of site
Ext & int alterations to existing car storage, car
showrooms & offices (Class 4A). Construction of a new
car showroom, offices (Class 4A), car service area
& 5 levels of car parking abutting Triq l-Imdina
& Sqqa ta' Barnaw. Fixing of signs.

Medina Road, Garmi.

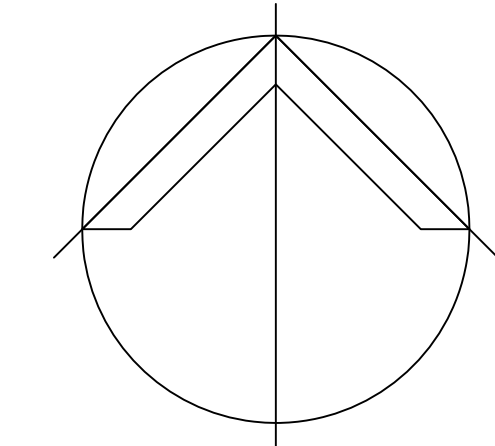
| | |
|--------------------|-----------------------|
| Project Architect: | Charles Buhagiar A+CE |
| Drawing Title: | PROPOSED BLOCK PLAN |

| | | | |
|-----------|---|-------------|---|
| Path: | | | |
| File No.: | Draw Issue: | Drawg No.: | Revised: |
| 28196 |  | 28196-A(11) |  |
| Scale: | Date: | Drawn by: | Checked: |
| 1:200 | 18.12.2017 | ZV | |



ROOF LEVEL
PROPOSED SCALE 1:100

- PROPOSED ROOF AREA : 2162 sq.m
- EXISTING ROOF AREA : 1836 sq.m



THIRD PARTY PROPERTY

| Revisions | Ref. | Rev. | Date |
|-----------|------|------|------|
| | | | |
| | | | |
| | | | |

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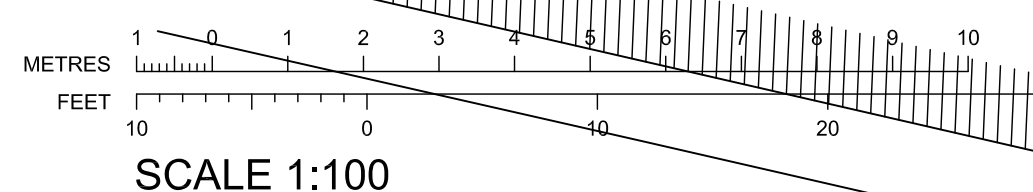
Client:
Anthony Fenech
EASYSELL KIA MALTA LTD
Mdina Road,
Qormi.

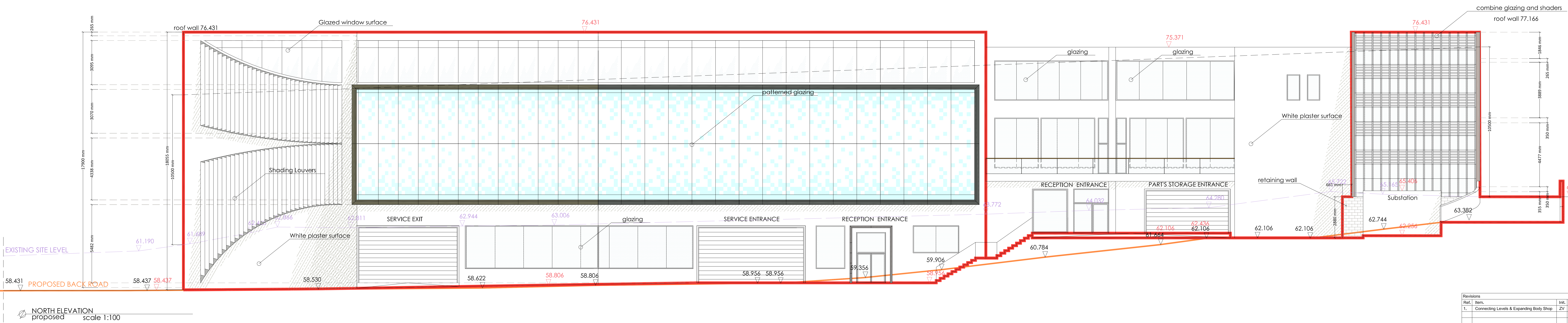
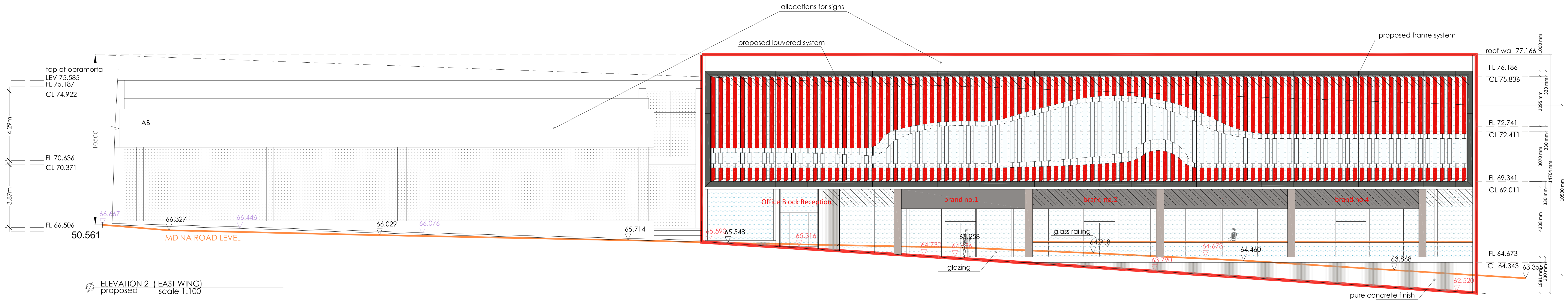
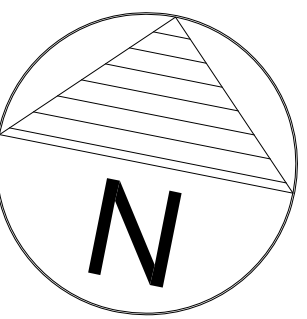
Project:
Demolition of existing warehouses. Excavation of site.
Ext & int alterations to existing car storage, car
showrooms & offices (Class 4A). Construction of a new
car showroom, offices (Class 4A), car service area
& 5 levels of car parking abutting Triq l-Indina
& Sqqa ta' Barrow. Fixing of signs.

Project Address:
Charles Buhagiar A+CE

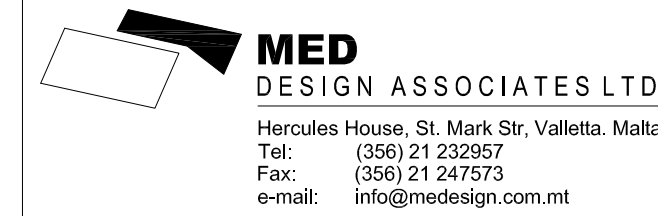
Drawing Title:
PROPOSED ROOF LEVEL

| | | | | | |
|---------------------------|---------------------------------|-----------------|---------------------|-----------------|----------|
| File No.: 28196 | Draw No.: 28196-A(11) | Scale: 1:100 | Date: 14.08.2017 | Drawn by: ZV | Checked: |
|---------------------------|---------------------------------|-----------------|---------------------|-----------------|----------|





| Ref. | Item. | Int. | Date. |
|------|---|------|---------|
| 1. | Connecting Levels & Expanding Body Shop | ZV | 27.1.17 |



Client:
Anthony Fenech
EASYSSELL KIA MALTA LTD
Mdina Road,
Qormi.

Project:
Demolition of existing warehouses. Excavation of site.
Ext & Int alterations to existing car storage, car
showrooms & offices (Class 4A). Construction of a new
car showroom, offices (Class 4A), car service area
& 5 levels of car parking abutting Triq l-Imdina
& Sqaaq ta' Barnaw. Fixing of signs.

Mdina Road, Qormi.

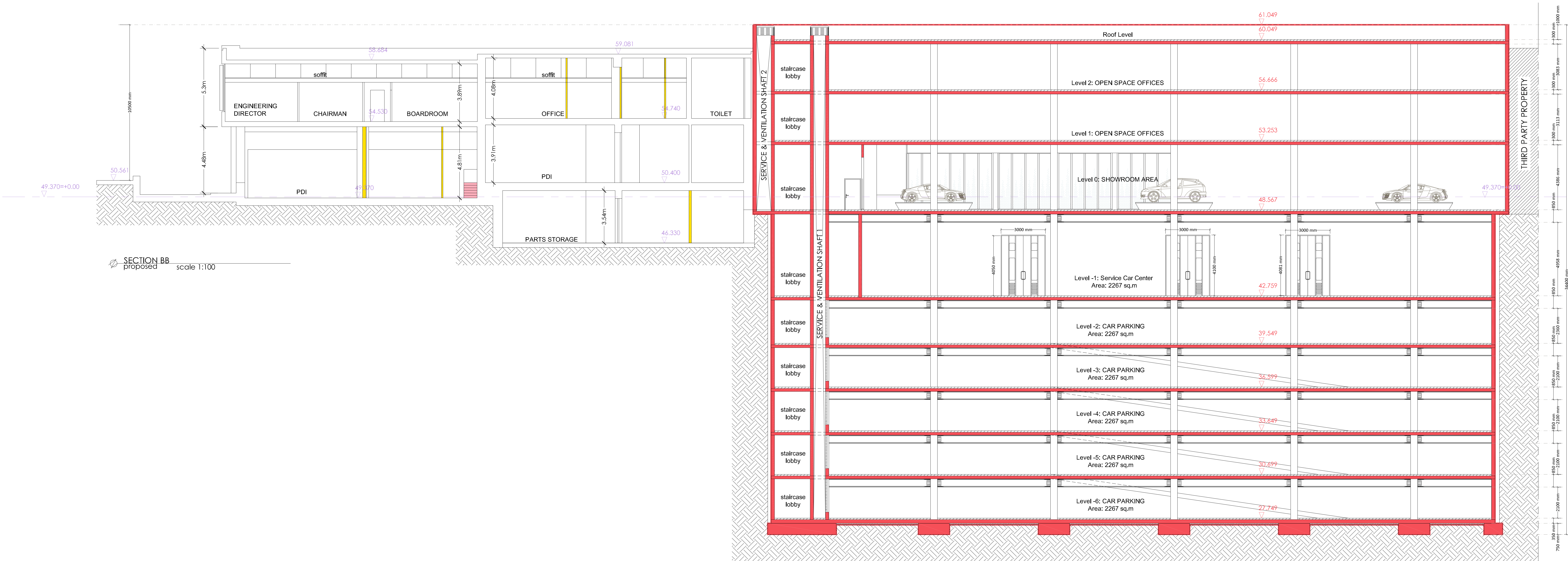
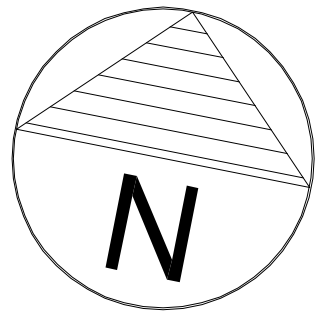
Project Architect:
Charles Buhagiar A+CE

Drawing Title:
Proposed Elevations

TO CONSTRUCT
TO DEMOLISH
PROPOSED LEVELS 00.000
EXISTING LEVELS 00.000

| File No. | Drawn | Check | Scale |
|----------|-------|-------------|-------|
| 28196 | A | 28196-A(12) | 1:100 |

| Date | Drawn by | Checked |
|------------|----------|---------|
| 08.11.2017 | ZV | |



| Revisions | | | |
|-----------|------|------|------|
| Ref. | Item | Int. | Date |
| | | | |
| | | | |
| | | | |

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Mdina Road,
Qormi.

Project:
Demolition of existing warehouses. Excavation of site.
Ext & int alterations to existing car storage, car
showrooms & offices (Class 4A). Construction of a new
car showroom, offices (Class 4A), car service area
& 5 levels of car parking abutting Triq l-Mdina
& Sqajja' Barnaw. Fixing of signs.

Midno Road, Qormi.

Project Architect:
Charles Buhagiar A+CE

Drawing Title:
Proposed Section AA

| File No. | Draw No. |
|--------------|--------------------|
| 28196 | 28196-A(19) |

Scale: 1:100 Date: 08.11.2016 Drawn by: ZV Checked:

ANNEX 3 – Photos of Existing Stage of Development











ANNEX 4 – Reconstruction of Existing Building

ANNEX 4

KIA Centre - Existing Building

Estimated Project Construction Costs

Demolishing & Excavation

| | | | |
|-------------|-------|--------|------------------|
| Demolishing | 1 | 25,000 | |
| Excavation | 4,560 | 82,080 | |
| | | | € 107,080 |

Construction

| | | | |
|--------------|-------|---------|--------------------|
| Foundations | | 150,000 | |
| Basement | 760 | 247,845 | |
| Ground Floor | 1,894 | 617,657 | |
| First Floor | 1,894 | 617,657 | |
| Roof | 1,894 | 44,118 | |
| | | | € 1,677,277 |

Services (Electrical, Mechanical, ELV & Air-conditioning)

| | | | |
|--------------|-------|---------|--------------------|
| Basement | 760 | 35,406 | |
| Ground Floor | 1,894 | 441,183 | |
| First Floor | 1,894 | 441,183 | |
| Roof | 1,894 | 88,237 | |
| | | | € 1,006,010 |

Finishes

| | | | |
|--------------|-------|---------|------------------|
| Basement | 760 | 17,703 | |
| Ground Floor | 1,894 | 286,769 | |
| First Floor | 1,894 | 286,769 | |
| Roof | 1,894 | 22,059 | |
| | | | € 613,301 |

External Works

| | | | |
|------------------------|--|---------|------------------|
| Façade Glazed cladding | | 150,000 | |
| Façade Finishes | | 100,000 | |
| Landscaping | | 15,000 | |
| | | | € 265,000 |

Other Works

| | | | |
|-------|---|--------|-----------------|
| Lifts | 1 | 70,000 | |
| | | | € 70,000 |

| | | | |
|-------------|----|---|---------|
| Contingency | 5% | € | 178,079 |
|-------------|----|---|---------|

| | |
|-----------------|---------|
| Management Fees | 142,749 |
|-----------------|---------|

| | |
|-------------------------|--------|
| Planning Authority Fees | 58,474 |
|-------------------------|--------|

€ **379,302**

Grand Total

excluding VAT

€ **4,117,969**

ANNEX 5 – Construction Cost of Extension To Date

ANNEX 5

Estimated Valuation to Date - KIA

| | | | | |
|--------------------------|--------|---------|-----------|------------------|
| Excavation | 53,725 | 18 | 967,050 | |
| Demolishing | 25000 | 1 | 25,000 | |
| | | | 992,050 | 992,050 |
| Construction | | | | |
| Reservoirs | | 250,000 | 250,000 | |
| Foundations | | | 132,017 | |
| Level -6 | 2,267 | 163 | 369,521 | |
| Level -5 | 2,267 | 163 | 369,521 | |
| Level -4 | 2,267 | 163 | 369,521 | |
| Level -3 | 2,267 | 163 | 369,521 | |
| Level -2 | 2,267 | 163 | 369,521 | |
| Level -1 | 2,267 | 163 | 369,521 | |
| Level +0 | 2,040 | 163 | 332,569 | |
| Level +1 | 2,040 | 163 | 332,569 | |
| Level +2 | 2,040 | 163 | 332,569 | |
| ient on Back Road Access | | | 850,000 | |
| | | | 4,446,850 | 4,446,850 |
| M&E | | | 1,279,247 | |
| Lifts | | | 221,400 | |
| Finishes | | | 830,388 | |
| Façade Finishes | | | 127,500 | |
| Façade Cladding | | | 700,000 | |
| Lanscaping | | | 75,000 | |
| | | | 3,233,535 | 3,233,535 |
| Management Costs Fees | | | 435,112 | |
| PA fees | | | 267,579 | |
| | | | 702,691 | 702,691 |
| | | | | 9,375,126 |

ANNEX 6 – Valuation Analysis

ANNEX 6

VALUATION ANALYSIS: EASYSELL

TEN YEAR PERIOD VALUATION ANALYSIS

| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|-----------|--|--------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | Year | | | | | | | | | | | |
| Section 2 | Expected Yearly return | | | | | | | | | | | |
| | Rental Steams before Tax | | 403,788 | 415,902 | 428,015 | 440,492 | 453,333 | 466,548 | 480,148 | 494,144 | 508,548 | 523,373 |
| | Maintenance Costs (10% of rental fee) | | 40,379 | 41,590 | 42,802 | 44,049 | 45,333 | 46,655 | 48,015 | 49,414 | 50,855 | 52,337 |
| | Equipment life expectancy costs | | | | | | | | | | | (500,000) |
| | Building operational maintenance costs | @ 0.5% | (73,470) | (77,144) | (81,001) | (85,051) | (89,304) | (93,769) | (98,457) | (103,380) | (108,549) | (113,977) |
| | Less income Tax | | (129,744) | (133,122) | (136,435) | (139,822) | (143,277) | (146,802) | (150,397) | (154,062) | (157,799) | 13,393 |
| | Net Yearly Return | | 240,953 | 247,226 | 253,380 | 259,669 | 266,086 | 272,632 | 279,308 | 286,116 | 293,055 | (24,873) |
| | PV of €1 at | 6.00% | 0.943 | 0.890 | 0.840 | 0.792 | 0.747 | 0.705 | 0.665 | 0.627 | 0.592 | 0.558 |
| | NPV | | 227,314 | 220,030 | 212,743 | 205,682 | 198,835 | 192,195 | 185,756 | 179,513 | 173,459 | -13,889 |
| | Cumulative NPV | € | 227,314 | 447,344 | 660,087 | 865,769 | 1,064,604 | 1,256,798 | 1,442,554 | 1,622,067 | 1,795,526 | 1,781,636 |

| | |
|---------------------------------------|------------|
| Summary | € |
| Value of Land | 6,869,580 |
| Construction & Finishing of Building | 14,694,079 |
| Total Discounted Income Streams | 1,781,636 |
| Current Value of Business Investments | 23,345,295 |

Med Design Associates
30/04/2019

ANNEX 7 – Construction Costs of Completed Extension

ANNEX 7

KIA Centre - New Extension

Estimated Project Construction Costs

Demolishing & Excavation

| | | | |
|-------------|--------|---------|------------------|
| Demolishing | 1 | 25,000 | |
| Excavation | 53,725 | 967,050 | |
| | | | € 992,050 |

Construction

| | | |
|------------------------------|-------|---------|
| Foundations | 2,267 | 132,017 |
| Reservoirs | | 250,000 |
| Level -6 | 2,267 | 369,648 |
| Level -5 | 2,267 | 369,648 |
| Level -4 | 2,267 | 369,648 |
| Level -3 | 2,267 | 369,648 |
| Level -2 | 2,267 | 369,648 |
| Level -1 | 2,267 | 369,648 |
| Level +0 | 2,267 | 369,648 |
| Level +1 | 2,267 | 369,648 |
| Level +2 | 2,267 | 369,648 |
| Roof | 2,267 | 105,614 |
| External Roadways and Bridge | | 850,000 |

€ **4,664,465**

Services (Electrical, Mechanical, ELV & Air-conditioning)

| | | |
|----------|-------|---------|
| Level -6 | 2,267 | 52,807 |
| Level -5 | 2,267 | 52,807 |
| Level -4 | 2,267 | 52,807 |
| Level -3 | 2,267 | 52,807 |
| Level -2 | 2,267 | 52,807 |
| Level -1 | 2,267 | 105,614 |
| Level +0 | 2,267 | 369,648 |
| Level +1 | 2,267 | 369,648 |
| Level +2 | 2,267 | 369,648 |
| Roof | 2,267 | 26,403 |

€ **1,504,997**

Finishes

| | | |
|----------|-------|---------|
| Level -6 | 2,267 | 52,807 |
| Level -5 | 2,267 | 52,807 |
| Level -4 | 2,267 | 52,807 |
| Level -3 | 2,267 | 52,807 |
| Level -2 | 2,267 | 52,807 |
| Level -1 | 2,267 | 52,807 |
| Level +0 | 2,267 | 105,614 |
| Level +1 | 2,267 | 264,034 |
| Level +2 | 2,267 | 264,034 |
| Roof | 2,267 | 26,403 |

€ **976,928**

External Works

| | |
|------------------------|---------|
| Façade Glazed cladding | 700,000 |
| Façade Finishes | 150,000 |
| Landscaping | 75,000 |

€ **925,000**

Other Works

| | | |
|-------|---|---------|
| Lifts | 6 | 246,000 |
|-------|---|---------|

€ **246,000**

| | | | |
|-------------------------------------|----|---|---------|
| Contingency | 5% | € | 403,569 |
| Substation & Trenchworks | | | 143,000 |

| | |
|--------------------------------|---------|
| Management Fees | 452,521 |
| Planning Authority Fees | 267,579 |

€ **1,266,670**

| | | |
|--------------------|---------------|---------------------|
| Grand Total | excluding VAT | € 10,576,109 |
|--------------------|---------------|---------------------|

ANNEX 8 – Combined Rental Income Streams

ANNEX 8

| Total Income Streams when fully rented | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---|-------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Current Rented | | 1,224,224 | 1,227,322 | 1,116,225 | 1,114,604 | 1,114,604 | 1,114,604 | 1,170,334 | 1,170,334 | 1,170,334 | 1,228,851 |
| Remaining Area (sq m) | 1,190 | 142,800 | 147,084 | 151,497 | 156,041 | 160,723 | 165,544 | 170,511 | 175,626 | 180,895 | 186,322 |
| Car park (@ €250/space) | | 49,500 | 50,985 | 52,515 | 54,090 | 55,713 | 57,384 | 59,106 | 60,879 | 62,705 | 64,586 |
| | | 1,416,524 | 1,425,391 | 1,320,236 | 1,324,735 | 1,331,039 | 1,337,532 | 1,399,950 | 1,406,839 | 1,413,934 | 1,479,758 |

ANNEX 9 – Valuation Analysis of Combined Existing & Completed Extension Building

ANNEX 9

VALUATION ANALYSIS: EASYSELL (Combined Properties)

| TEN YEAR PERIOD VALUATION ANALYSIS | | | | | | | | | | | | |
|------------------------------------|--|--------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | Year | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| Section 1 | Expected Yearly return | | | | | | | | | | | |
| | Rental Steams before Tax | | 1,416,524 | 1,425,391 | 1,320,236 | 1,324,735 | 1,331,039 | 1,337,532 | 1,399,950 | 1,406,839 | 1,413,934 | 1,479,758 |
| | Maintenance Costs (10% of rental fee) | | 141,652 | 142,539 | 132,024 | 132,474 | 133,104 | 133,753 | 139,995 | 140,684 | 141,393 | 147,976 |
| | Equipment life expectancy costs | | | | | | | | | | | (500,000) |
| | Building operational maintenance costs | @ 0.8% | (117,553) | (123,430) | (129,602) | (136,082) | (142,886) | (150,030) | (157,532) | (165,408) | (173,679) | (182,363) |
| | Less income Tax | | (504,218) | (505,575) | (462,930) | (462,394) | (462,440) | (462,439) | (483,845) | (483,740) | (483,577) | (330,880) |
| | Net Yearly Return | | 936,406 | 938,925 | 859,727 | 858,732 | 858,817 | 858,816 | 898,569 | 898,374 | 898,071 | 614,492 |
| | PV of €1 at 6.00% | | 0.943 | 0.890 | 0.840 | 0.792 | 0.747 | 0.705 | 0.665 | 0.627 | 0.592 | 0.558 |
| | NPV | | 883,402 | 835,640 | 721,844 | 680,196 | 641,758 | 605,431 | 597,600 | 563,651 | 531,567 | 343,129 |
| | Cumulative NPV | € | 883,402 | 1,719,042 | 2,440,885 | 3,121,082 | 3,762,840 | 4,368,271 | 4,965,870 | 5,529,522 | 6,061,089 | 6,404,217 |

| | |
|---------------------------------------|------------|
| Summary | € |
| Value of Land | 6,869,580 |
| Construction & Finishing of Building | 14,694,079 |
| Total Discounted Income Streams | 6,404,217 |
| Current Value of Business Investments | 27,967,876 |

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30/04/2019