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NOTIFIKAZZJONIJIET TAL-GVERN**GOVERNMENT NOTICES****Nru. 615****No. 615****PUBBLIKAZZJONI TA' ABBOZZI
TA' LIĠI FIS-SUPPLIMENT****PUBLICATION OF BILLS
IN SUPPLEMENT**

HUWA avżat għall-informazzjoni ġenerali illi l-Abbozzi ta' Liġi li ġejjin huma ppubblikati fis-Suppliment li jinsab ma' din il-Gazzetta:

IT is notified for general information that the following Bills are published in the Supplement to this Gazette:

Abbozz ta' Liġi Nru 212 imsejjaħ l-Att tal-2021 li jemenda l-Att dwar ir-Registrazzjoni ta' Artijiet; u

Bill No. 212 entitled the Land Registration (Amendment) Act, 2021; and

Abbozz ta' Liġi Nru 213 imsejjaħ l-Att tal-2021 li jemenda l-Att dwar l-Impieg ta' Persuni b'Diżabilità.

Bill No. 213 entitled the Persons with Disability (Employment) (Amendment) Act, 2021.

L-4 ta' Mejju, 2021

4th May, 2021

Nru. 616**No. 616****TERMINAZZJONI TA' KIRI TA' RABA'****TERMINATION OF AGRICULTURAL LEASE**

DIKJARAZZJONI MILL-AWTORITÀ TAL-ARTIJIET

DECLARATION BY THE LANDS AUTHORITY

Jiena hawnhekk niddikjara illi l-art hawn taħt imsemmija, li hija proprjetà tal-Gvern hija meħtieġa għal skop pubbliku skont id-dispożizzjonijiet tal-Att dwar Artijiet tal-Gvern (Kap. 573) tal-Liġijiet ta' Malta.

I hereby declare that the under-mentioned land, which is Government property, is required for a public purpose in accordance with the provisions of the Government Lands Act (Cap. 573) of the Laws of Malta.

L-4 ta' Mejju, 2021
(File No. A60/1999)

4th May, 2021

*Deskrizzjoni tal-Art**Description of the Land*

L-art li ġejja f'San Pawl il-Baħar:

The following land at San Pawl il-Baħar:

Biċċa art tal-kejl ta' madwar 61 metru kwadru, li tmiss mit-Tramuntana u mill-Majjistral ma' proprjetà tal-Uffiċċju Kongunt u mil-Lvant ma' triq pubblika jew irjieħ verjuri u hija registrata fir-records tal-Awtorità bħala parti minn tenement numru J57222.

A plot of land measuring about 61 square metres, bounded on the North and North West by property of the Joint Office and on the East by a public road or more precise boundaries and is registered on Authority records as part of tenement number J57222.

L-art hawn fuq imsemmija fi Triq Burmarrad, San Pawl il-Baħar qiegħda tiġi terminata għat-twessieġħ ta' triq.

The above-mentioned land at Triq Burmarrad, San Pawl il-Baħar is being terminated for the widening of a road.

L-art hawn fuq imsemmija tidher immarkata bil-kulur blu fuq il-pjanta P.D. 2020_0843, li wieħed jista' jara fuq talba fl-Awtorità tal-Artijiet, il-Berġa tal-Baviera, Il-Belt Valletta.

The above-mentioned land is shown marked with the colour blue on plan P.D. 2020_0843, which may be viewed on demand at the Lands Authority, Auberge de Baviere, Valletta.

(Iff.) DR JOHN VASSALLO
*Chairperson tal-Bord tal-Gvernaturi
tal-Awtorità tal-Artijiet*

(Sgd) DR JOHN VASSALLO
*Chairperson of the Board of Governors
of the Lands Authority*

Il-15 ta' April, 2021

15th April, 2021

AVVIŻ TAL-QORTI – COURT NOTICE

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Bandu għall-Kuraturi

Banns for Curators

Repubblika ta' Malta

Republic of Malta

Lill-Marixxall tal-Qrati

To the Marshall of the Court

B'digriet mogħti minn din il-Qorti fid-29 ta' Settembru, 2020, fuq talba ta' Jason Fsadni et għe ordnat biex jintgħażlu kuraturi deputati sabiex jirrapreżentaw lill-padrini diretti mhux magħrufa fl-atti taċ-ċedola numru 1401/2020 fl-ismijiet Jason Fsadni et vs Kuraturi Deputati u fl-atti l-oħra relattivi u sussegwenti.

By means of a decree given by this Court on the 29th September, 2020, following a request by Jason Fsadni et it was ordered that deputy curators be chosen to represent the unknown direct owners in the acts of the schedule of deposit number 1401/2020 in the names Jason Fsadni et Deputy Curators and in the other relative and subsequent acts.

Permezz ta' ċedola ta' depożitu u kontestwali fidi ta' ċens ta' Jason Fsadni, impjegat, għvni, bin Carmelo u Carmen née Farrugia, imwieled Tal-Pietà fl-10 ta' Marzu, 1980, u joqgħod 10 Fsadni, Triq Ġużeppi Barbara, Ħal Għaxaq (KI 156180M) u Terry Caruana, bennej, imwieled Ħal Għaxaq fit-8 ta' Marzu, 1970, u residenti 52, Merlin, Triq Don V. Scicluna Hernandez, Ħal Għaxaq (KI 211570M) iben il-mejjet Anthony Caruana u Catherine née Zammit u martu Doreen (Dolores) Caruana, mara tad-dar, mart Terry bint Carmelo Fsadni u Carmen née Farrugia, imwiielda Tal-Pietà fis-16 ta' Lulju, 1974, u residenti 52, Merlin, Triq Don V. Scicluna Hernandez, Ħal Għaxaq (KI 359274M) vs Kuraturi Deputati, ipprezentata fil-Prim'Awla tal-Qorti fit-23 ta' Settembru, 2020, fejn Jason Fsadni u Terry Caruana u martu Doreen (Dolores) Caruana esponew bir-rispett:

By means of a schedule of deposit and concurrent redemption of groundrent filed in the First Hall of the Civil Court, in the names Jason Fsadni, employed, bachelor son of Carmelo and Carmen née Farrugia, born in Tal-Pietà on the 10th March, 1980, and resides at 10 Fsadni, Triq Ġużeppi Barbara, Ħal Għaxaq (ID 156180M) and Terry Caruana, builder, born in Ħal Għaxaq on the 8th March, 1970, and residing at 52, Merlin, Triq Don V. Scicluna Hernandez, Ħal Għaxaq (ID 211570M) son of the late Anthony Caruana and Catherine née Zammit and his wife Doreen (Dolores) Caruana, housewife, wife of Terry daughter of Carmelo Fsadni and Carmen née Farrugia, born in Tal-Pietà on the 16th July, 1974, and residing at 52, Merlin, Triq Don V. Scicluna Hernandez, Ħal Għaxaq (ID 359274M) vs Deputy Curators, on the 23rd September, 2020, whereby the applicants Jason Fsadni and Terry Caruana and his wife Doreen (Dolores) Caruana respectfully submitted:

Illi permezz ta' kuntratt ta' donazzjoni pubblikat fl-atti tan-Nutar Rachele Farrugia Buhagiar tat-18 ta' Marzu, 2003 (Dok. A) l-esponenti Jason Fsadni akkwista b'titolu ta' donazzjoni mill-poter tal-ġenituri tiegħu Carmelo u Carmen konjugi Fsadni porzjon diviż ta' art immarkata bin-numru 4 tal-kejl ta' ċirka 195.11mk formanti parti mill-art magħrufa Tal-Qattus jew Tal-Gewwinija, f'Ħal Għaxaq, fi Triq Dwardu Buttigieg gja magħrufa bhala Triq Indri Magrin f'Ħal Għaxaq konfinanti mill-Punent mat-triq imsemmija, mit-Tramuntana ma' beni tal-konjugi Fsadni u min-Nofsinhar ma' proprjetà ta' Annie Abela jew l-aventi kawża tagħha;

That by means of a deed of donation published in the records of Notary Rachele Farrugia Buhagiar of the 18th March, 2003 (Doc. A) the applicant Jason Fsadni acquired by way of donation from his parents Carmelo and Carmen spouses Fsadni a divided portion of land marked with number 4 covering an area of 195.11sqm forming part of the land known as Tal-Qattus or Tal-Gewwinija, in Ħal Għaxaq, in Triq Dwardu Buttigieg already known as Triq Indri Magrin in Ħal Għaxaq bounding from the West by the said road, from the North with property of the spouses Fsadni and from the South with property of Annie Abela or her heirs;

Illi b'kuntratt ta' Datio in Solutum ippubblikat fl-atti tan-Nutar Ritienne Bugeja Fenech tas-16 ta' Frar, 2018 (Dok. B) l-esponenti Terry u Doreen konjugi Caruana akkwista mill-poter tal-esponenti Jason Fsadni l-porzjon diviż ta' arja fit-third floor level, mill-għoli ta' 40 filata 'il fuq mill-livell tat-triq sa għoli ta' 51 filata 'il fuq mill-livell tat-triq, inkluż l-għoli tas-saqaf li jrid jinbena, liema arja hija intiza mill-bini ta' appartament li għandu jkun aċċessibbli mill-entratura komuni mingħajr numru u mingħajr isem fi Triq Dwardu Buttigieg, Ħal Għaxaq, liema appartament se jkun enumerat bin-numru 3, formanti parti mill-blokk mingħajr

That by means of a deed of Datio in Solutum published in the records of Notary Ritienne Bugeja Fenech of the 16th February 2018 (doc B) the applicants Terry and Doreen spouses Caruana acquired from the applicant Jason Fsadni the divided portion of air space of the third floor level, from the height of 40 courses above street level to a height of 51 courses above street level, including the height of the ceiling which has to be built, which area is intended for the construction of an apartment which shall be accessible from the common entrance without number and without name in Triq Dwardu Buttigieg, Ħal Għaxaq, which apartment will be

numru uffċjali u mingħajr isem mibni fuq porzjon diviż ta' art indikat bin-numru 4 formanti parti mill-art magħrufa Tal-Qattus jew Tal-Gewwinija f'Hal Għaxaq, fi Triq Dwardu Buttigieg għa Triq Indri Magri tal-kejl din l-arja ta' ċirka 154mk li tmiss mill-Punent mal-imsemmija triq, mit-Tramuntana ma' beni tal-miżżewġin Fsadni u min-Nofsinhar ma' proprjetà ta' Annie Abela, libera u franka, bid-drittijiet u l-gustijiet tagħha kollha u bil-pussess vakanti, flimkien mad-dritt ta' użu in perpetwu u mhux interrott tal-partijiet kollha fil-blokk li huma intiżi għal użu komuni inklużi l-entrata, l-entrata, it-tromba tat-taraġ, it-taraġ, l-indani u l-pjanijiet, it-tromba tal-lift, il-makkinarju tal-lift u s-sistema tad-dawl fil-komun u s-sistema tal-katusi tad-drains, drenagġ u ilma tax-xita, iżda esklużi l-bejt u l-arja tal-blokk stante li dawn ma jitqisux bhala partijiet komuni;

Illi fuq l-imsemmija porzjon diviż ta' art ġie kostruwit blokk bini konsistenti f'garaxx fil-basement level, maisonette u erba' appartamenti sovrapposti, liema blokk bini ngħata l-isem ta' Tiger Lily u huwa mingħajr numru uffċjali fi Triq Dwardu Buttigieg għa Triq Indri Magri f'Hal Għaxaq, liema art qiegħda tiġi delinjata bl-aħmar fuq il-Land Registry Site Plan annessa ma' dan l-att markat bhala Dok. C;

Illi fuq l-arja li giet akkwistata mill-esponenti Terry u Doreen konjugi Caruana nbena appartamento li jinsab fit-third floor level li huwa internament immarkat bin-numru 3, liema appartamento għandu d-dritt ta' użu in perpetwu u mhux interrott tal-partijiet kollha fil-blokk li huma intiżi għal użu komuni inklużi l-entrata, l-entrata, it-tromba tat-taraġ, it-taraġ, l-indani u l-pjanijiet, it-tromba tal-lift, il-makkinarju tal-lift u s-sistema tad-dawl fil-komun u s-sistema tal-katusi tad-drains, drenagġ u ilma tax-xita, iżda esklużi l-bejt u l-arja tal-blokk stante li dawn ma jitqisux bhala partijiet komuni;

Illi għalkemm fil-kuntratti tal-akkwist imsemmija u ċjoè dak ippubblikat fl-atti tan-Nutar Rachelle Farrugia Buhagiar tat-18 ta' Marzu, 2003, u dak ippubblikat fl-atti tan-Nutar Ritiene Bugeja Fenech tas-16 ta' Frar, 2018, ġie ddikjarat illi l-imsemmija porzjonijiet immobbli huma liberi u franki mir-riċerki rriżulta illi fil-fatt l-imsemmija porzjon diviż ta' art u l-benefikati eretti fuqha huma suġġetti għal sehemhom miċ-ċens annwu u perpetwu ta' €3.31 gravanti l-għalqa Tal-Gewwinija bir-razzett anness magħha fil-kontrada Tal-Miksur limiti ta' Hal Għaxaq tal-kejl l-intier kompriż ir-razzett ta' tlettax-il tomna erba' sigħan u disa' kejljet;

Illi l-imsemmi razzett bl-għalqa tiegħu kien oriġinarjament ġie akkwistat minn Lorenzo Farrugia, waqt iż-żwieġ tiegħu ma' martu Francesca Farrugia (in-nanniet tal-esponenti Jason Fsadni u Doreen Caruana) b'kuntratt ta' bejgħ ippubblikat fl-atti tan-Nutar Mario Bonello tal-5 ta' Awwissu, 1953;

Illi l-plot numru 4 ġie assenjat lil Carmen Fsadni (omm l-esponenti Jason Fsadni u Doreen Caruana) b'kuntratt ta'

numbered 3 forming part of the block without official number and without name, built on a divided portion of land indicated by number 4 forming part of the land known as Tal-Qattus or Tal-Gewwinija in Hal Għaxaq, in Triq Dwardu Buttigieg previously Triq Indri Magri of measurement of about 154 sqm bounding on the west with the said road, from the North with property of spouses Fsadni and with the South with property of Annie Abela, free and unencumbered with all its rights and appurtenances and with vacant possession, together with the right of perpetual and uninterrupted use of all the parts in the block which are intended for common use, including the entrance and its corridor, stairwell, staircase, landings and its levels, lift shaft, the lift machinery and the light system of the common parts and the drainage system of drains, drainage and rainwater, but excluding the roof and the block air space as these are not considered as part of the common parts;

That on the said divided portion of land a block was built consisting of a garage at basement level, maisonette, and overlying four apartments which block was named Tiger Lily and it is without official number in Triq Dwardu Buttigieg previously Triq Indri Magri, Hal Għaxaq, which land is marked in red on the Land Registry Site Plan attached with this act and marked as Doc. C;

That on the airspace that was acquired by the applicants Terry and Doreen spouses Caruana an apartment was built which is found at the third floor level internally marked with number 3, which apartment has the right of perpetual and uninterrupted use of all parts of the block which are intended for common use including, the entrance and its corridor, stairwell, staircase, landings and its levels, lift shaft, the lift machinery and the light system of the common parts and the drainage system of drains, drainage and rainwater, but excluding the roof and the block air space as these are not considered as part of the common parts;

That although in the contracts of acquisition above mentioned and that is the deed published by Notary Rachelle Farrugia Buhagiar of the 18th March, 2003, and that published by Notary Ritiene Bugeja Fenech of the 16th February, 2018, it was declared that the said immovable properties are free and unencumbered, from the searches it resulted that infact the divided portion of land and the buildings built on it are subject to their share of the annual and perpetual groundrent of €3.31 regarding the land Tal-Gewwinija with the farmhouse attached to it in the limits of Tal-Miksur limits of Hal Għaxaq of total measurement including the farmhouse of thirteen tumoli four sigħan and nine kejljet;

That the said farm with its field was originally acquired by Lorenzo Farrugia, during his marriage to his wife Francesca Farrugia (the grandparents of the applicants Jason Fsadni and Doreen Caruana) by means of a contract of sale published in the records of Notary Mario Bonello of the 5th August, 1953;

That plot number 4 was assigned to Carmen Fsadni (mother of the applicants Jason Fsadni and Doreen Caruana)

diviżjoni ppubblikat fl-atti tan-Nutar Carmelo Lia tat-18 ta' Settembru, 1992;

Illi l-esponenti ma jafux kemm hi r-rata miċ-ċens annwu u perpetwu intier fuq imsemmi ta' €3.31 gravanti l-plot numru 4 hawn fuq deskritt u l-benefikati eretti fuqu, u għalhekk gie deċiż sabiex żgur li l-esponenti jkunu adempjenti, li jinfeda l-ammont shiħ ta' €3.31, ħalli b'hekk id-drittijiet kemm tal-esponenti kif ukoll tal-intimati mhux magħrufa żgur ma jiġux preġudikati;

Illi l-esponenti jixtiequ jipprevalixxu ruħhom mill-fakultà mogħtija lilhom permezz tal-Artikolu 1501 tal-Kap. 16 tal-Liġijiet ta' Malta u jifdu dan l-istess ċens ta' €3.31 ai termini tal-istess liġi;

Illi s-somma ta' €3.31 kapitalizzat bir-rata ta' 5% tammonta għal €66.20;

Illi inoltre l-esponenti qeġħdin jirregolaw ruħhom mal-istess liġi u permezz tal-preżenti ċedola ta' depożitu, huma qed jiddepożitaw a favur tal-intimati l-pagament tal-laudemium fl-ammont ta' €3.31 u kif ukoll il-pagament ta' ħames snin arretrati tal-istess ċens fl-ammont ta' €16.55.

Għaldaqstant, l-esponenti jadixxu din l-Onorabbli Qorti u taħt l-Awtorità tagħha jgħaddu sabiex jiddepożitaw is-somma ta' €86.06 bħala prezz tar-redenzjoni u l-ħlas għas-saldu taċ-ċens fuq imsemmi u dan ai termini tal-istess Artikolu tal-Kodiċi Ċivili fuq ċitat biex din is-somma tingħata liberament lill-intimati msemmija wara li tithalla d-debita riċevuta skont il-liġi.

Notifika: Direttur tar-Registru Pubbliku, Il-Belt Valletta

Int għaldaqstant ordnat li twaħħal kopja uffiċjali ta' dan il-bandu fid-daħla ta' din il-Qorti Superjuri u ssejjah b'dan lil kull min irid jidhol bħala kuratur biex jidher fi żmien sitt ijiem f'dan ir-Registru u jagħmel b'nota d-dikjarazzjoni illi huwa jidhol għal dan.

Int ordnat ukoll li tgħarraf lil kull wieħed illi jekk ma jagħmilx din id-dikjarazzjoni fiż-żmien fuq mogħti, din il-Qorti tgħaddi biex tagħzel Kuraturi tal-Uffiċċju.

U wara li tkun għamilt dan, jew jekk tiltaqa' ma' xi xkiel fl-esekuzzjoni ta' dan il-bandu, inti għandek tgħarraf minnufih lil din il-Qorti.

Mogħti mill-Qorti Superjuri hawn fuq imsemmija bix-xhieda tal-Onor. Imħallef Anna Felice, LLD, Duttur tal-Liġi.

Illum 29 ta' Settembru, 2020

Registru tal-Qrati Superjuri, illum 30 ta' April, 2021

ALEXANDRA DEBATTISTA
Għar-Registratur, Qrati u Tribunali

by means of a contract of division published in the records of Notary Carmelo Lia of the 18th September, 1992;

That the applicants do not know the rate of the annual and perpetual groundrent above mentioned mentioned of €3.31 regarding the plot number 4 above mentioned and the buildings built on it therefore to ensure that the applicants are in compliance, they wish to redeem the full amount of €3.31 so that the rights of the applicants and the unknown respondents will not be prejudiced;

That the applicants wish to avail themselves of the option given to them by means of article 1501 of Cap. 16 of the Laws of Malta and redeem the said groundrent of €3.31 in terms of the same law;

That the amount of €3.31 capitalised at the rate of 5% amounts to €66.20;

In addition, the applicants are regulating themselves by means of the same law and by means of the present schedule of deposit and are depositing in favour of the respondent the laudemium in the amount of €3.31 and also the payment of five years groundrent arrears in the amount of €16.55.

Thus, the applicants are requesting this Honourable Court and under its authority are depositing the amount of €86.06 as the price for the redemption and payment of this groundrent above mentioned and this in terms of the same Article of the Civil Code above mentioned so that this sum will be freely withdrawn by the respondents after leaving the relative receipt according to law.

Notification: Director Public Registry, Valletta

You are therefore ordered to affix an official copy of these banns at the entrance of this Superior Court and to summon whosoever wishes to act as curator to appear before this registry within six days and by means of a minute to submit a declaration that he wishes so to act.

You are also ordered to inform each one that if he fails to make this declaration within the stipulated time, the Court will proceed to the selection of Curators of Office.

And after so acting or if you should encounter any difficulty in the execution of these banns, you are to inform forthwith this Court.

Given by the Civil Court First Hall, above mentioned, with the witness of the Hon. Madam Justice Anna Felice LLD, Doctor of Laws.

Today 29th September, 2020

Registry of the Superior Courts, today 30th April, 2021

ALEXANDRA DEBATTISTA
For the Registrar, Civil Courts and Tribunals

