

Fil-Prim' Awla tal-Qorti Civili



Subbasta nru. 60/12

BOV plc
vs
Joseph Aquilina.

RELAZZJONI TAL-PERIT DANIEL PORTELLI

Daniel Portelli A&C.E., B.E&A (Hons).
Architect and Civil Engineer.

Our Ref: CRT Val001-2012

9 ta' Ottubru 2012

Re: Stima għall-kawża ġudizzjarja tad-dar mingħajr isem u bin-numru mijha u erbgħa (104) u il-garaxx anness ma' l-istess dar, bin-numru mijha u tnejn (102), fi triq il-keffa. Swieqi l/o San Ġiljan.

Jiena il-perit hawn taħt iffirmat, gejt inkarigat biex nagħmel stima fuq is-sit imsemmi għal-kawża ġudizzjarja fl-Atti tas-Subbasta nru. 60/12 fl-ismijiet BOV plc vs Joseph Aquilina.

Is-sit imsemmi jinsab fi triq il-keffa, Swieqi l/o San Ġiljan, li jikkonsisti f'dar mibnija fuq tlett (3) sulari, u b'kamra li tinsab fuq il-bejt. Il-propjetà għandha qies ta' circa 186 metru kwadru.

Is-sular ta taħt it-triq (semi-basement), il-propjetà tikkonsisti fi '*front garden*', garaxx li fih jinkludi wc u bitha għas-servizzi, u kamra li qiegħdha tintużza bhala 'store', bitha u ġardina fuq in-naha ta' wara. Fil-bitha ta' wara hemm ukoll tarāġ li jwasslek għal-ewwel sular.

L-ewwel sular huwa aċċessibbi permezz ta' tarāġ li jagħti mill-livell tat-triq. Fl-ewwel sular (elevated ground floor) il-propjetà tikkonsisti f' kamra tas-salott u pranzu, karma tal-banju u bitha għas-servizzi, kċina, kamra ta l-ikel, u terrazzin li jagħtu fuq il-bithha ta' wara. Fl-intrata hemm ukoll tarāġ li jwasslek għat-tieni sular.

Fit-tieni sular (first floor) il-propjetà tikkonsisti, f' kuridur, kamra tas-sodda li għandha gallarija miftuħa li tagħti fuq il-'*front garden*' u kamra tal-banju (*ensuite*), tromba tat-taraġ li jwasslek għat-tielet sular (bejt), kamra tal-banju u żewġt ikmamar tas-sodda li jagħtu għal-fuq il-bithha ta' wara.

Fuq il-bejt, fit-tielet sular hemm '*washroom*' (Irreferi għall-Appendix A, pjanti tal-post)

L-istruttura tal-bini tikkonsisti f' ħitan tal-ġebel, pilastri u soqfa tal-konkos għas-saqaf tas-sular ta taħt it-triq, u soqfa tal-konkos tal-ewwel, it-tieni sular u l-'*washroom*'.

Il-propjetà hija libera u franka.

Il-propjetà għandha intern modern u l-bejt hu mgħotti b' kontrabejt tal-konkos. Kien innutat ukoll li l-maġġur parti tal-propjetà għanda bżonn xi fit manutenzjoni.

Matul l-aċċess gie innotat li it-tieni sular mhux mibni skond il-ligħiġiet sanitariji minħabba l-fatt li huwa inqas/iktar baxx minn disa' piedi għoli (floor height >9ft, jew 2.75m).

Min riċerka li saret ma setax jinstab ir-referenza tal-permess validu tal-Mepa.

Il-propjetà qiegħdha fiż-żona fabrikabbli (żona residenzjali) u qiegħda fiż-żona fejn jistaw jinbnew tlett sulari, sular ta' 'semi-basement' u 'penthouse' (Irreferi għal-Appendix B). Il-propjetà giet mibnija circa fis-sena 1992.

Minħabba il-fatt li l-bini qiegħed f'żona fabrikabbli u jistaw jinbnew tlett sulari, semi-basement u penthouse il-valur huwa ikkalkulat fuq sit għal-iżvilupp.

Wara li giet eżaminata il-fond fejn hu, il-kundizzjoni tiegħu, u kwalunkwe ħaġa oħra rilevanti, jiena ninsab fil-pożizzjoni li nistma id-dar, bil-prezz kummerċjali ta' EUR 230,000.00 (Mitejn u tletin elf Ewro)

.....
Daniel Portelli
B.E.&A.(Hons.), A.&C.E

29 NOV 2012
Illum..... ippreżentata mill-..... Daniel Portelli
bla dok/b..... rapport..... dokument

Ricca Maria Vella
Deputy Registrar
Court of Justice (Malta)

Illum 16 ta' Jannar 2013
Deher il-Perit Legali / Tekniku:
AIC Daniel Portelli 115 2318
Li wara li ddikjara li thallas l-ammont illu dovut, halfeh/halfet li qedha/qdiet fedelment u onestament l-linkarigu mogħi luha.
Deputy Registratur

Marvic Ferrugia
Deputy Registrar

Perit Daniel Portelli
B.E. & A. (Hons) A. & C.E
Architect & Civil Engineer
Warrant Reg. No. 616

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Photo 01- Ritratt tal-faċċata tal-propjeta' imsemmija

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Photo 02- Ritratt tal-garaxx, sular ta' taht it-triq



Photo 03- Ritratt tal-garaxx, sular ta' taht it-triq

Perit Dott. *[Signature]*
B.E. & A. (Hons.)
Architect & Civil Engineer
Warrant Reg. M.

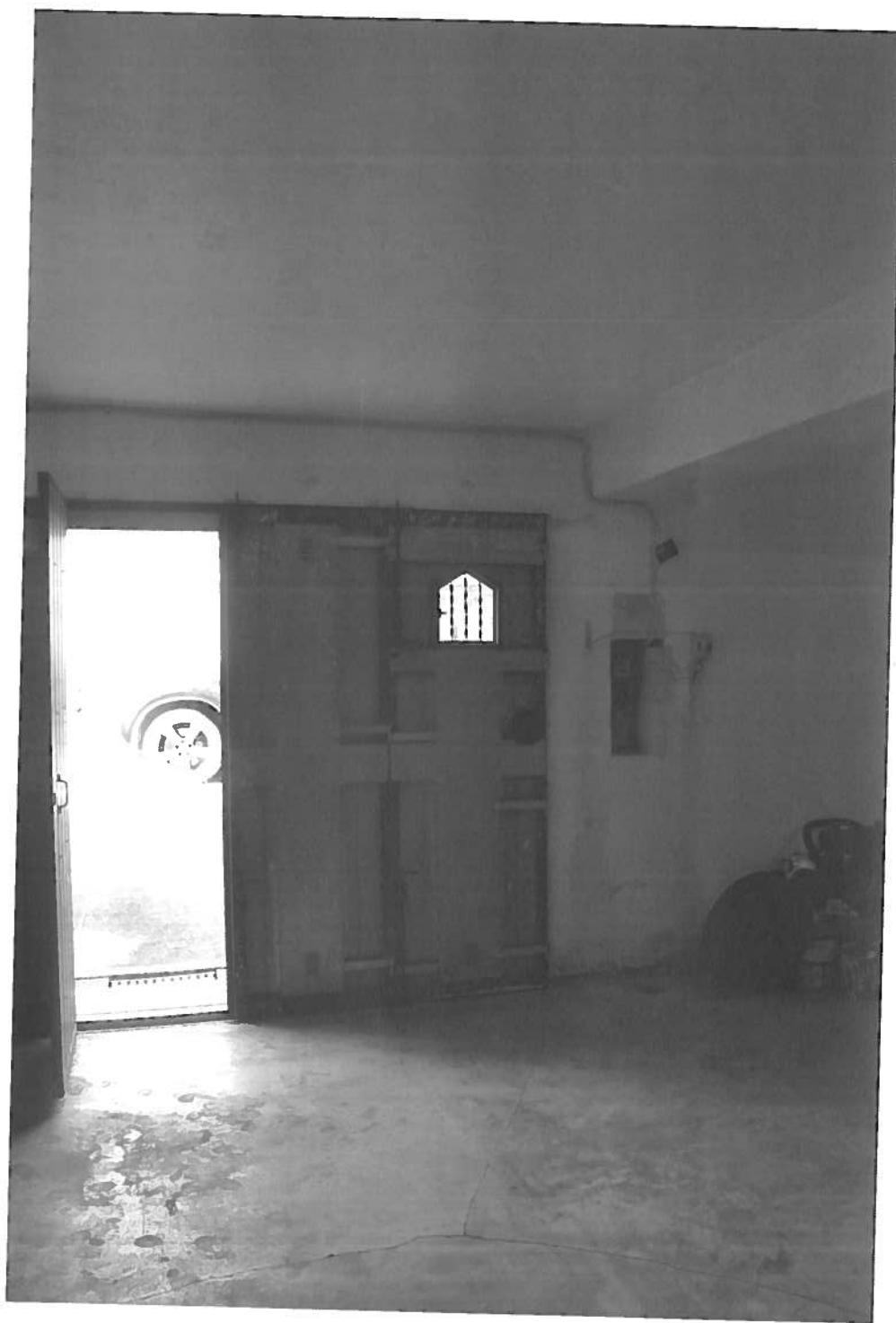


Photo 04 - Ritratt tal-garaxx, sular ta taht it-triq

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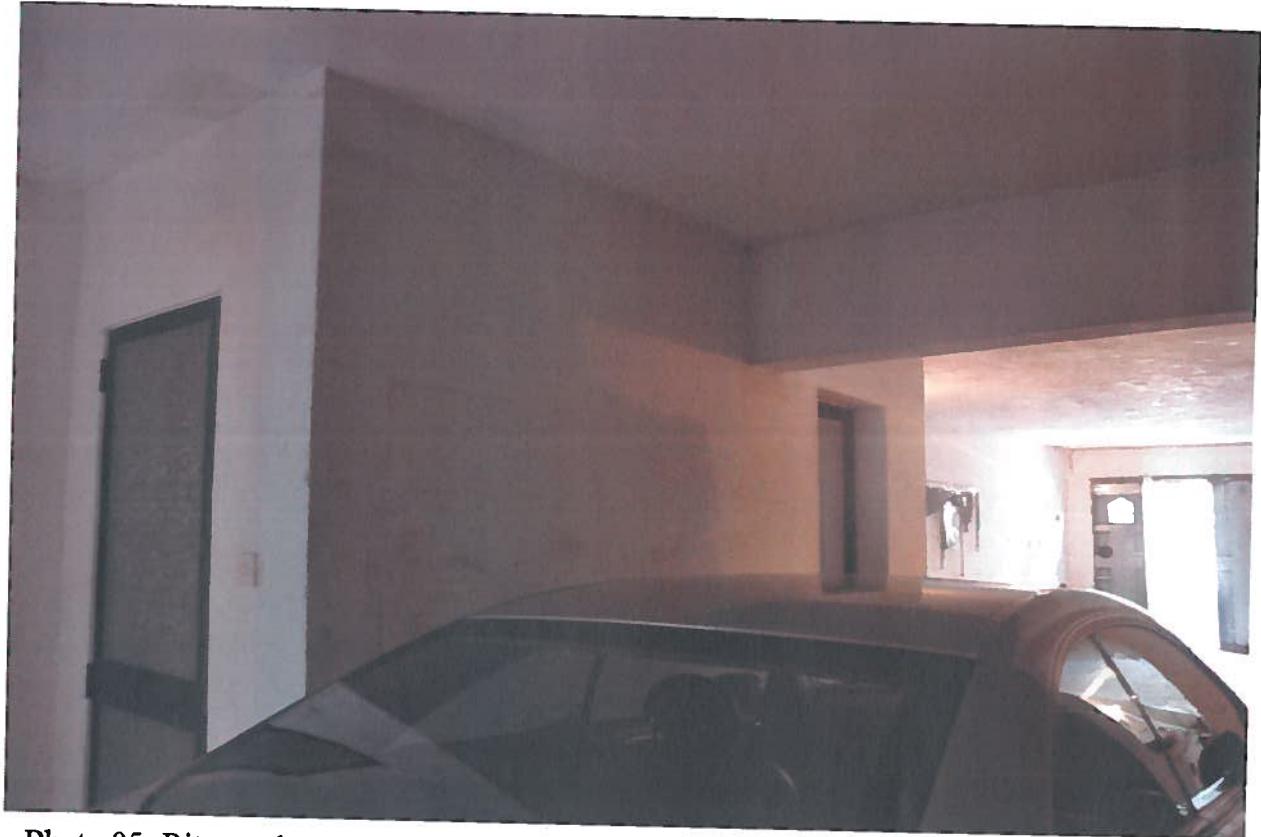


Photo 05- Ritratt tal-garaxx, sular ta that it-triq



Photo 06- Ritratt tal-kamra ta wara, sular ta taht it-triq

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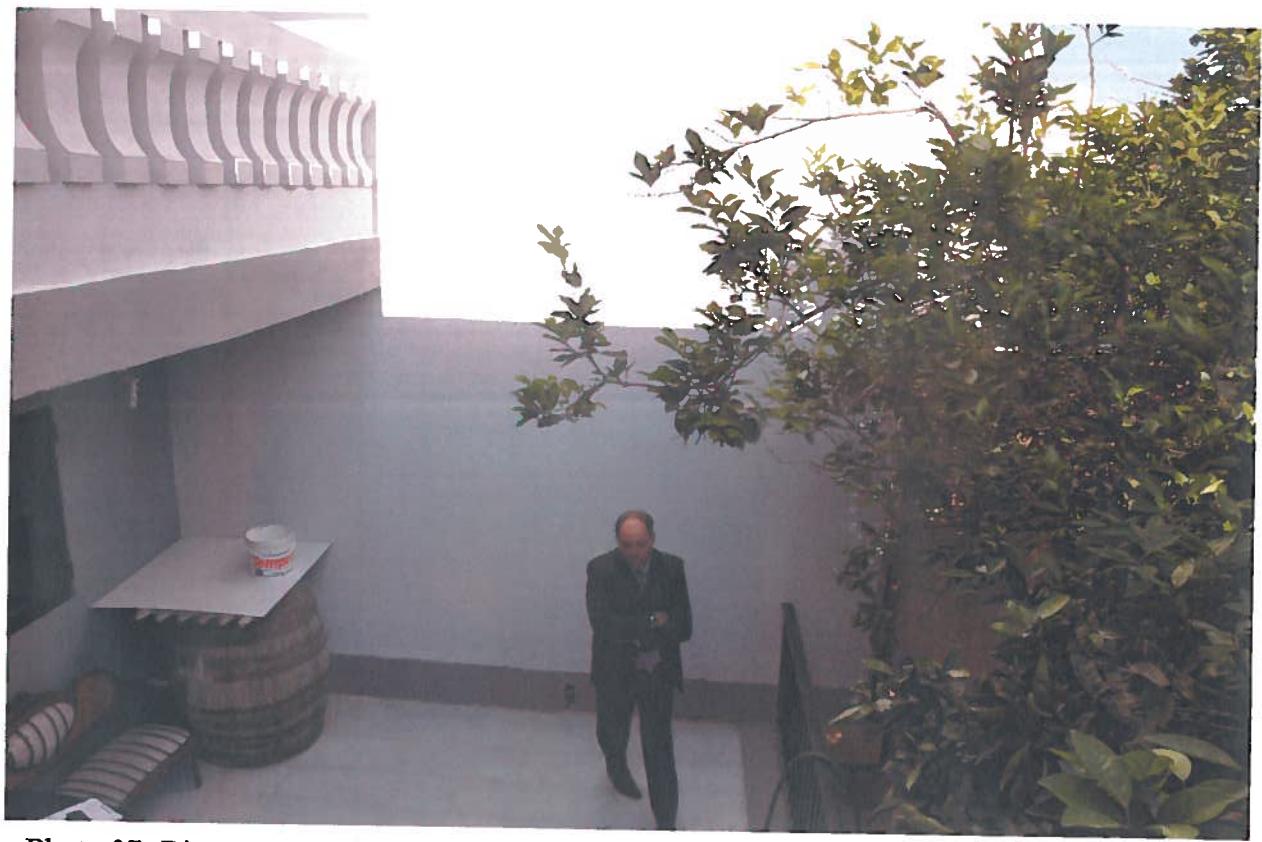


Photo 07- Ritratt tal-bitha ta' wara

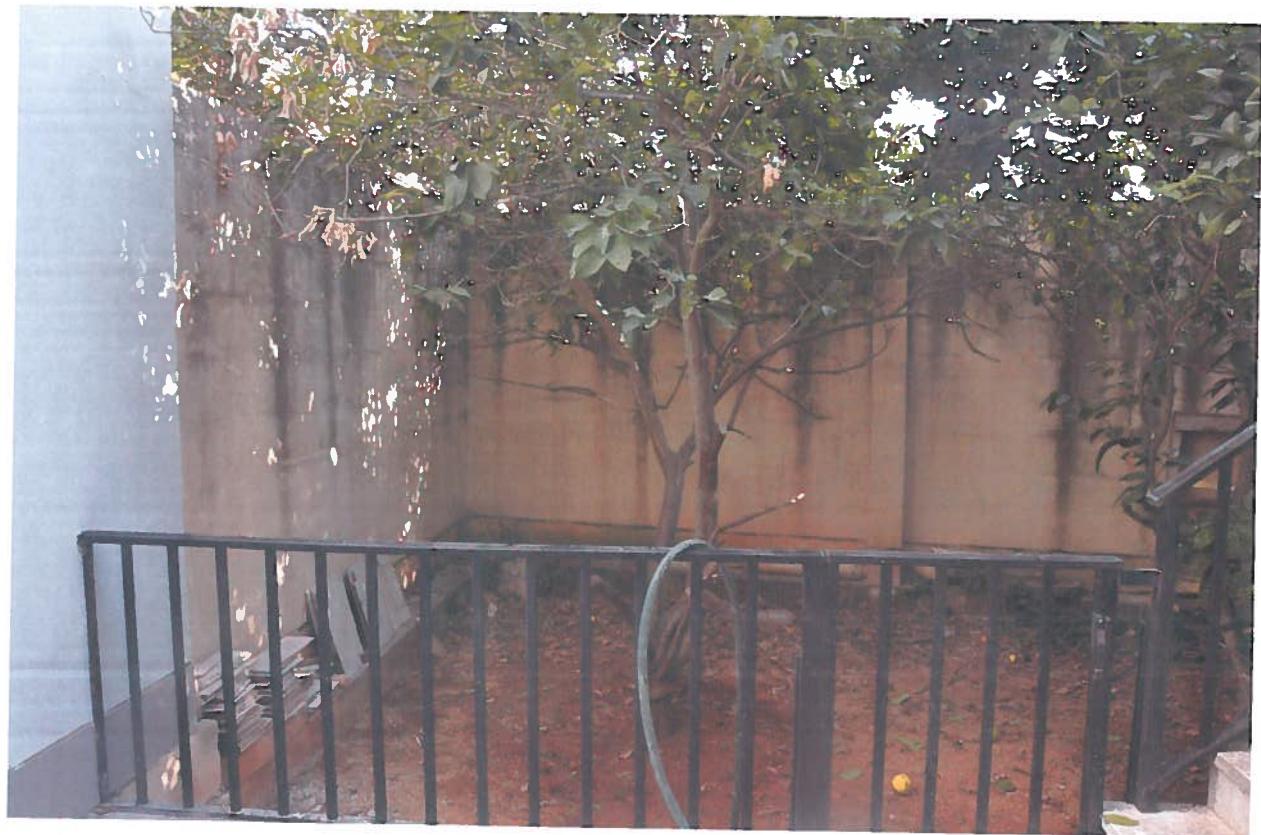


Photo 08- Ritratt tal-gardina

*Perit Daniel P...
B.E. & A. (Hon.)
Architect & Civ.
Warrant Rep.*



Photo 09- Ritratt tal-kcina

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Warrant Reg. No. 616

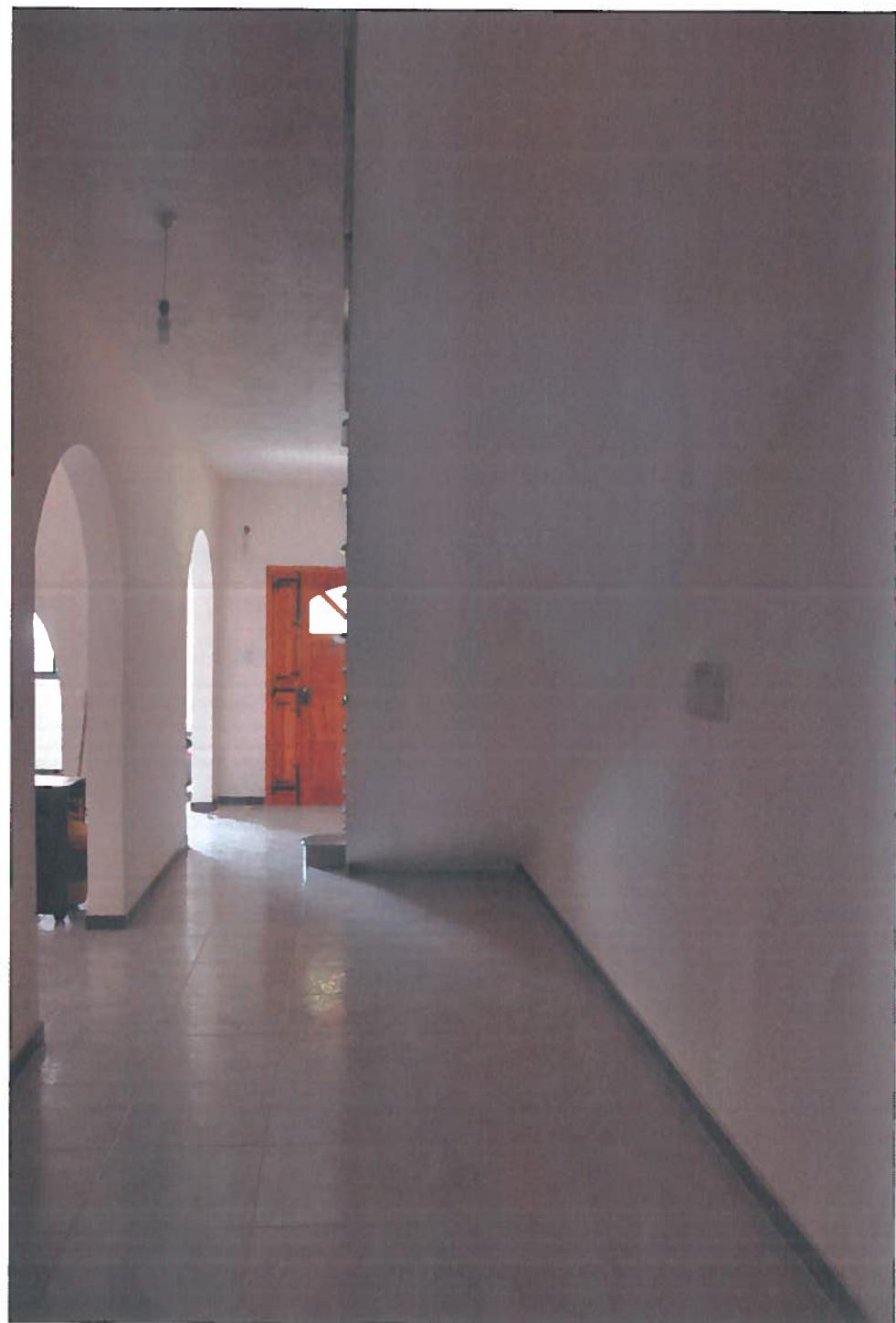


Photo 10- Ritratt tal-kuridur

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Photo 11- Ritratt tal-kamra tal-banju fl-ewwel sular

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Photo 12- Ritratt tat-tarag li jagħti għat-tieni sular

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Warrant Reg. No. 616



Photo 13- Ritratt tal-kamra tal-pranzu

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B.E. & A. (Hons) F. Inst. C.E.
~~Architect & Civil Engineer~~
Warrant Reg. No.

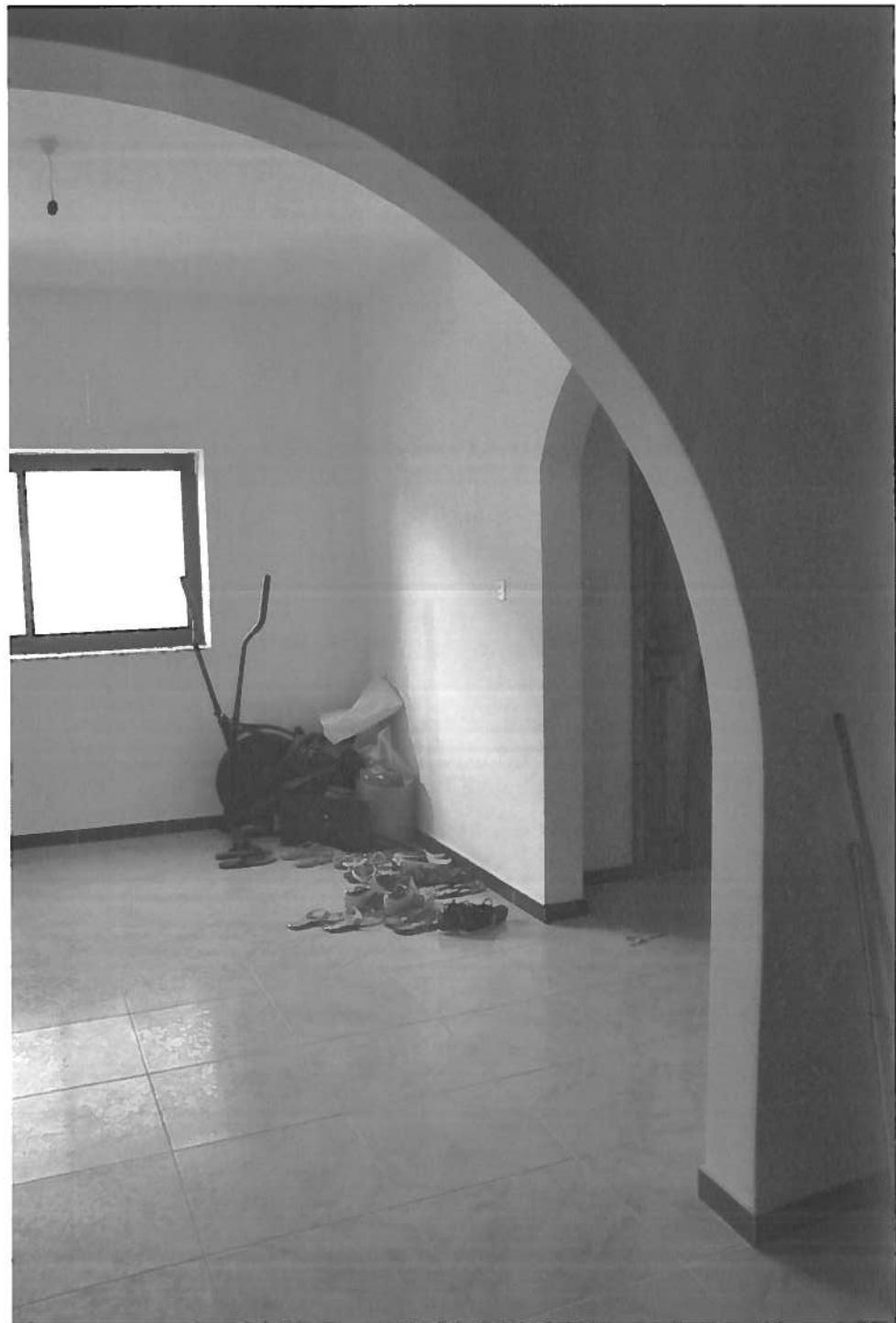


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Photo 15- Ritratt tal-kamra tal-banju li tinsab fil-kamra tas-sodda

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Photo 16- Ritratt tal-kamra tas-sodda li tagħti għal fuq il-faccata

Dan
Daniel Poretti
B.E. & A. (Hons) A. & C.
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Photo 17- Ritratt tat-tromba li tagħti għal fuq il-bejt



Photo 18- Ritratt tat-kamra tal-banju

*R. G. L. M. F. C. S. C. I.
B.E. & M. (Hons) A. S.
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Photo 19- Ritratt tal-kamra tal-banju

 Daniel F. U. M.
B.E. & A. (Hons) A. & C.
Architect & Civil Engineer
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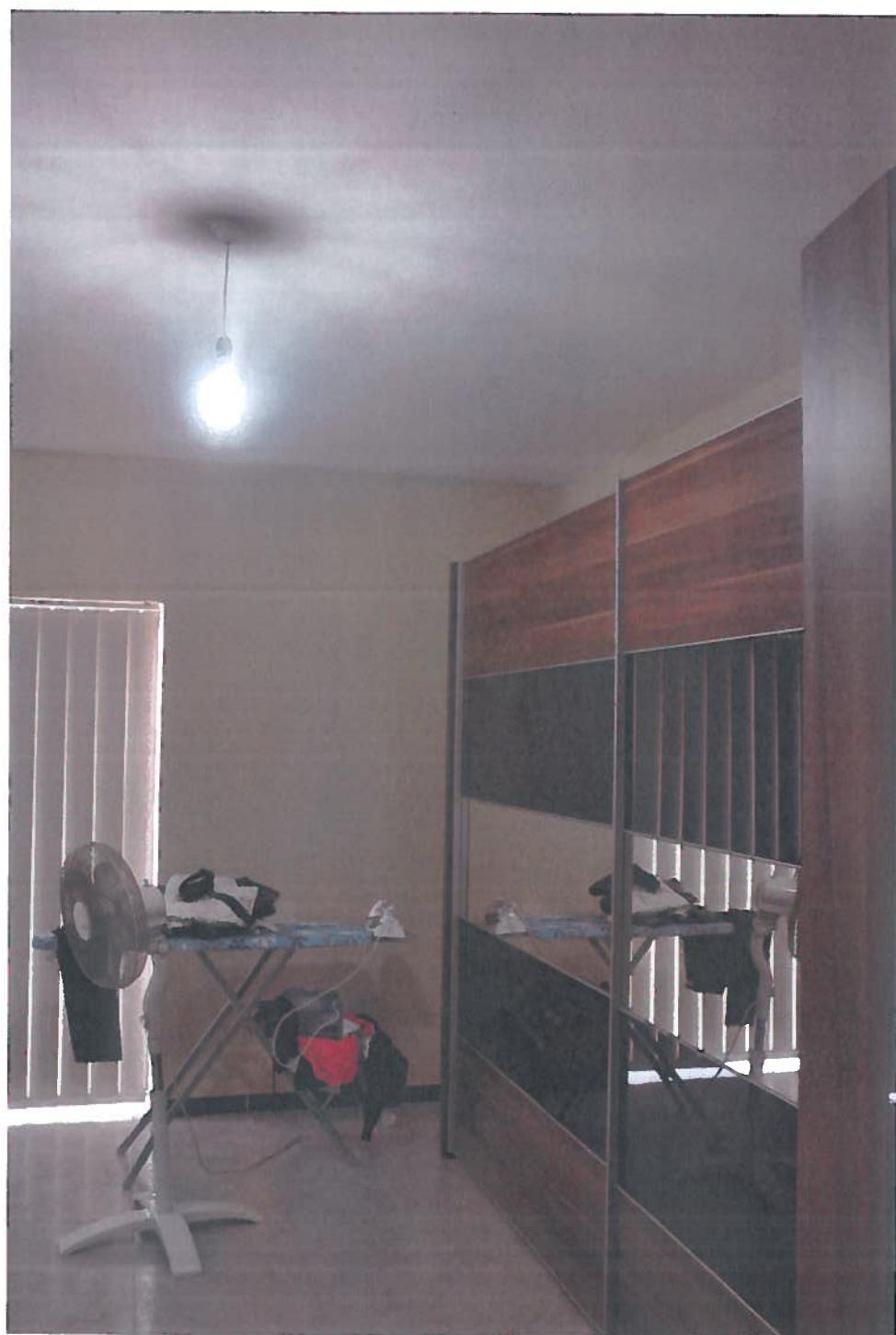


Photo 20- Ritratt ta' waħda mil kmamar tas-sodda li tagħti fuq il-bithha ta' wara



Photo 21- Ritratt tat-tieni kamra tas sodda li taghti fuq il bitha ta' wara

Perit Dantier
B.E. v A. (Hons)
Archibes & C.
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Photo 22- Ritratt tat-kuridur tat-tieni sular

Ferit Daniel POKORNÝ
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Photo 23- Ritratt tal-washroom minn gewwa

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Warrant Reg. No. 616



Photo 24 - Ritratt tal-washroom min gewwa

Perit Daniel
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Architect & Civil
Warrant Rec'd

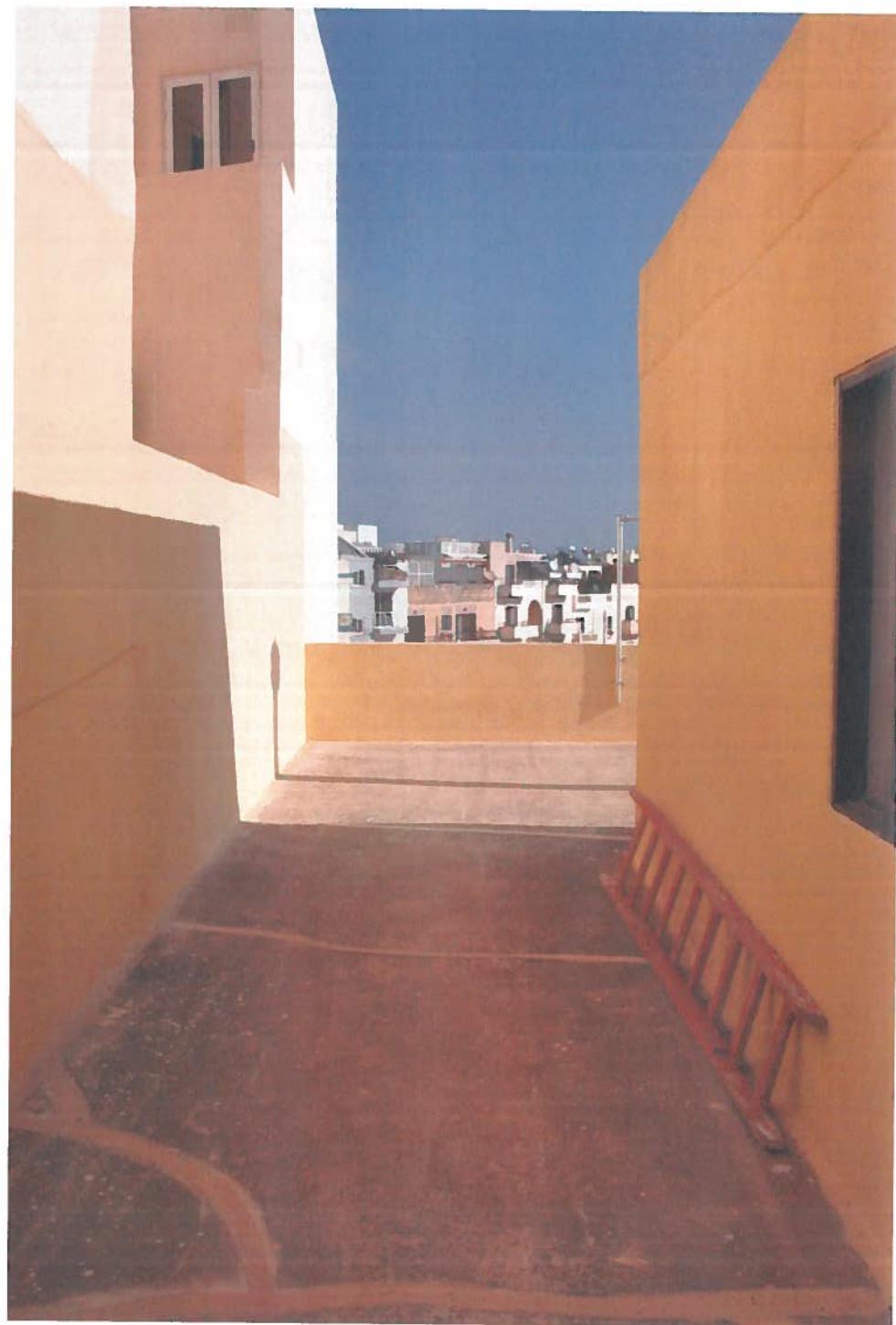


Photo 24- Ritratt tal-bejt

Ferit Daniel Puglisi
B.E. & A. (Hons) A. & C.
Architect & Civil Eng
Warrant Reg. No. F17

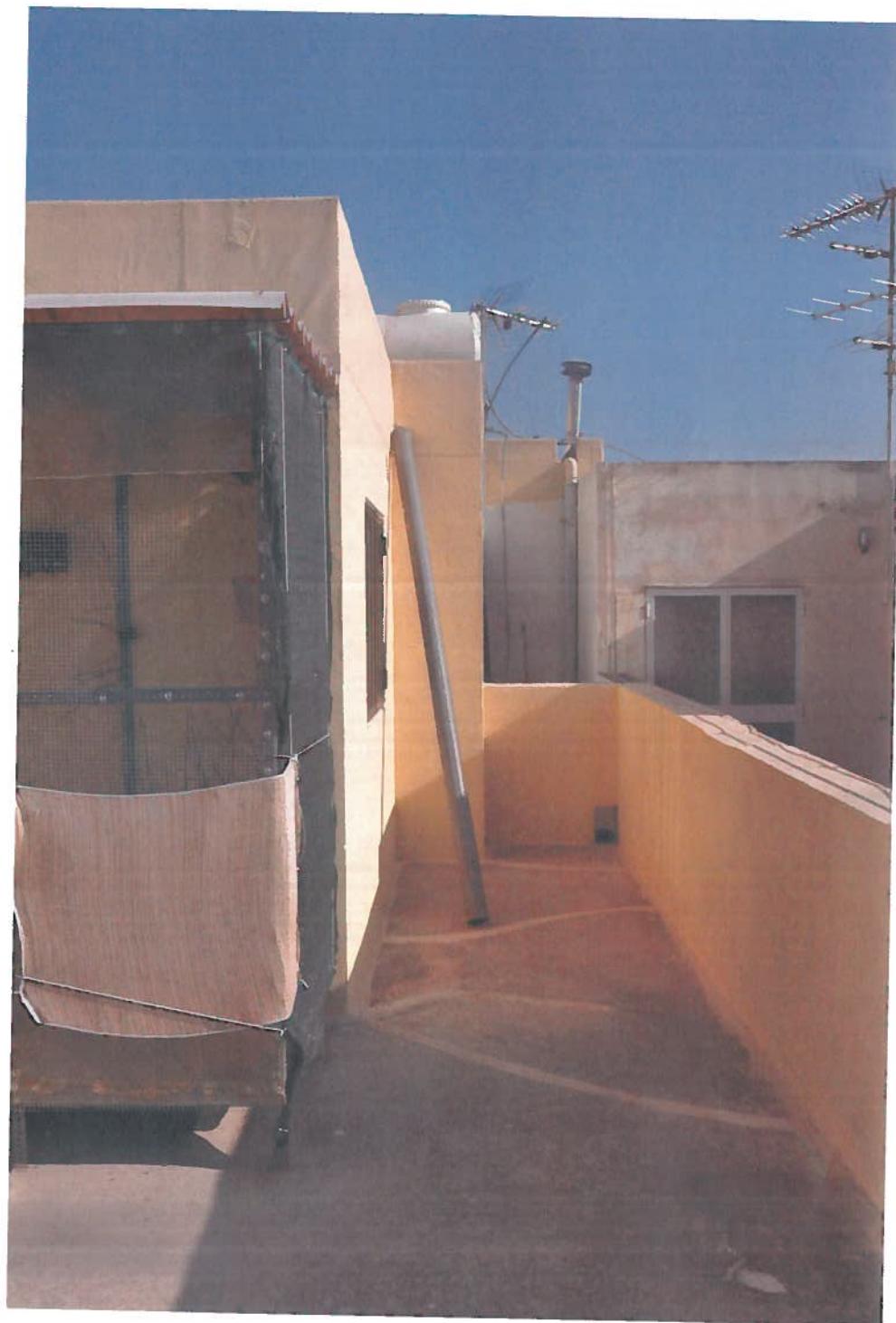


Photo 25 - Ritratt tal-bejt

Ferd. ~~Pfeiffer~~
B.E. & A. (Hons) A.
Architect & Civil Eng.
Warrant Rec.

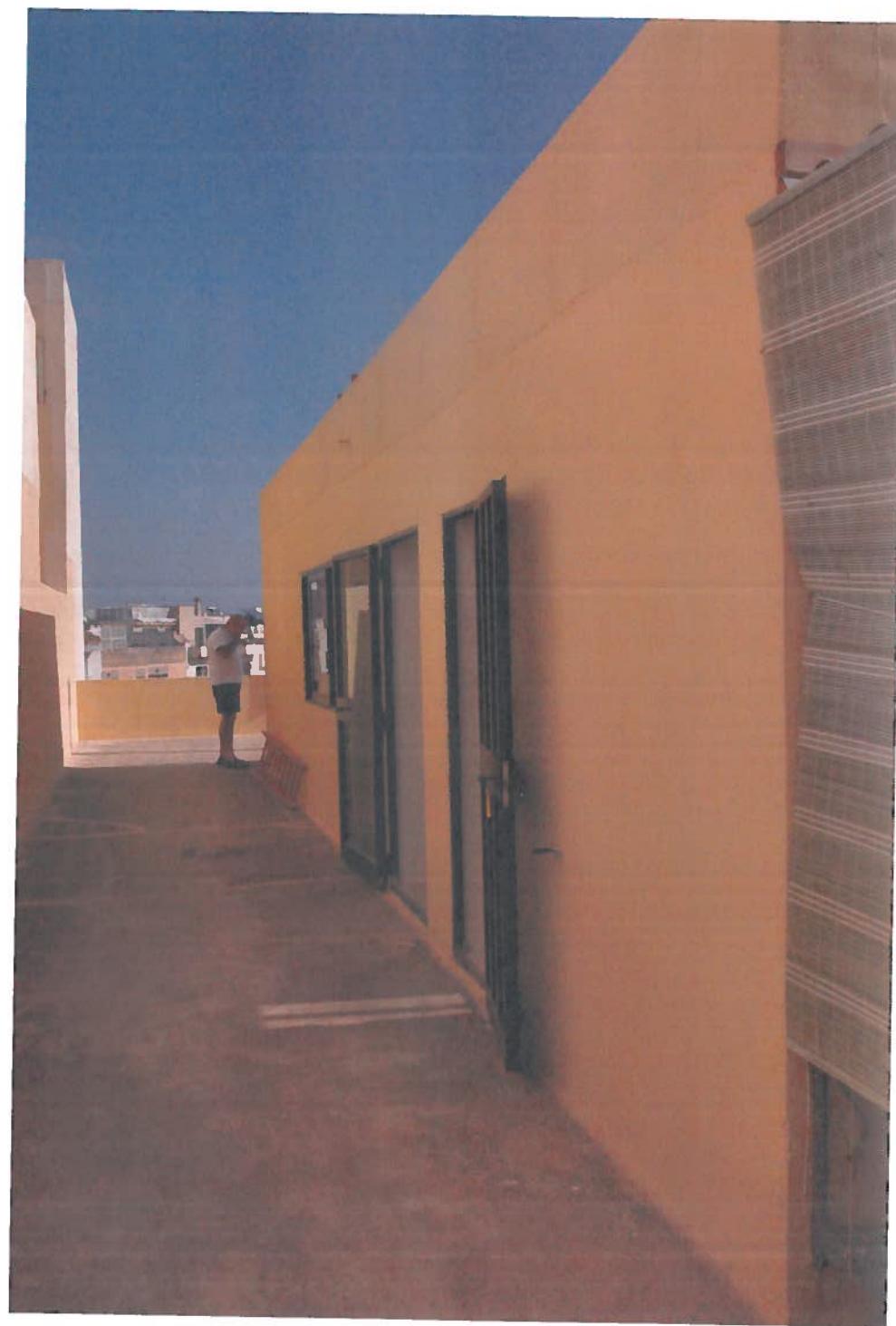


Photo 26 - Ritratt tal-bejt

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Photo 27 - Ritratt tal-bejt

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Photo 28 - Ritratt tal-bejt, fuq in-naha ta' wara

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Lista ta' Appendices

Appendix A: Pjanti tal-post

Appendix B: Pjan Lokali

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Appendix A

Pjanti tal-Post

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Warrant Reg. No. 317

500m



Min Easting 52763.47, Min Northing 75171.76, Max Easting 53163.47, Max Northing 75671.76

0m

400m

MEPA - www.mepa.org.mt

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Site Plan, Scale 1:2500

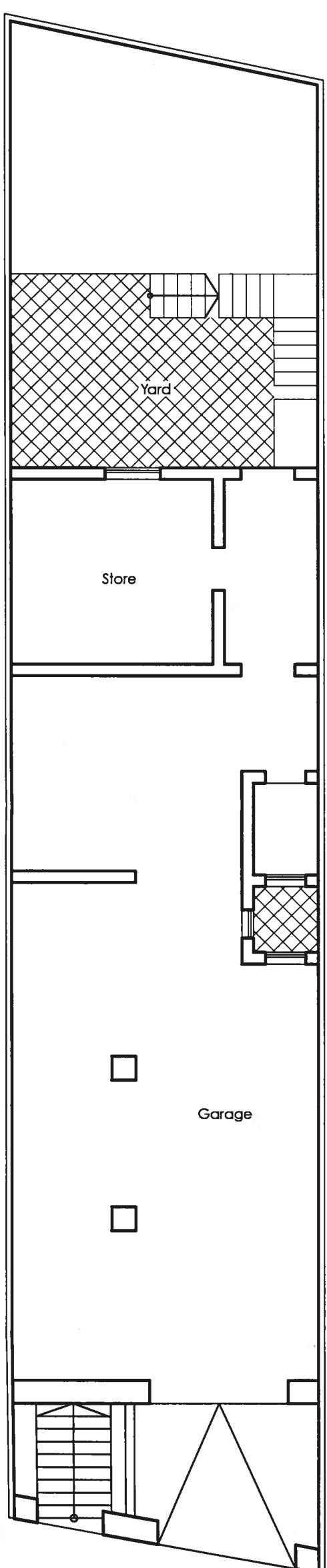
Printed on: Friday, March 30, 2012

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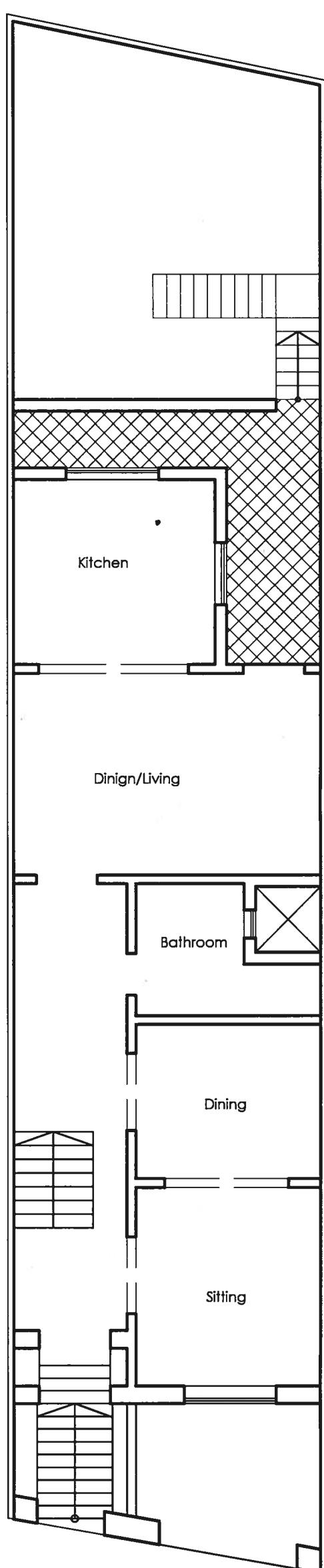
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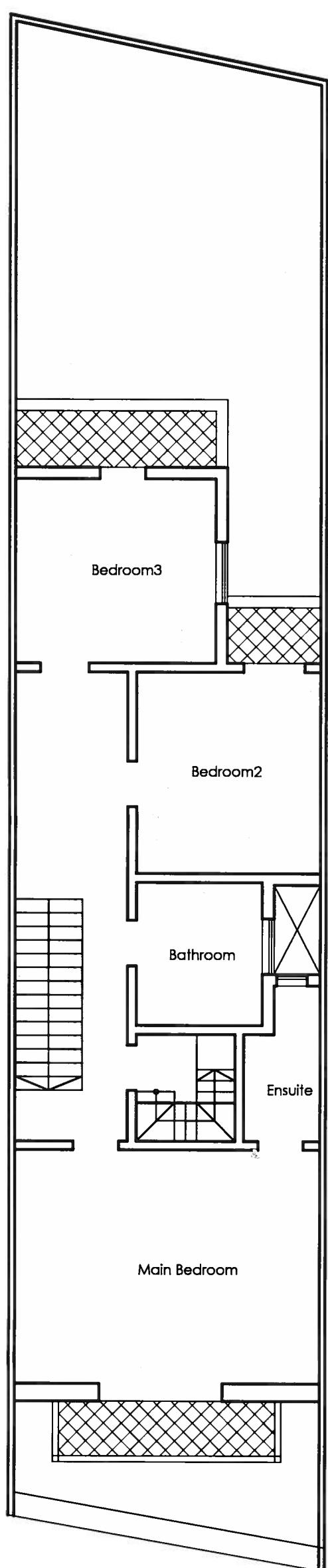




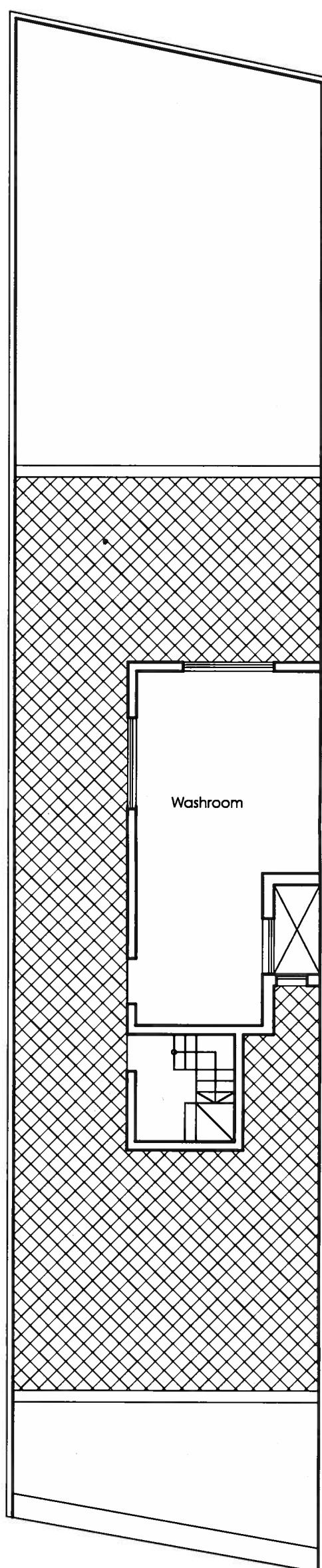
Semi-Basement Level
Scale 1:100



Elevated Ground floor Level
Scale 1:100



First Floor Level
Scale 1:100



Roof Level
Scale 1:100

Appendix B

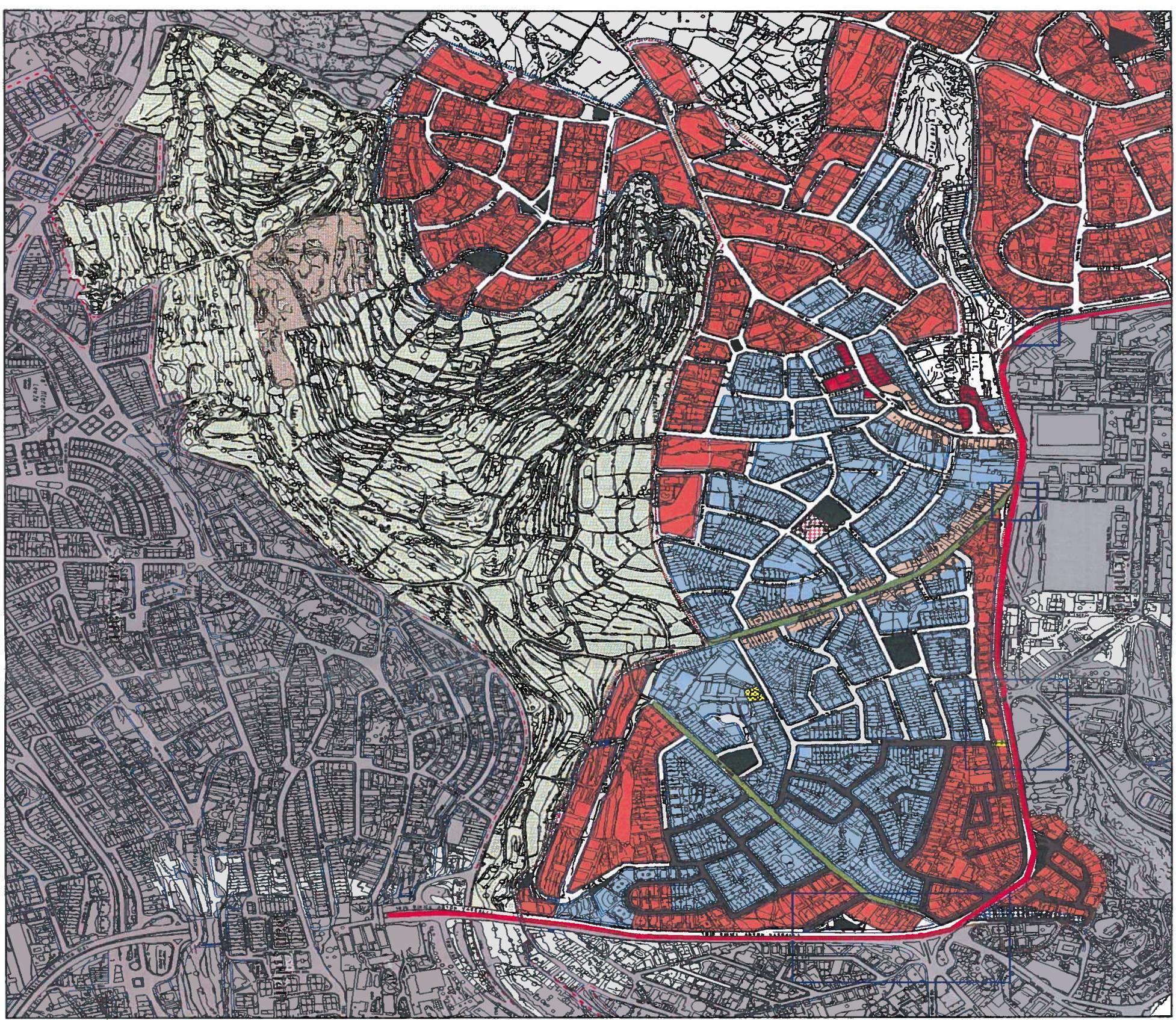
Pjan Lokali

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NORTH HARBOURS LOCAL PLAN



AUTORITÀ TA' MALTA DWAR L'AmbIENTU & PLANNING AUTHORITY



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Tal-Ibragg & St Andrews Policy Map		
Scale:	Date:	Map:
1:6,500	July 2006	SW2
INDICATIVE ONLY Not to be used for direct interpretation or for the interpretation of limit alignments		
Base Maps - 1998 Survey Sheets (updated)		
Copyright Mapping Unit - Environment & Planning Authority		
SP05/000000		

NORTH HARBOURS LOCAL PLAN



AN FEDERATTA TA' MALTA DWAR L-AMBERTU U LAPPANAR
MALTA ENVIRONMENT & PLANNING AUTHORITY



Key:	
Building Height Limitations	
NHSE 04, NHSW 04	
2 Floors with semi-basement	
3 Floors with semi-basement	
3 Floors without semi-basement	
To retain the existing building heights	
Opportunity Site NHSE 08, 09	
Sweeq Identity Area	
Madliena Identity Area	
Ta' L-Ibragg Identity Area	
Scheduled Sites/Areas. Properties of cultural importance may be added in the course of completing the National Protective Inventory of the Maltese Islands, or removed if officially descheduled.	
Proposed Limit to Development NHSE 01	
Existing Limit to Development (TPS)	
Scheme Alignment	
N.B. - Refer to Table SW1(b) for density designations of blocks A to K	
Swieqi South (Ta' L-Ibragg & St. Andrews) Building Heights and Urban Design Map	
Scale: 1:6000	Date: July 2006
Map: SW4	INDICATIVE ONLY Not to be used for direct interpretation or for the interpretation of street alignments.
Base Map: 1998 Survey Sheets (Updated) Copyright Mapping Unit, Malta Environment & Planning Authority 05/MEPA/94/002	