

Ref:gy 13 83 /2013

Fil-Prim' Awla Tal-Qorti Civili

Fl-Attie tas-Subbasta
Nru. 83/13 fl-ismijiet :

HSBC Bank Malta PLC



Vs

Gheiti & Sons Ltd.

RELAZZJONI TAL- PERIT TEKNIKU

Godfrey Vella B.E.&A. (Hons.) A.& C.E

Il-lum 11 ta' Marzu 2014

"Deher il-Partit Legali / Takarru:
Godfrey Vella

Li wara li ddiikura li thallas i-ammont illu
dovut, halief/halief li qedha/qdies fedelment
u onestament l-inkarigu mogħid illu/ha.

[Signature]
Deputat Registratur

[Signature]

Jesponi bir- rispett:

Illi b' digriet ta din 1- Onorabbi Qorti moghti fit- 21 ta Novembru 2013, l- esponent gie nominat sabiex jagħmel stimi tal- projeta formanti parti minn Marie Court, Triq Censu Busuttil, Fgura, mertu tal- kawza.

Illi l- esponent gabar il-process relativ u ha konjizzjoni tad- dokumentazzjoni fl-istess process.

Illi sabiex jaqdi l- inkarigu lilu moghti l- esponent iffissa Access fuq il- post fl- 10 ta Dicembru 2013.

DESKRIZZJONI U VALUTAZZJONI TAL- PROPJETA IMMOBLI

L-esponent, wara li acceda fuq il- projeta hawn taht deskritta u wara li ha in konsiderazzjoni kull aspett li seta jeffetwa l- valur tal- istess projeta inkluz il-lokazzjoni, kundizzjoni, ecc., jagħmel is- segwenti valutazzjoni.

Propjeta parti minn kumpless Marie Court, Triq Censu Busuttil, Fgura.

1. Lokazzjoni

Il- projeta suggetti tal- kawza huma sitwat f'zona residenzjali u urbana tal- Fgura. Il- lokazzjoni hija kwazi fic- centru tal- Fgura, ftit il- bogħod mill- Knisja parrokjali tal- Fgura, u vicin

hafna tat- Triq principali tal- Fgura. Il- pjanta tal- lokal hija annessa u mmarkata Dok. GVA1.

2. Propjeta involuti:

a) Garaxx Numru 8, f' basement Level.

Dan huwa garaxx ta karozza wahda fil livell tal basement accessibbli minn Triq A.M. Valperga, inkluz sehem indiviz tal-partijiet komuni. L- area tal- garaxx huwa ta circa 15 il metru kwadru u il- pjanta tal- garaxx hija annessa u mmarkata Dok. GV 1304, u ritratt anness Dok.GV.FOT. 04.

b) Garaxx Numru 12, fil-basement Level.

Dan huwa garaxx ta karozza wahda fil livell tal basement accessibbli minn Triq A.M. Valperga, inkluz sehem indiviz tal-partijiet komuni tal- kumpless ta garaxxijiet. L- area tal- garaxx huwa ta circa 16 il metru kwadru u il- pjanta tal- garaxx hija annessa u mmarkata Dok. GV 1305, u ritratt anness Dok.GV FOT.05.

c) Garaxx Numru 15, fil- basement Level.

Dan huwa garaxx ta karozza wahda fil livell tal basement accessibbli minn Triq A.M. Valperga, inkluz sehem indiviz tal-partijiet komuni tal- kumpless ta garaxxijiet. L- area tal- garaxx huwa ta circa 16 il metru kwadru u il- pjanta tal- garaxx hija annessa u mmarkata Dok. GV 1306, u ritratt anness Dok. GV.FOT.06.

d) Garaxx Numru 19, fil- basement Level.

Dan huwa garaxx ghal hames jew seba karozzi f' livell semi-basement , accessibbli minn rampa minn Triq Censu Busuttil, u b' access intern minn blokka Marie Court inkluz sehem indiviz tal- partijiet komuni tal- istess kumpless. 4

e) Appartament semi-basement, numru 1, Marie Court, Triq Censu Busuttil.

Dan huwa appartament f' livell semi-basement b' access minn entrata komuni bil- lift minn Triq inkluz sehem indiviz wiehed minn ghaxra tal partijiet komuni tal- istess kumpless ta Appartamenti Marie Court.Triq Censu Busuttil.

Dan jikkonsisti f' entrata mit tarag komuni li jaghti ghal salott, li hu maghqud ma sala kbira ghall- billiards, u kamra kbira combined bil- kamra tal ikel u kcina b' tieqa ghal fuq bitha fuq wara, kamra tal- banju u kamra ohra b' toilet u washroom, zewg kmamar tas- sodda li jaghtu ghal fuq il- bitha ta wara, kamra tas- sodda ohra b' banju ensuite li taghti ghal fuq bitha interna.

L- area tal- appartament huwa ta circa 244 metru kwardu u il- pjanta tal- fond hija annessa u mmarkata Dok.GV 1308, u ritratt anness Dok. GV.FOT.08.

Dan 1- appartament huwa spiccat minn kollox, aperturi ta l- aluminju, madum, kmamar tal- banju.

f) Appartament ground level numru 2, Marie Court, Triq Censu Busuttil, Fgura.

Dan 1- appartament huwa fi stat ta gebel u saqaf bix- xoghol tal- katusi lest.

L- area totali ta dan il- fond huwa ta circa 101 metru kwadru. Il- pjanta tal- fond in kwestjoni hija annessa u mmarkata Dok. GV 1309 filwaqt li r- ritratt ta dan il- fond minn barra huwa anness u mmarkat.Dok.GV Fot. 09.

g) Appartament ground level numru 3, Marie Court, Triq Censu Busuttil,Fgura.

Dan huwa appartament fil- livell tal- ground-floor b' access minn entrata komuni bil- lift minn Triq Censu Busuttil, inkluz sehem indiviz wiehed minn ghaxra tal- partijiet komuni tal- istess kumpless ta Appartamenti Marie court.

Dan jikkonsisti f' entrata minn tarag komuni li jaghti ghal salott u kamra tal- pranzu u kcina combined b' tieqa li taghti ghal fuq it- triq, kamra ta sodda b' ttieqa ukoll ghal fuq it-.triq, u banju ensuite; u zewg kmamar tas- sodda ohra li jaghtu ghal fuq bitha u kamra tal- banju.

Dan l- appartament huwa fi stat ta gebel u saqaf bix- xoghol tal- katusi lest.

L- area totali ta dan il- fond huwa ta circa 101 metri kwadri . Il pjanta tal- fond in kwestjoni hija annessa u mmarkata Dok. GV 1310 filwaqt li r- riitrott ta dan il- fond minn barra huwa anness u mmarkat .Dok. GV. FOT. 10.

h) Appartament numru 4, Marie Court.

Dan huwa appartament f' livell tal- ground-floor b' access minn entrata komuni bil- lift minn Triq inkluz sehem indiviz wiehed minn ghaxra tal partijiet komuni tal- istess kumpless ta Appartamenti Marie Court. Triq Censu Busuttil

Dan jikkonsisti f' entrata minn tarag komuni li jaghti ghal salott u kamra tal- pranzu, u kcina combined, b' tieqa u bieb li jaghtu ghal fuq il bitha , kamra tas- sodda b' tieqa ukoll ghal fuq il- bitha, u banju ensuite; u zewg kmamar tas- sodda ohra li jaghtu ghal fuq bitha komuni u kamra tal- banju.

Dan l- appartament huwa fi stat ta gebel u saqaf bix- xoghol tal- katusi lest.

L- area totali ta dan l- fond huwa ta circa 103 metri kwadri. Il-pjanta tal- fond in kwestjoni hija anessa u mmarkata Dok.GV 1311 filwaqt li r- ritratti ta dan il- fond minn barra huwa anness u mmarka Dok. GV. FOT. 11.

i)Appartament first floor level, numru 7, Marie Court.

Dan huwa appartament f' livell tal- first-floor b' access minn entrata komuni bil- lift minn Triq inkluz sehem indiviz wiehed minn ghaxra tal partijet komuni tal- istess kumpless ta Appartamenti Marie Court, Triq Censu Busutil.

Dan jikkonsisti f' entrata minn tarag komuni li jaghti ghal salott u kamra tal- pranzu u kcina combined b' tieqa li taghti ghal fuq it- triq, kamra ta sodda b'tieqa ukoll ghal fuq it-.triq, u banju ensuite; u zewg kmamar tas- sodda ohra li jaghtu ghal fuq bitha u kamra tal- banju.

Dan l- appartament huwa fi stat ta gebel u saqaf bix- tal- katusi lest.

L- area totali ta da nil- fond huwa ta circa 110 metri kwadri. Il-pjanta tal- fond in kwestjoni hija annessa u mmmarkata Dok. GV 1312 filwaqt li r- ritratt ta dan il- fond minn barra huwa anness u mmmarkat Dok. GV. FOT. 12.

j) Appartament first floor level, numru 8, Marie Court.

Dan huwa appartament f' livell tal- first-floor b' access minn entrata komuni bil- lift minn Triq inkluz sehem indiviz wiehed minn ghaxra tal partijet komuni tal- istess kumpless ta Appartamenti Marie Court Triq Censu Busutil

Dan jikkonsisti f' entrata minn tarag komuni li jaghti ghal salott u kamra tal- pranzu u kcina combined b' tieqa u bieb li jaghtu ghal fuq gallarija fuq in- naha tal- bitha ta wara u kamra tas-

sodda b' tieqa ghal fuq l- istess gallarija u kamra ensuite, hemm zewg kmamar tas- sodda ohra bi twieqi ghal fuq bitha komuni, u kamra tal- banju.

Dan l- appartament huwa fi stat ta gebel u saqaf bix- xoghol tal- katusi lest.

L- area totali ta dan il- fond huwa ta circa 103 metri kwadri. Il- pjanta tal- fond in kwestjoni hija anessa u mmarkata Dok.GV 1313 u r- ritratt ta da nil- fond mminn bara huwa anness u mmarkat Dok. GV. FOT. 13.

k) Appartament second floor, numru 11, Marie Court.

Dan huwa appartament f' livell ta second floor b' access minn entrata komuni bil- lift minn Triq inkluz sehem indiviz wiehed minn ghaxra tal partijiet komuni tal- istess kumpless ta Appartamenti Marie Court Triq Censu Busuttil

Dan jikkonsisti f' entrata minn tarag komuni li jaghti ghal salott u kamra tal- pranzu, u kcina combined, b' tieqa li taghti ghal fuq it- triq, kamra ta sodda b' tieqa ghal fuq gallarija li taghti ukoll ghal fuq it- triq, u banju ensuite; u zewg kmamar tas- sodda ohra li jaghtu ghal fuq bitha u kamra tal- banju.

Dan l- appartament huwa fi stat ta gebel u saqaf u bix- xoghol ta katusi lest.

L- area totali ta dan il- fond huwa ta circa 110 metri kwadri. Il- pjanta tal- fond in kwestjoni hija anessa u mmarkata Dok.GV1314 filwaqt li r- ritratti ta dan l- istess fond minn barra huma aness u mmarkat Dok.GV. FOT.14.

l) Appartament second floor, numru 12, Marie Court.

Dan huwa appartament f' livell ta second floor b' access minn entrata komuni bil- lift minn Triq inkluz sehem indiviz wiehed

minn ghaxra tal partijiet komuni tal- istess kumpless ta Appartamenti Marie Court Triq Censu Busuttil.

Dan jikkonsisti f' entrata minn tarag komuni li jaghti ghal salott u karma tal- pranzu, u kcina combined, b' tieqa u bieb li jaghtu ghal fuq gallarija li taghti ghal fuq bitha fuq in- naha ta wara, kamra ta sodda b' tieqa ukoll ghal fuq l- istess gallarija, u banju ensuite; u zewg kmamar tas- sodda ohra li jaghtu ghal fuq bitha komuni interna u karma tal- banju.

Dan l- appartament huwa fi stat ta gebel u saqaf bix- xoghol tal- katusi lest.

L- area totali ta dan il-.fond huwa ta circa 103 metri kwadri. Il- pjanta tal- fond in kwestjoni hija anessa u mmarkata Dok.GV1315 filwaqt li r- ritratt ta dan l- istess fond anness u mmarkat Dok. GV.FOT. 15.

m) Appartament Penthouse, numru 14, Marie Court.

Dan huwa appartament f' livell tal-penthouse b' access minn entrata komuni bil- lift minn Triq inkluz sehem indiviz wiehed minn ghaxra tal- partijietkomuni tal- istess kumpless ta Appartamenti marie Court triq Censu Busuttil.

Dan jikkonsisti f' entrata minn tarag komuni li jaghti ghal salott u kamra tal- pranzu, u kcina combined b' tieqa u bieb kbir li jaghtu ghal fuq terrace kbir lejn it- triq, u zewg kmamar tas- sodda bi twieqi li jaghtu ghal fuq bitha komuni, wahda ghanda banju ensuite, u karma tal- banju kbira.

Dan l- appartament huwa fi stat ta gebel u saqaf bix- xoghol ta katusi lest.

L- area totali ta dan il-.fond huwa ta circa 79 metri kwadri. Il- pjanta tal- fond in kwestjoni hija anessa u mmarkata Dok.GV1316 filwaqt li r- ritratt ta dan l- istess fond minn barra huma anessi u mmarkat Dok.GV FOT. 16.

n) Arja sovrastanti l- blokk Marie court.

L- area totali ta dan il- arja tal Blokk Marie Court huwa ta circa 93 metri kwadri. Il- pjanta tal- area in kwestjoni hija anessa u mmarkata Dok.GV1317 filwaqt li r- ritratt ta dan l- istess arja aness u mmarkat Dok.GV. FOT. 17.

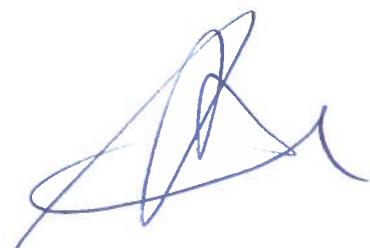
3. Valutazzjoni

Wara li ha in konsiderazjoni il- fatturi kollha hawn fuq imsemmija, u wara li ha in konsiderazjoni ta dak kollu li għandu x'jaqsam mal fondi in kwestjoni jistma l-valuri kif gej:

1. Garaxx nru 8, fis- somma ta 28,000 Ewro
2. Garaxx nru 12, fis- somma ta 28,000 Ewro
3. Garaxx nru 15, fis- somma ta 28,000 Ewro
4. Garaxx nru 19, fis- somma ta 110,000 Ewro
5. Appartament nru 1, is-somma ta 260,000 Ewro
6. Appartament nru 2, is-somma ta 100,000 Ewro
7. Appartament nru 3, is-somma ta 100,000 Ewro
8. Appartament nru 4, is-somma ta 100,000 Ewro
9. Appartament nru 7, is-somma ta 110,000 Ewro
10. Appartament nru 8, is-somma ta 100,000 Ewro

- 11.Appartament nru 11is-somma ta 120,000 Ewro
- 12.Appartament nru 12is-somma ta 100,000 Ewro
- 13.Penthouse appartament Nru 14,somma ta 120,000 Ewro
- 14.L-arja tal- Blokk Marie Court, is-somma ta 100,000 Ewro

Firmat:-



Godfrey Vella Baldacchino
B.E.& A. (Hons.) A.& C.E.

24 JAN 2014

Illum _____

Ipprezentata mill- Piet G Vella Baldacchino
B'Bla dok Lappet dokumenti

Nota Addizzjonal: Rapport Perit Godfrey Vella

Ref:gv 101/2013

Fil-Prim' Awla Tal-Qorti Civili

Fl-Atti tas-Subbasta
Nru. 83/13 fl-ismijiet :

HSBC Bank Malta PLC
Vs
Gheiti & Sons Ltd.

Cens fuq Blokka 'Marie Court' Triq Censu Busuttil, Fgura.

Ic- cens fuq is- sit kollu ta Euro 156.49 irid jinqasam hekk :

Garaxx Nru 8, 10 ewro

Garaxx Nru 12, 10 ewro,

Garaxx Nru15, 10 ewro,

Garaxx Nru 19, 16.49 ewro,

Appartament Nru 1, 20 ewro

Appartament Nru 2, 10 ewro

Appartament Nru 3, 10 ewro

Appartament Nru 4, 10 ewro

Appartament Nru 7, 10 ewro

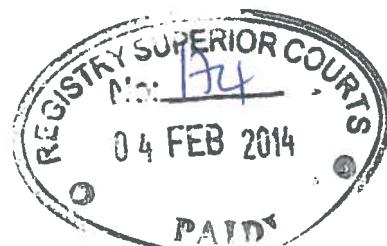
Appartament Nru 8, 10 ewro

Appartament Nru 11, 10 ewro

Appartament Nru 12, 10 ewro

Appartament Nru 14, 10 ewro

Arja fuq Blokka 'Marie Court' 20 ewro



Perit Godfrey Vella

04 FEB 2014
Perit G. Vella
documented
Signature



Malta Environment & Planning Authority
Mapping Unit Site Plan, Scale 1:2500

St. Francis Ravelin
 Floriana
 PO Box 200, Valletta
 Tel: 22900000 Fax: 22902295
www.mepa.org.mt

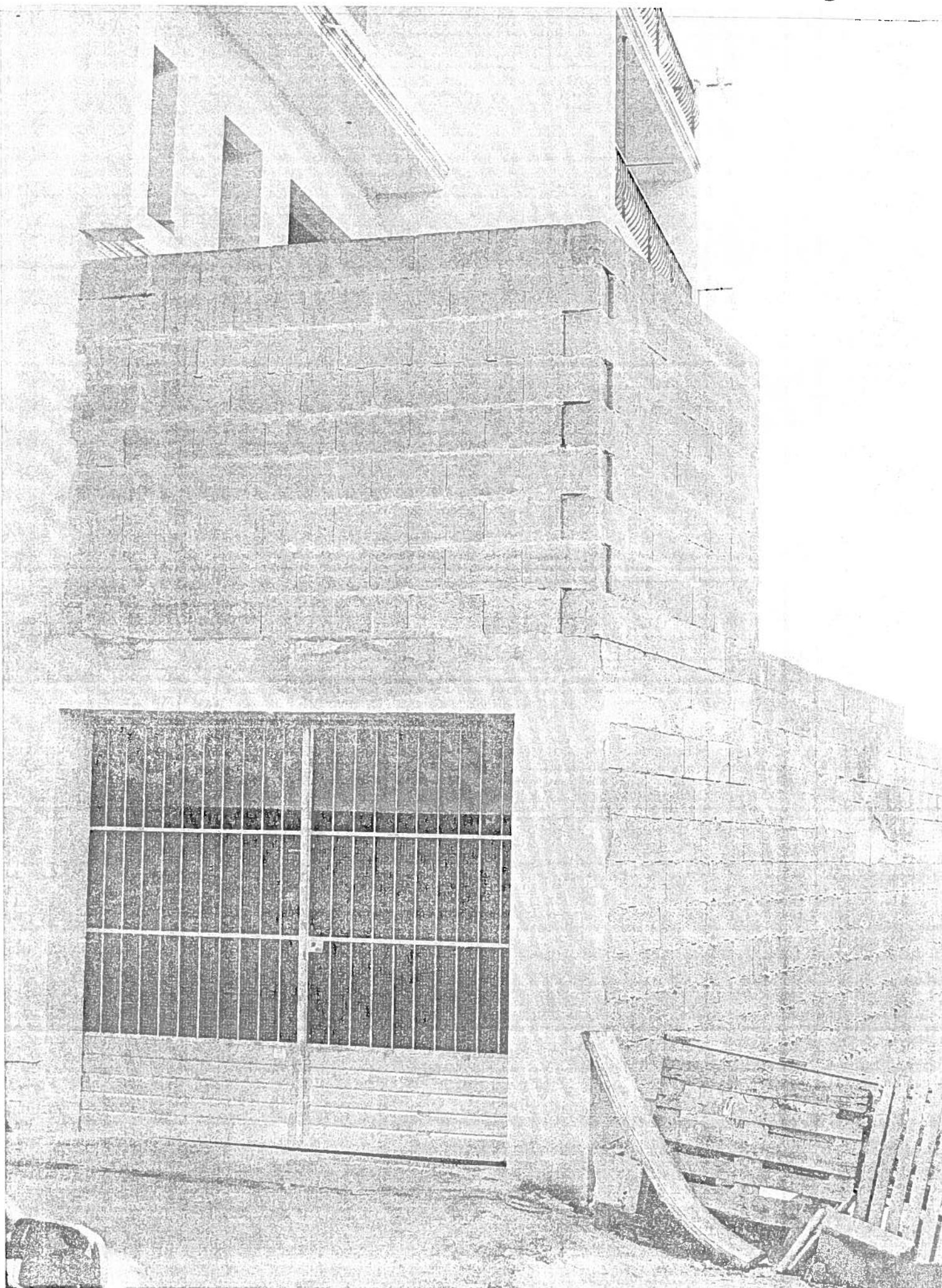


Part of Survey Sheet(s): 560700 560705 565700 565705

Date Issued:- 24/1/14

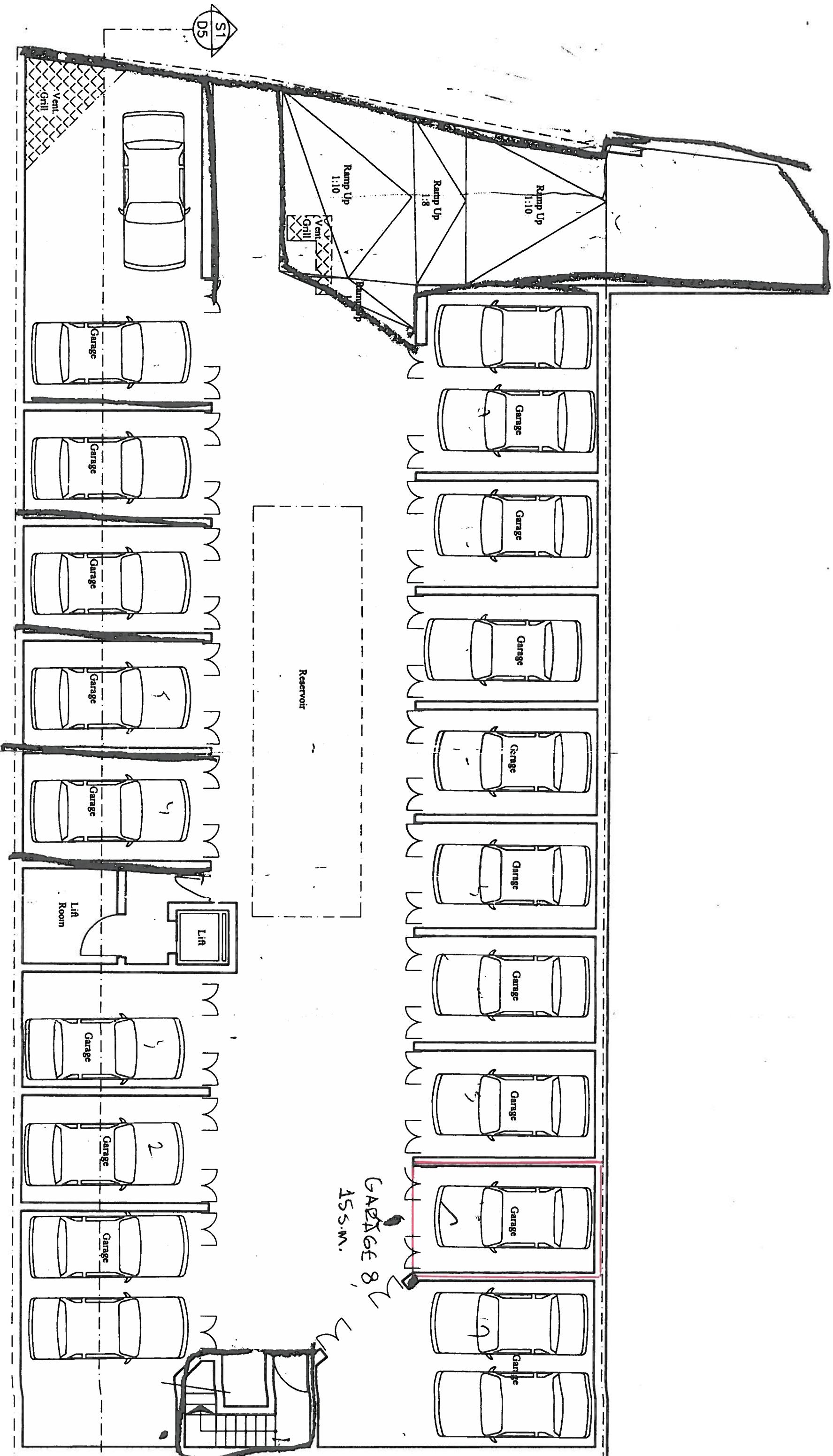
- The numbered lines indicate 100m intervals on a U.T.M. grid
- This site plan is not to be used for interpretation or scaling of scheme alignments
- Users noting additions or corrections to this map are kindly requested to inform the Mapping Unit

VOK GVFOT 04
'GARAXX 8'

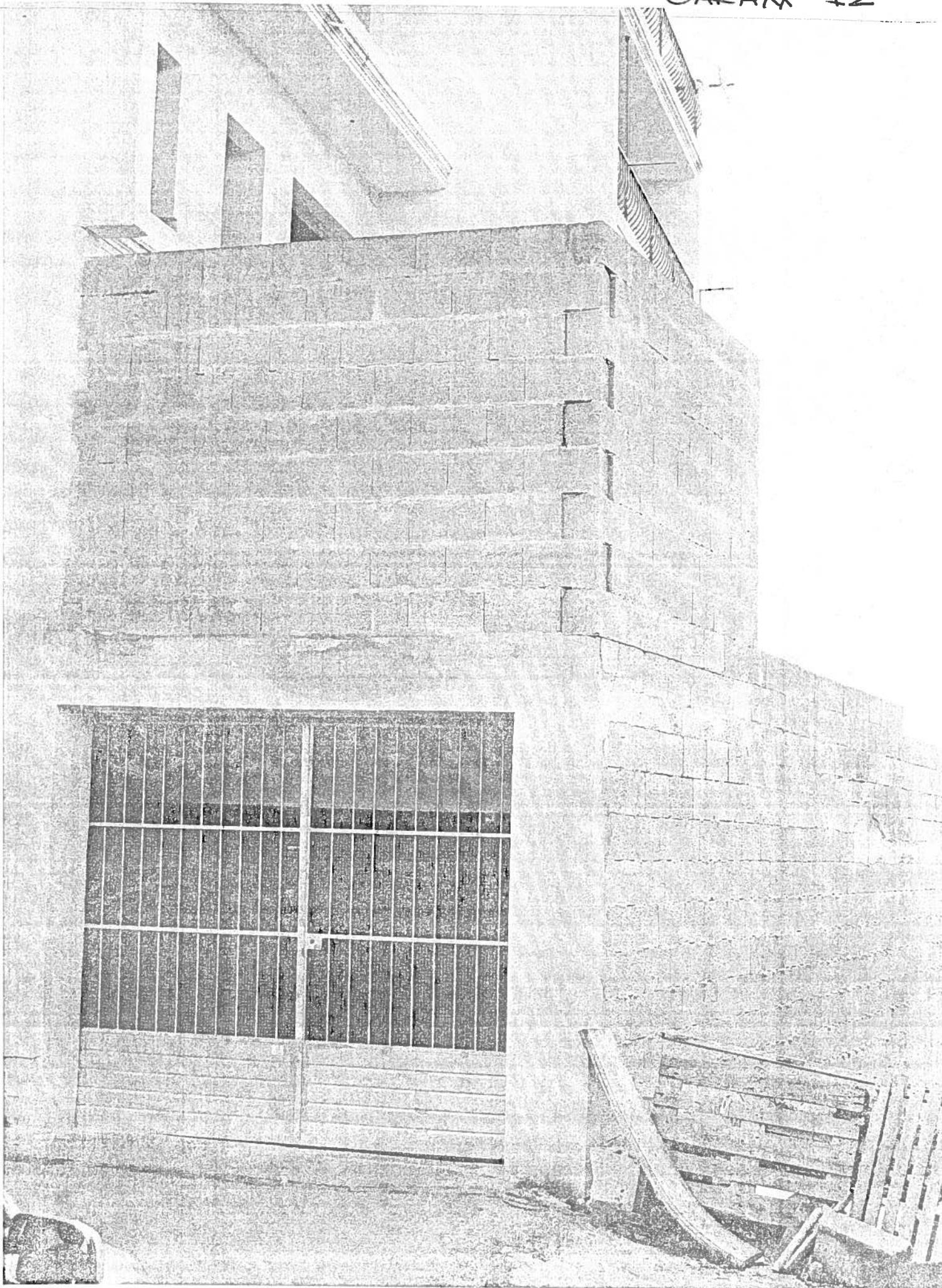


P1
D1
PROP. FULL BASEMENT
Scale 1:100

GARAGE 8' 15 S.M.
DRG. NO. GN 1304

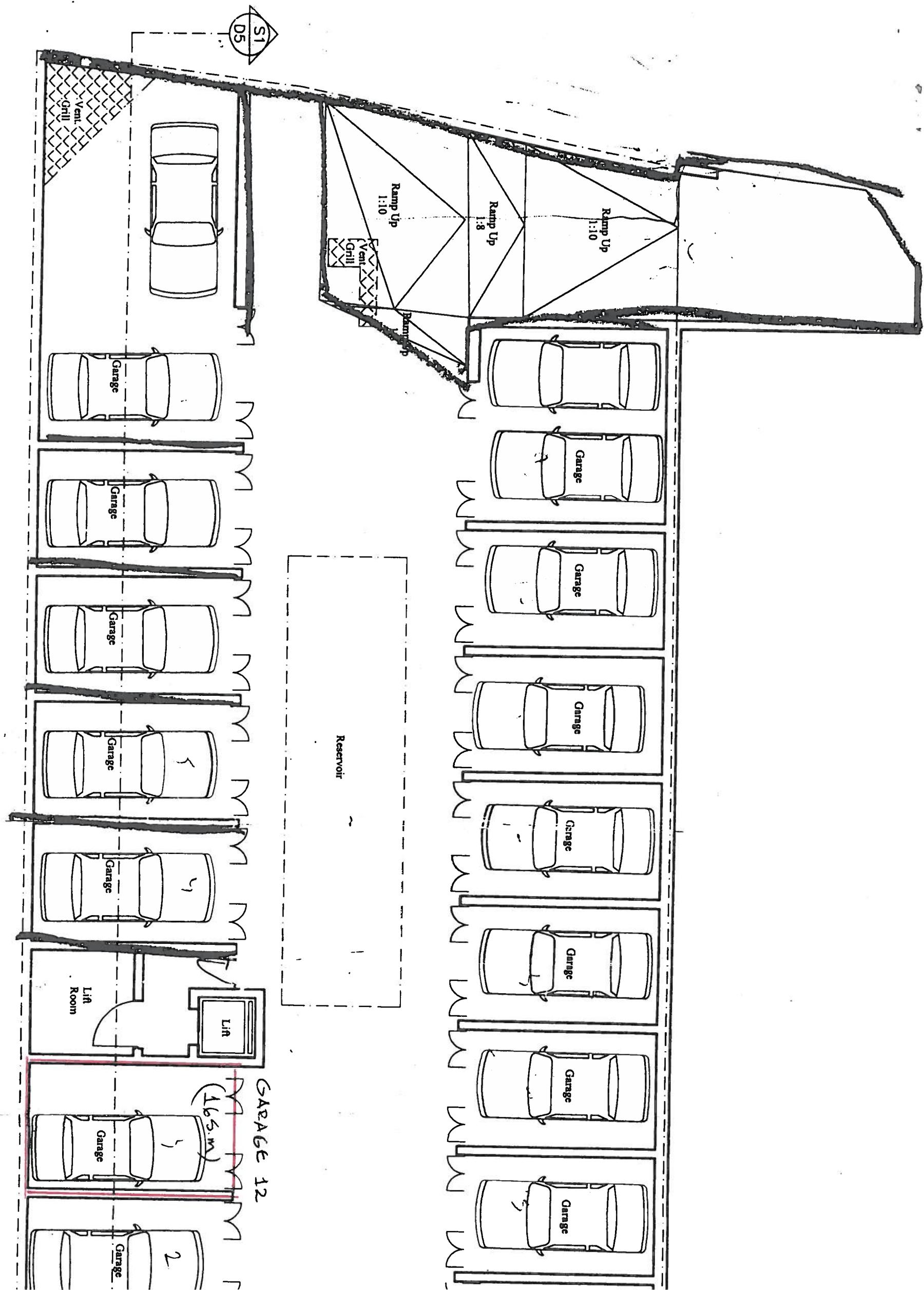


DOK. GV FOT 05
GARAXX 42

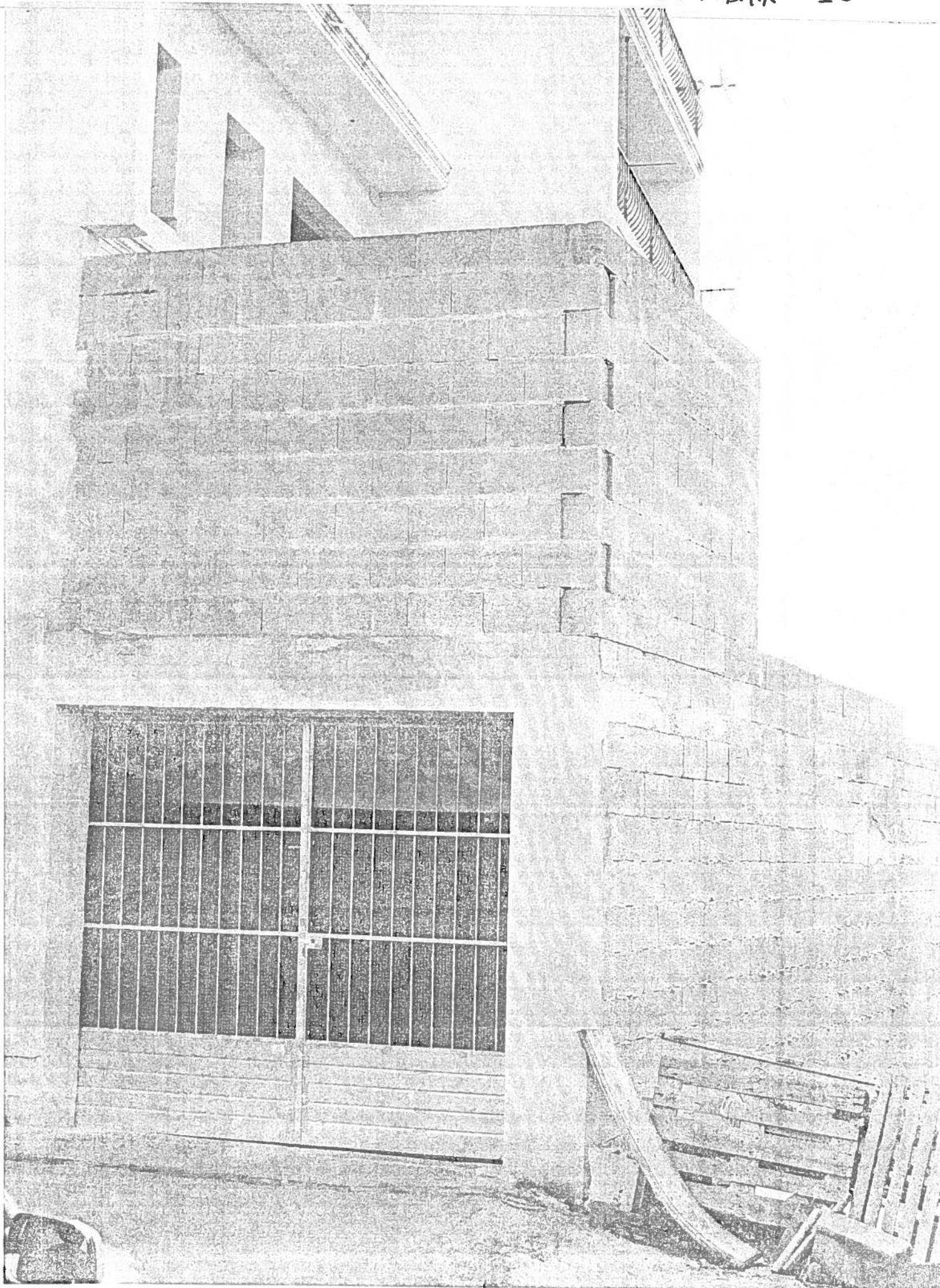


P1
D1
PROP. FULL BASEMENT
Scale 1:100

GARAGE
DRG. NO.



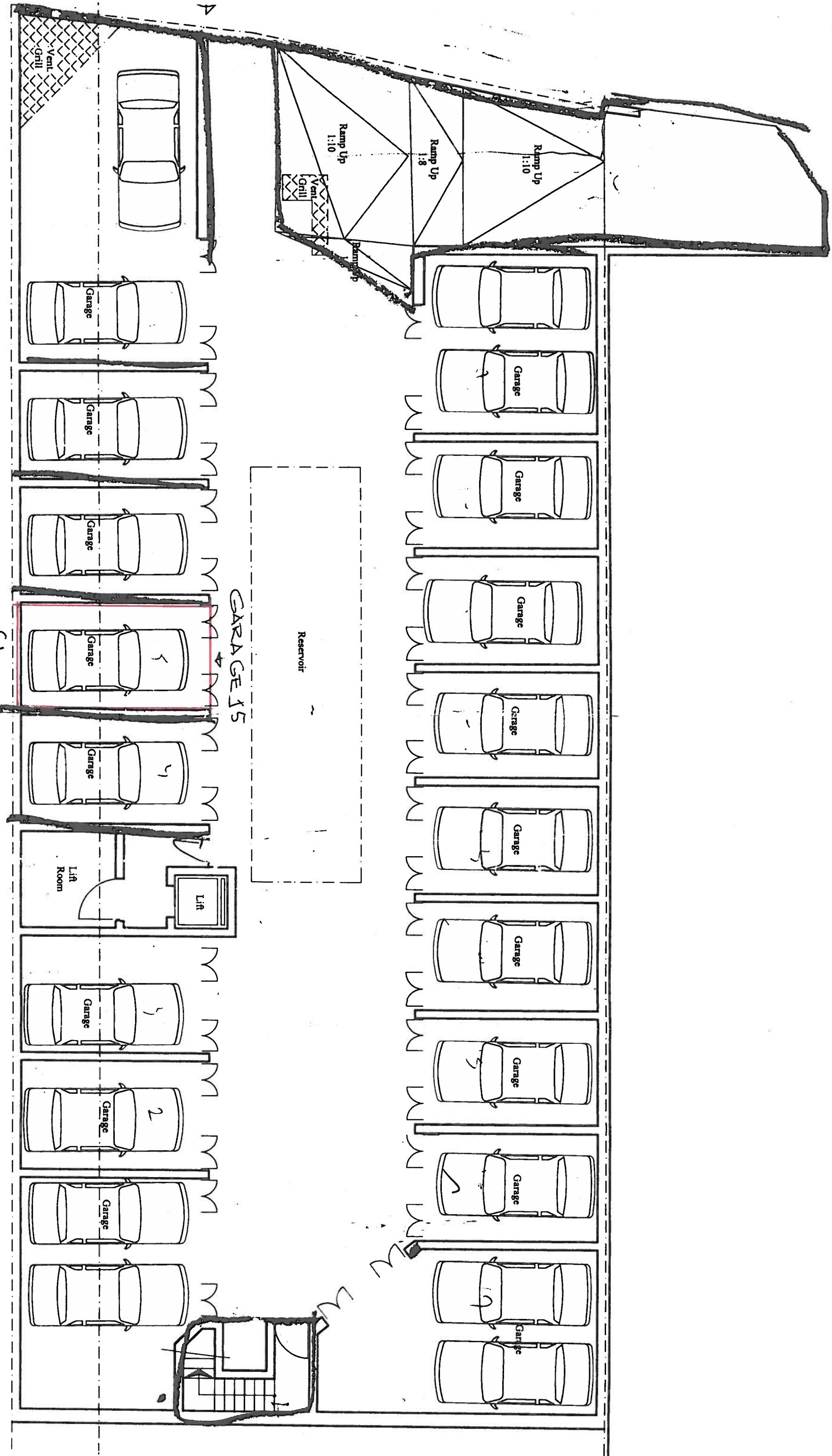
DOK GV Fot 06
GARAXX LS



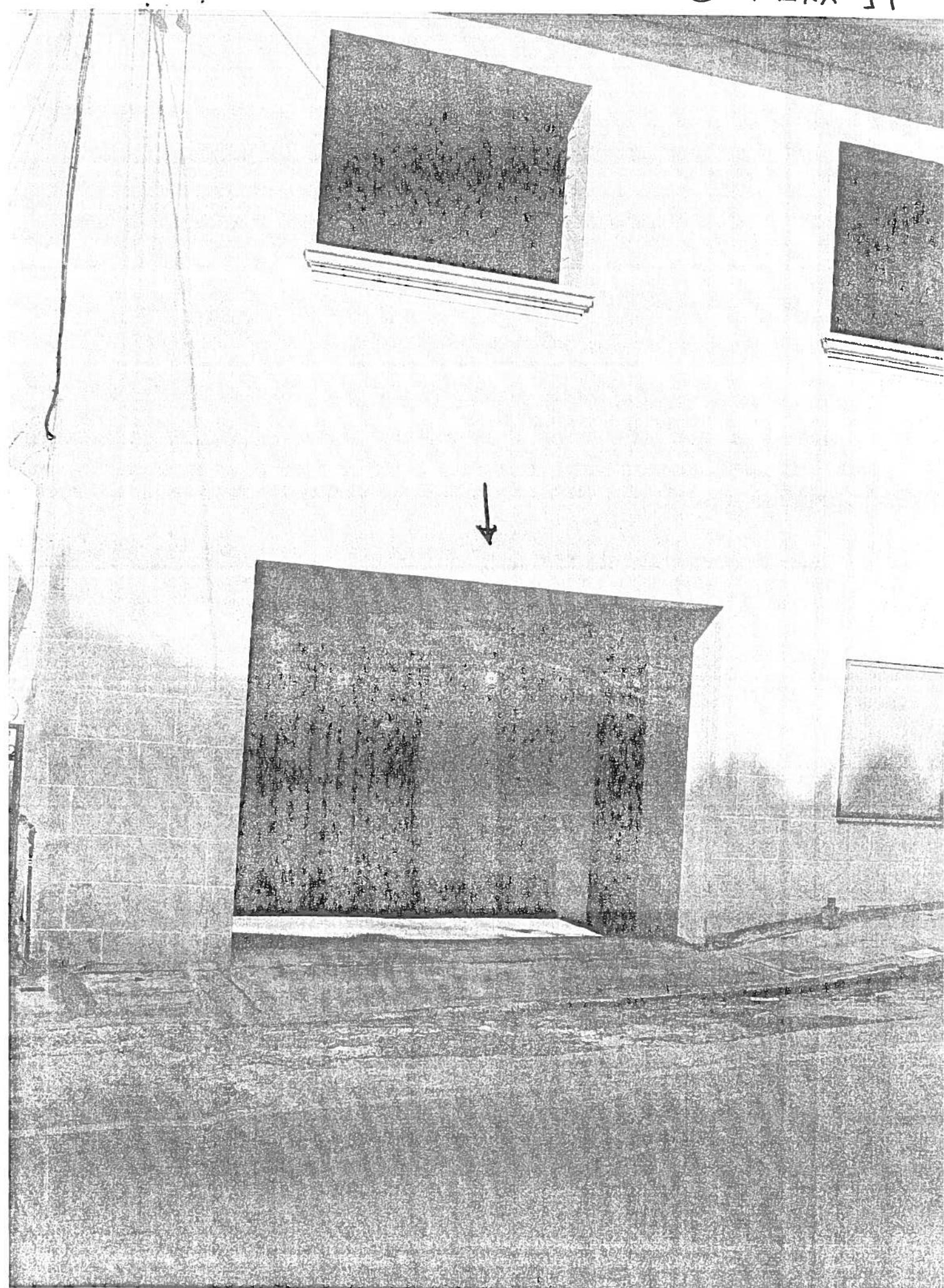
P1
D1

PROP. FULL BASEMENT
Scale 1:100

GARAGE 15, 16 sm.
TORG. N. GN. 1306

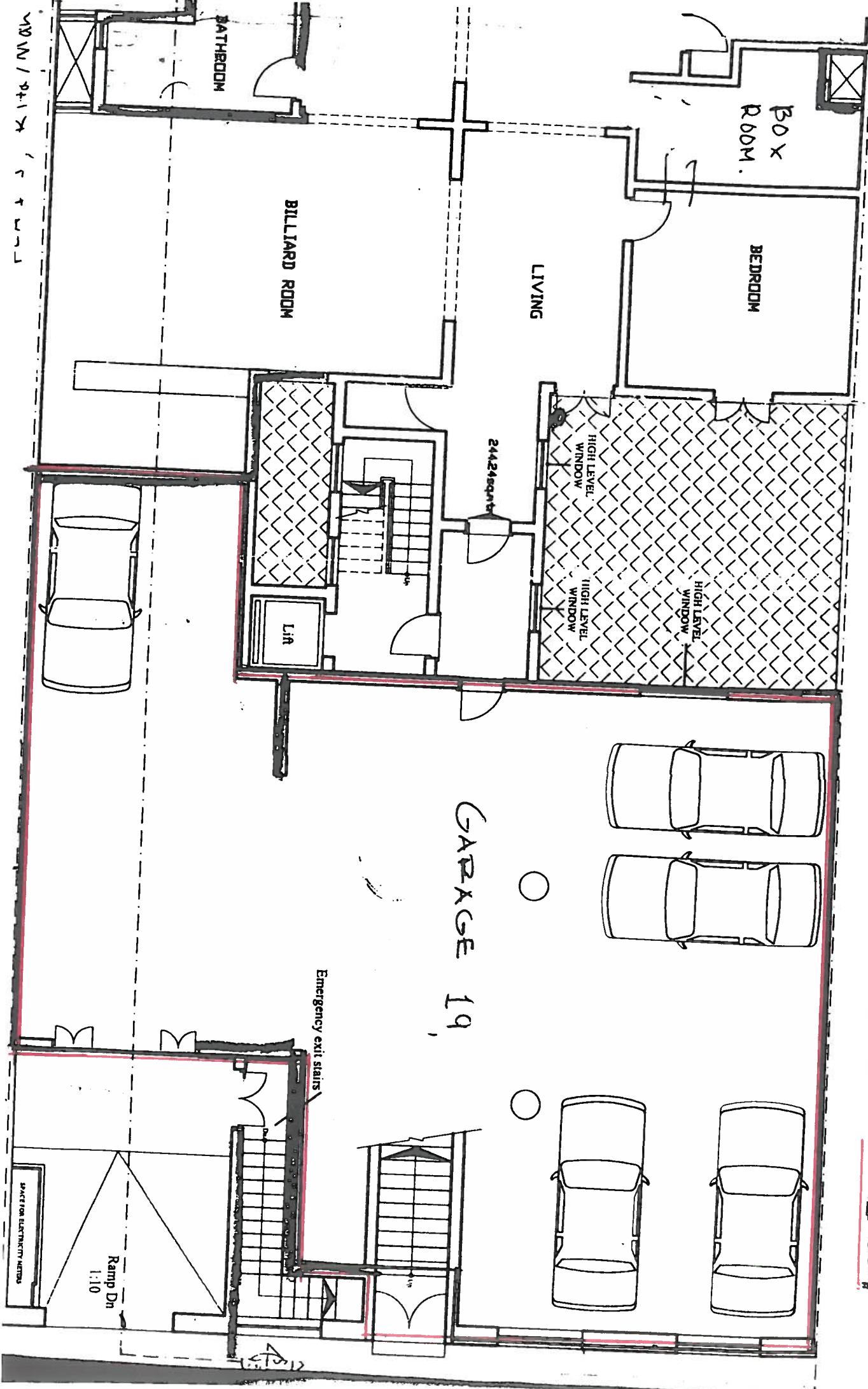


DOK GV FOT OF
GARAXX 19

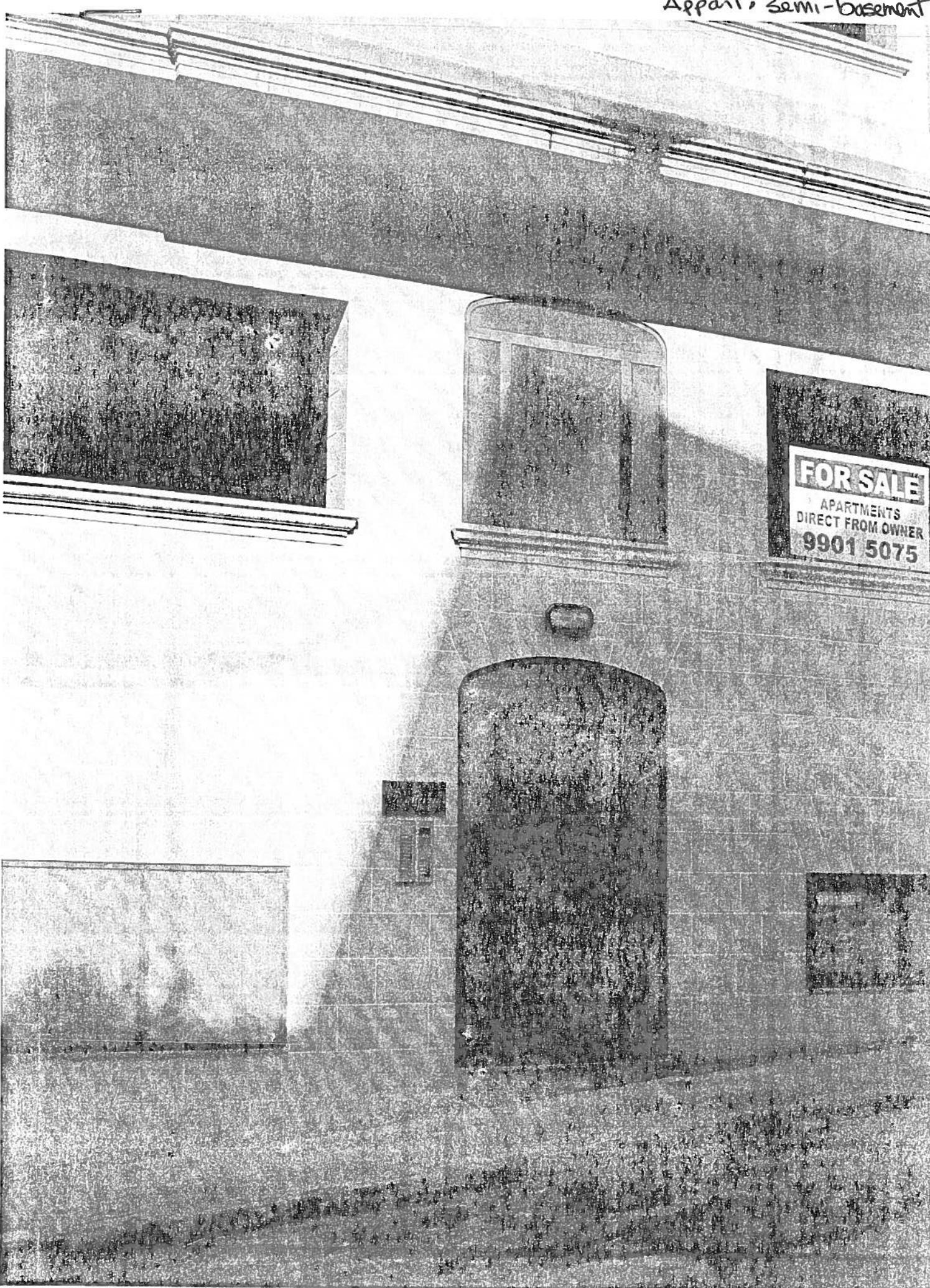


GARAGE 19,

DRC No. GV 1307

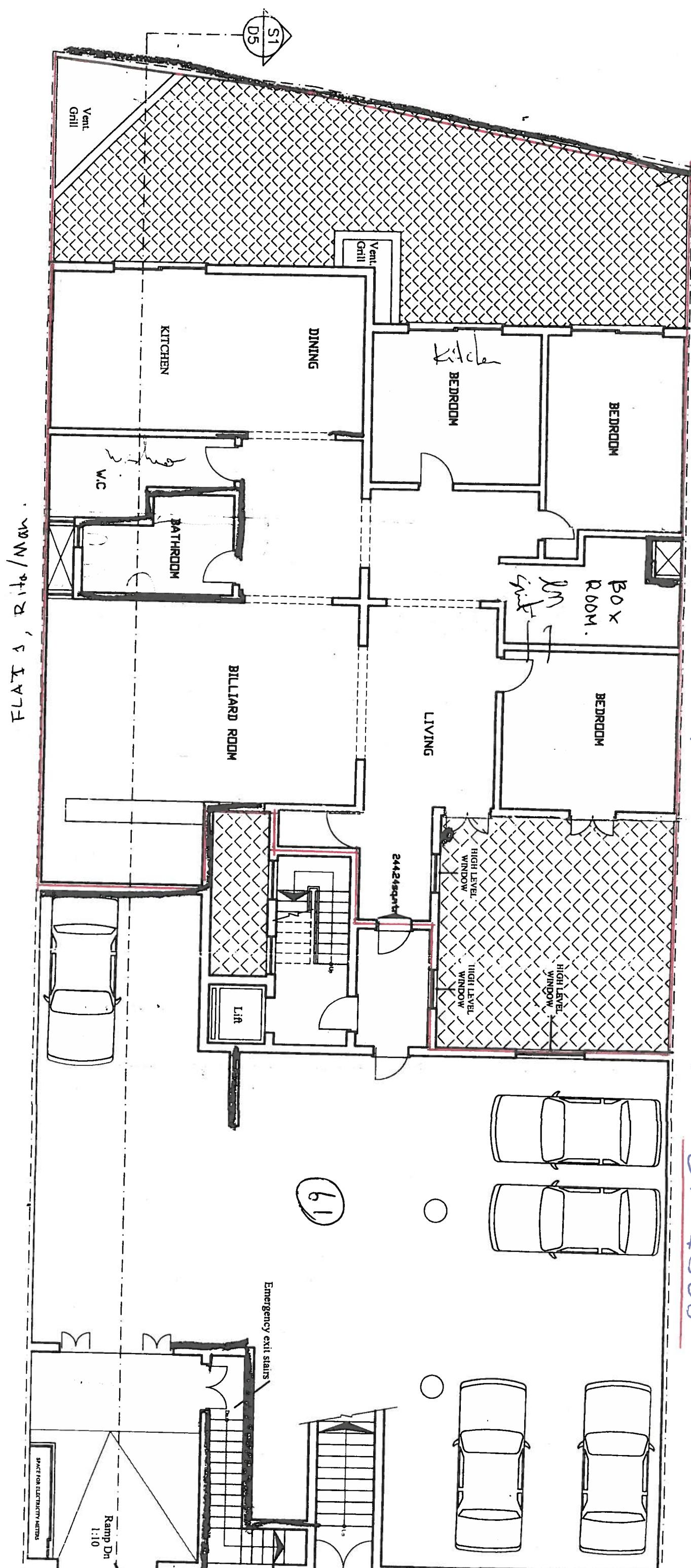


VOK GV Fot 08
Appart., semi-basement



APARTMENT 1, 244 S.W.

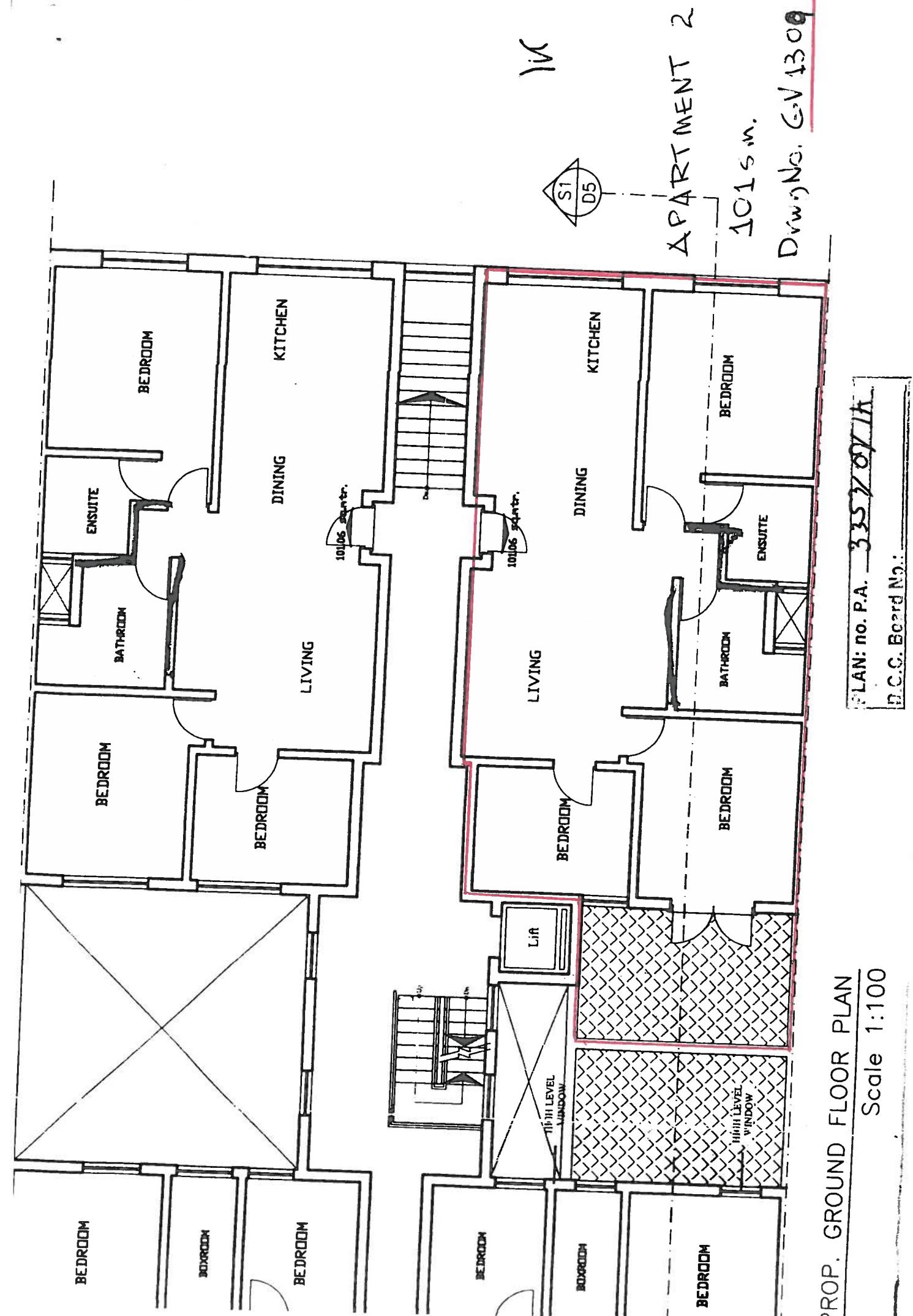
DRNG. No GV 4308



P2
D1
PROP. SEMI-BASEMENT
Scale 1:100

DOK GV Fot 09,
Appart. Nrn 2,





PROP. GROUND FLOOR PLAN Scale 1:100

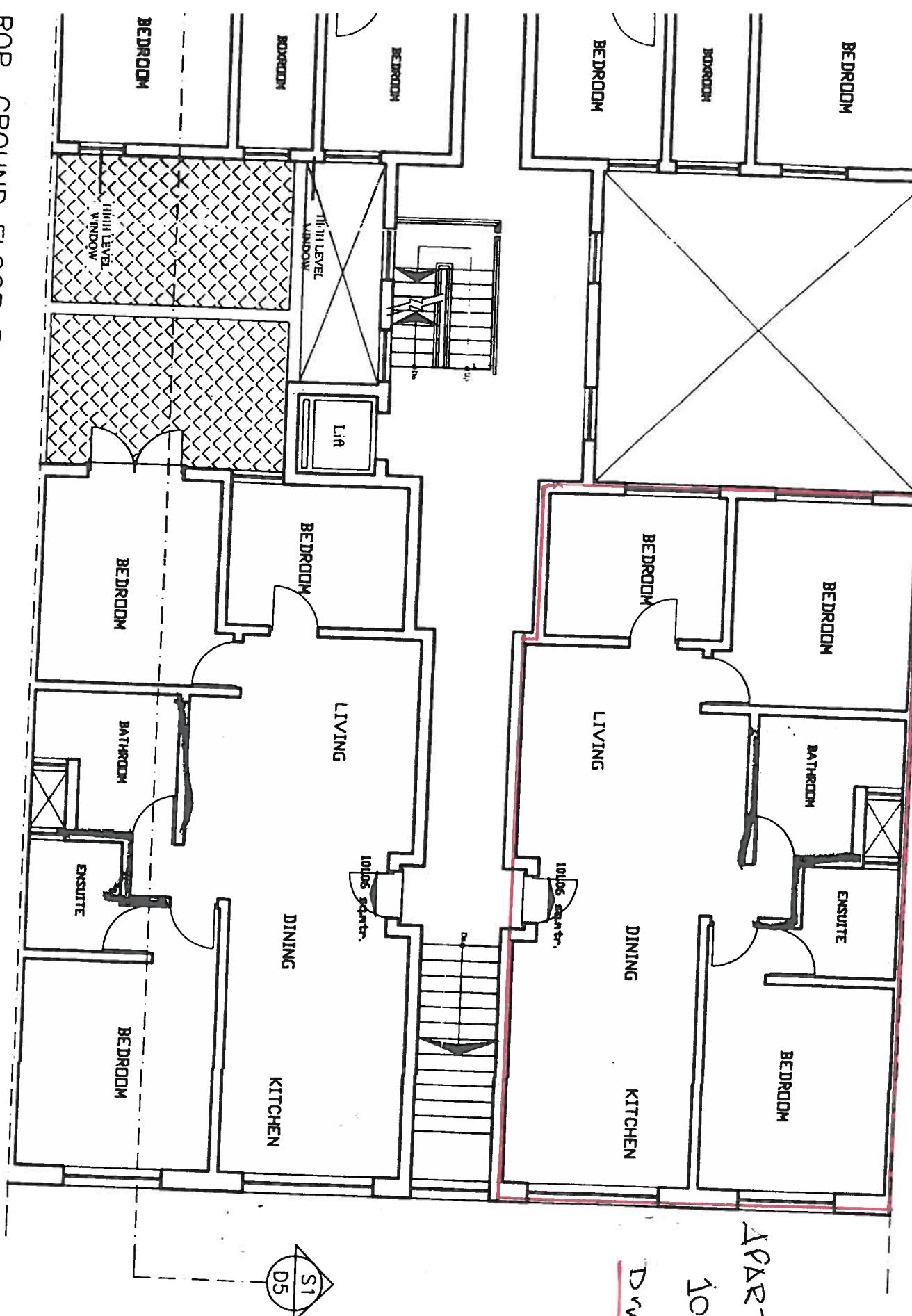
DOK GV. Fot 10a
Appartement Nrn 10



ROOF GROUND FLOOR PLAN

Scale 1:100

PLAN: no. P.A. 3352 of 1st
D.C.C. Board No.:

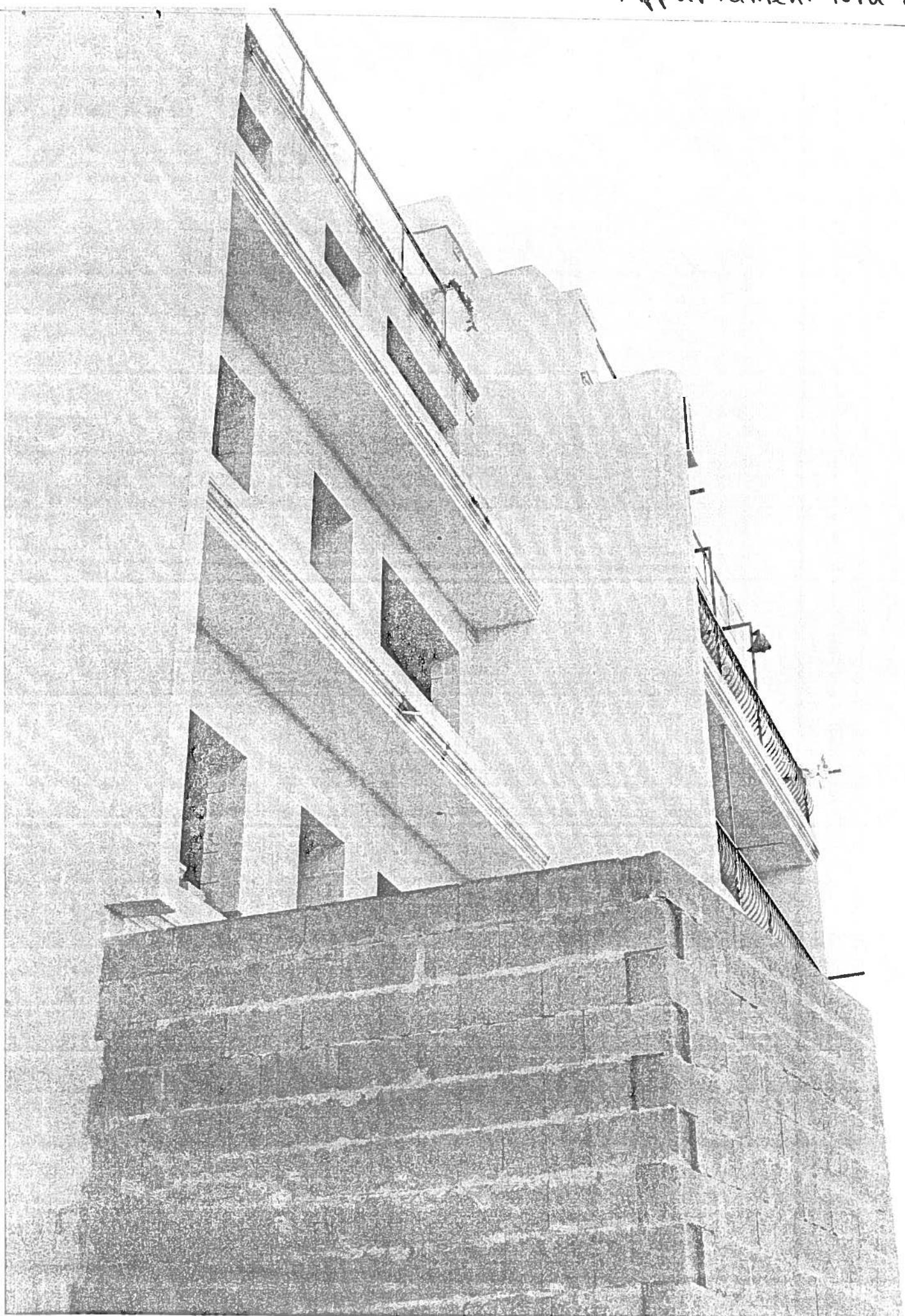


APARTMENT 3

101 cm.

Dwight No 1310

DOK GV FOT 41
Appartement Nru 4

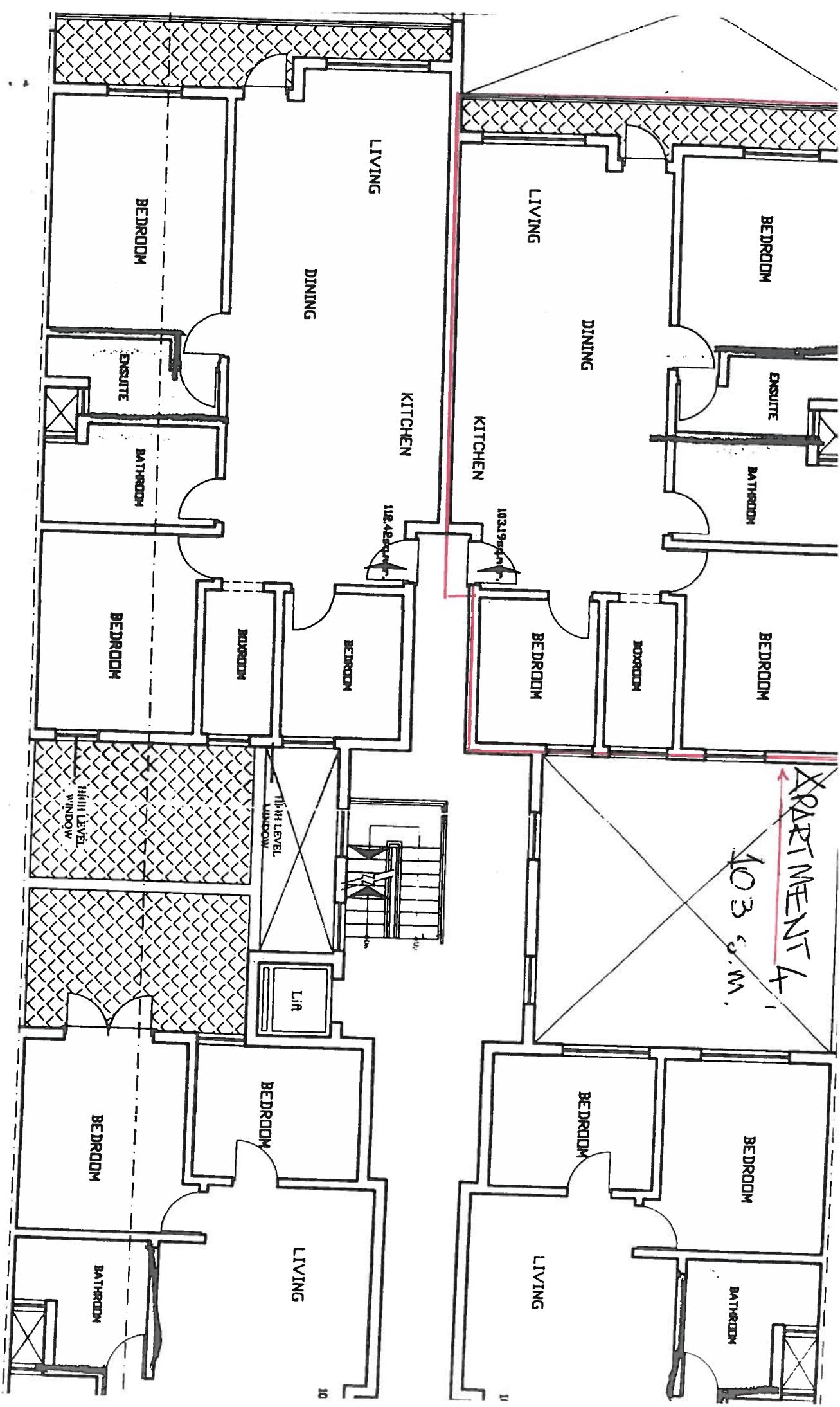


Drawing No. GV1311

(P3)
D2
PROP. GROUND FLOOR PLAN

Scale 1:100

PLAN: no. P.A.
D.C.C. Board No



WUN. G.V. TOT 12
Appartement Nro 7.

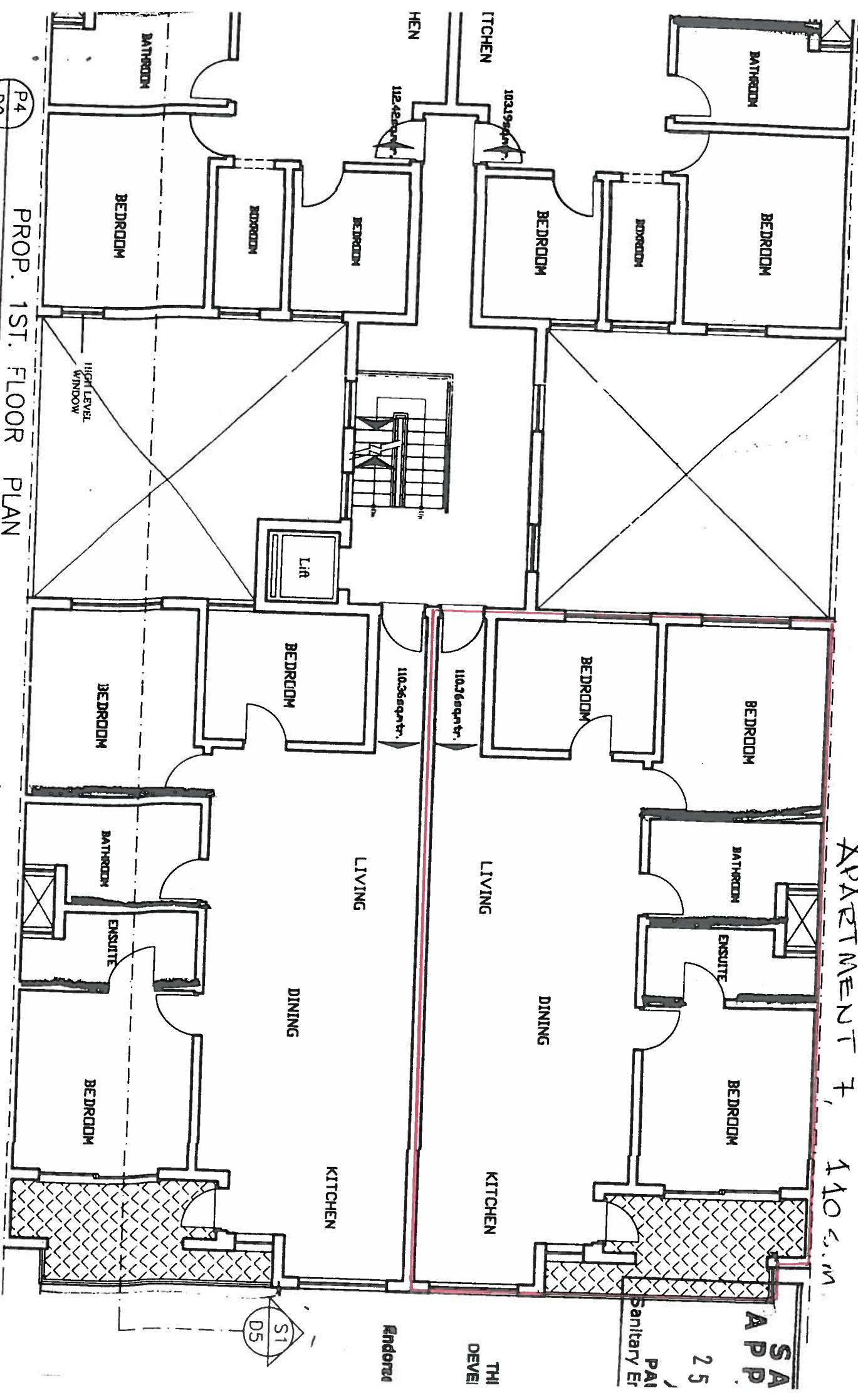


P4
D2

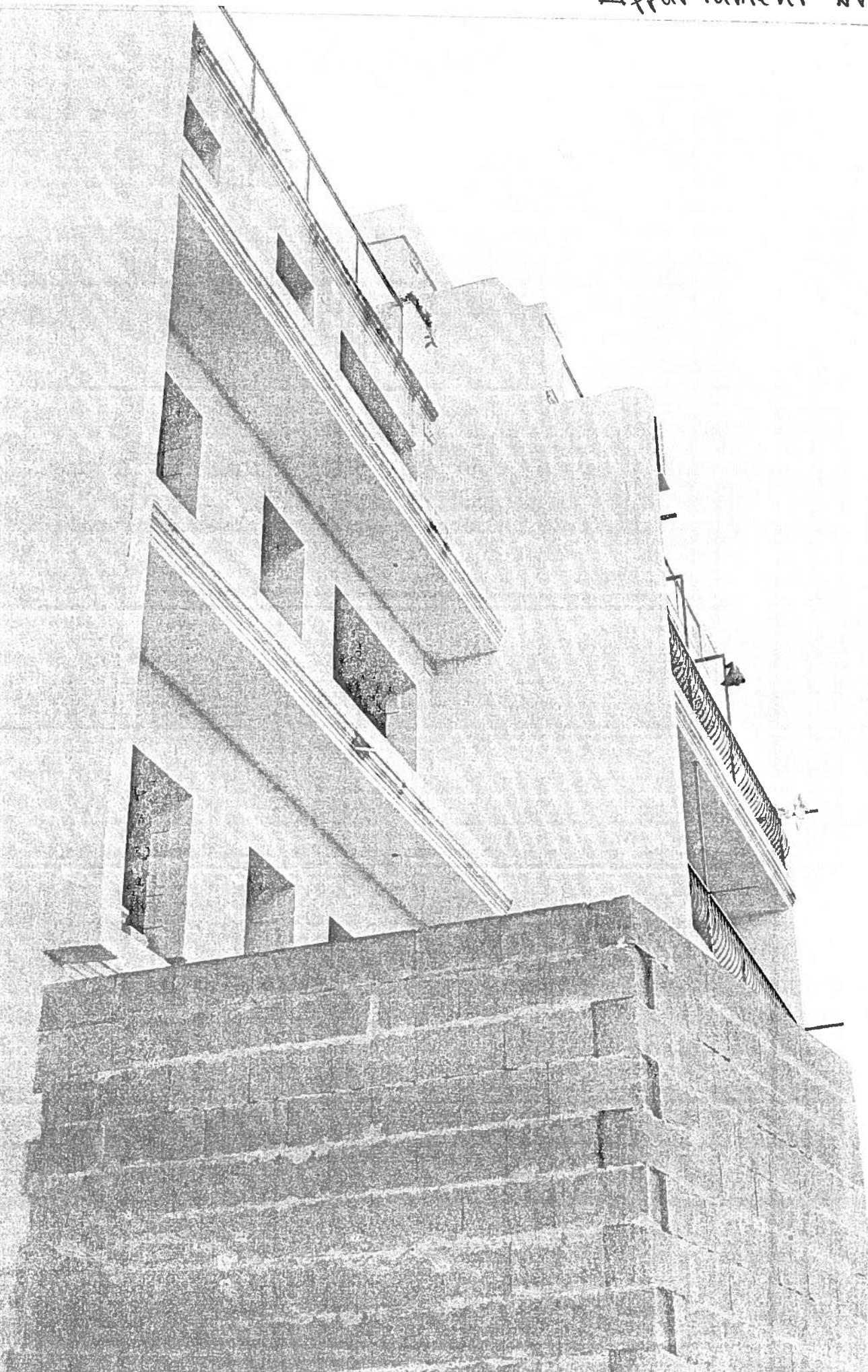
PROP. 1ST. FLOOR PLAN

Scale 1:100

Drawn No. GV 43 12

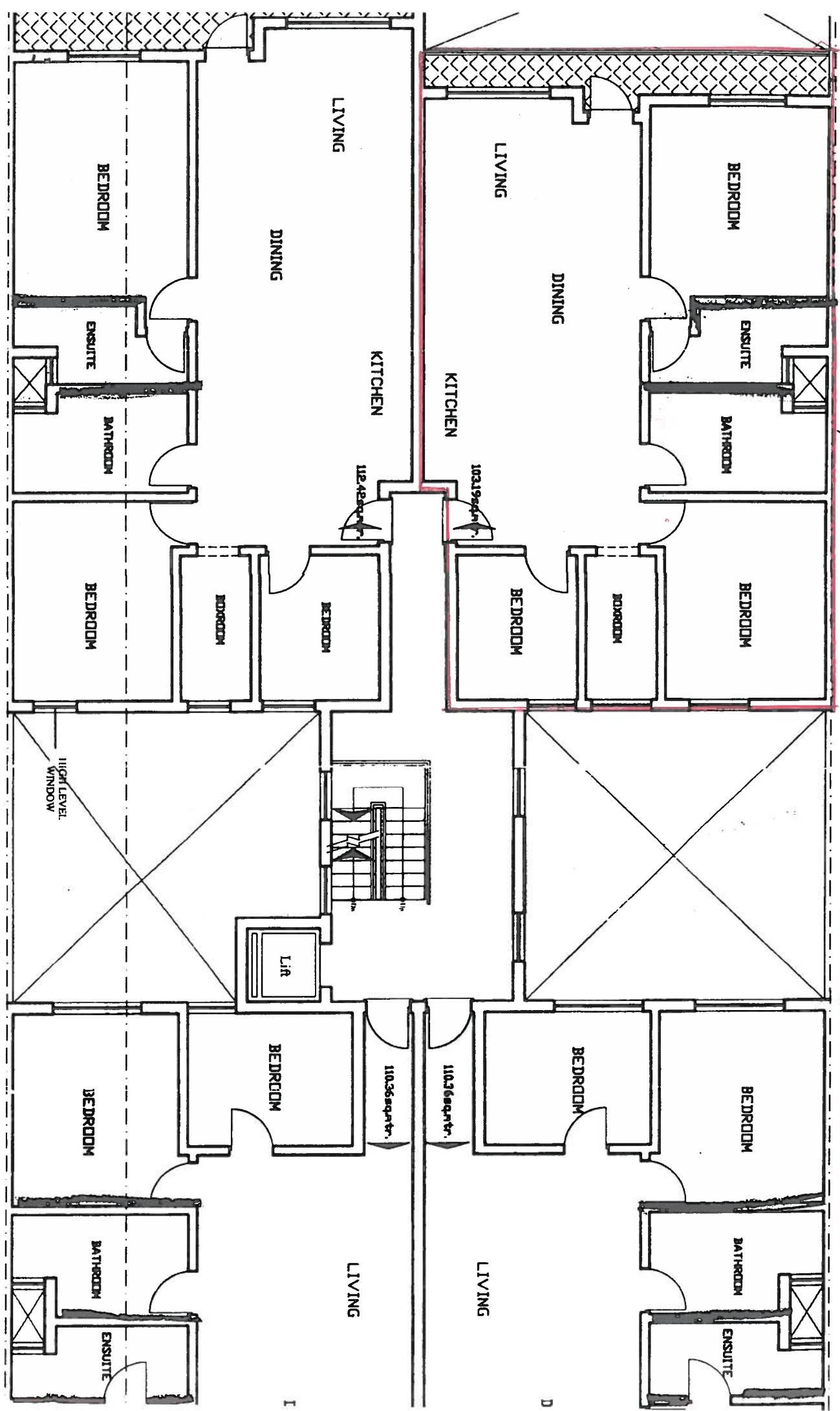


DOK GV. Fot 13
Appartement Nru 8



APARTMENT 8, 103 S.W.

Dwg No GV 13.13



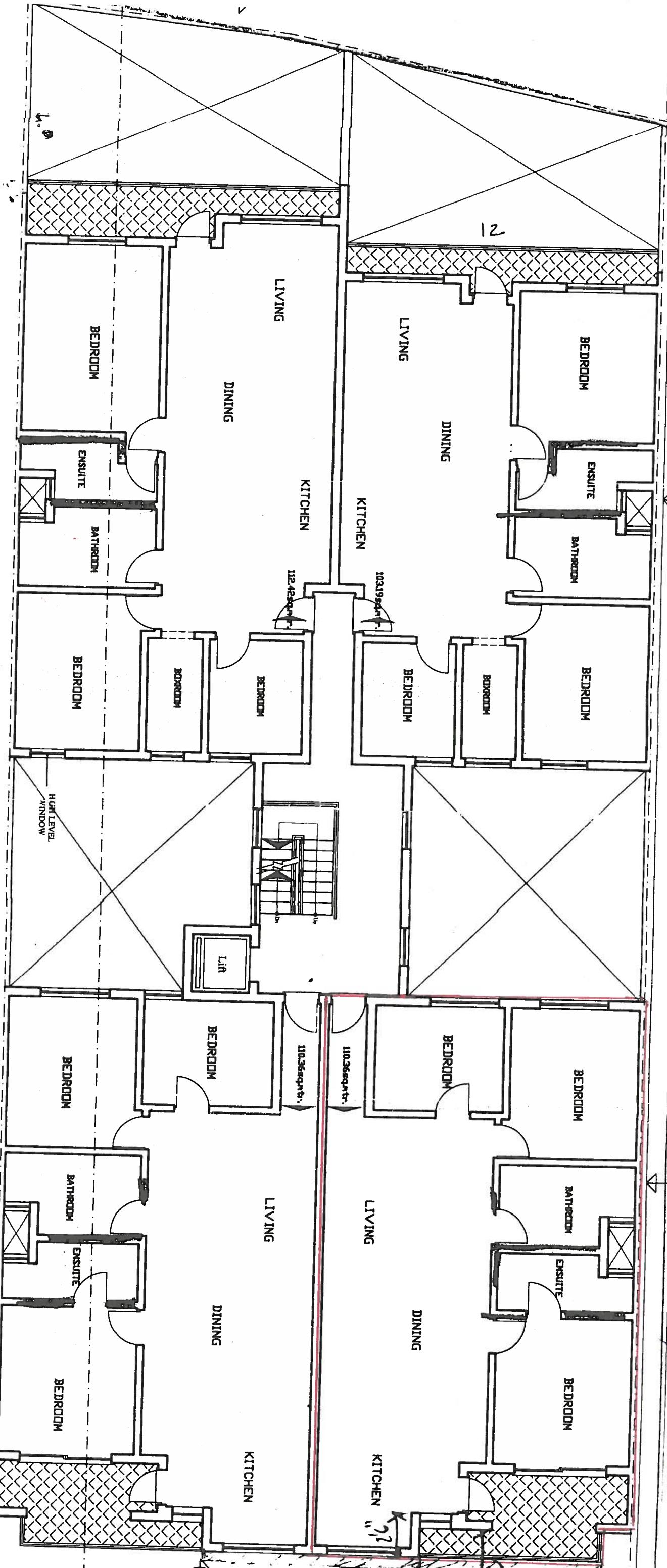
P4
D2
PROP. 1ST. FLOOR PLAN

Scale 1:100

Appartement Nru 11, +4



Draw. No GV 1314



P5
D2
PROPOSED 2ND. FLOOR PLAN

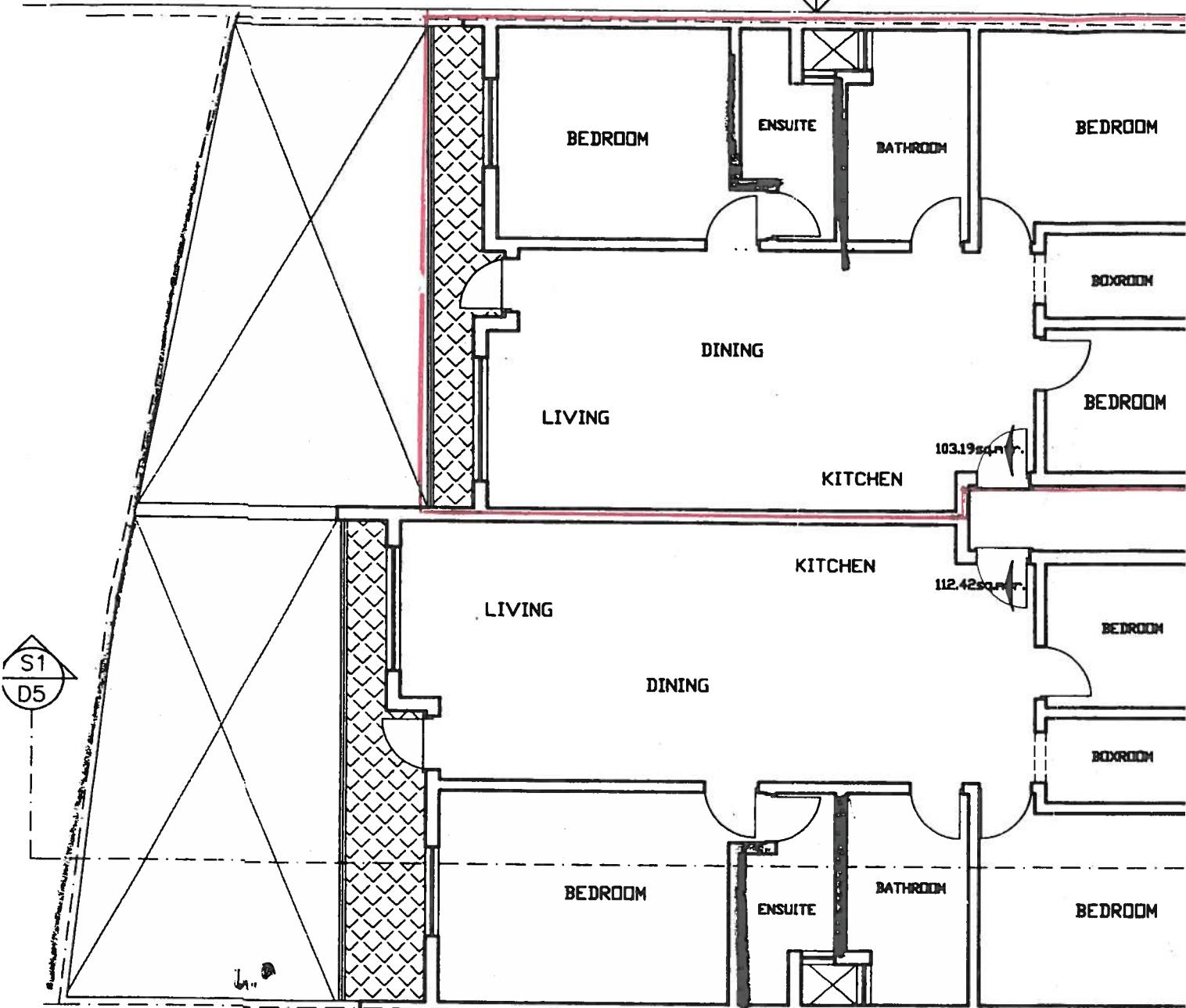
Scale 1:100

PLAN: no. P.A. 335205712
C. Board No:

LUR. GR. FOU APPARTAMENT NRU 12.



APARTMENT #2



P5
D2

PROPOSED 2ND. FLOOR PI

Scale 1:

LAPPART. renthouse Nru 14,
DOK. G.V. Fot. 16



**SANITATION
APPROVED**

25 SEP 2007

PAUL DALLI
Secondary Engineering Officer

THIS IS AN APPROVED D
DEVELOPMENT CONTROL C

Endorsed *[Signature]*
PERIT JOSEPH

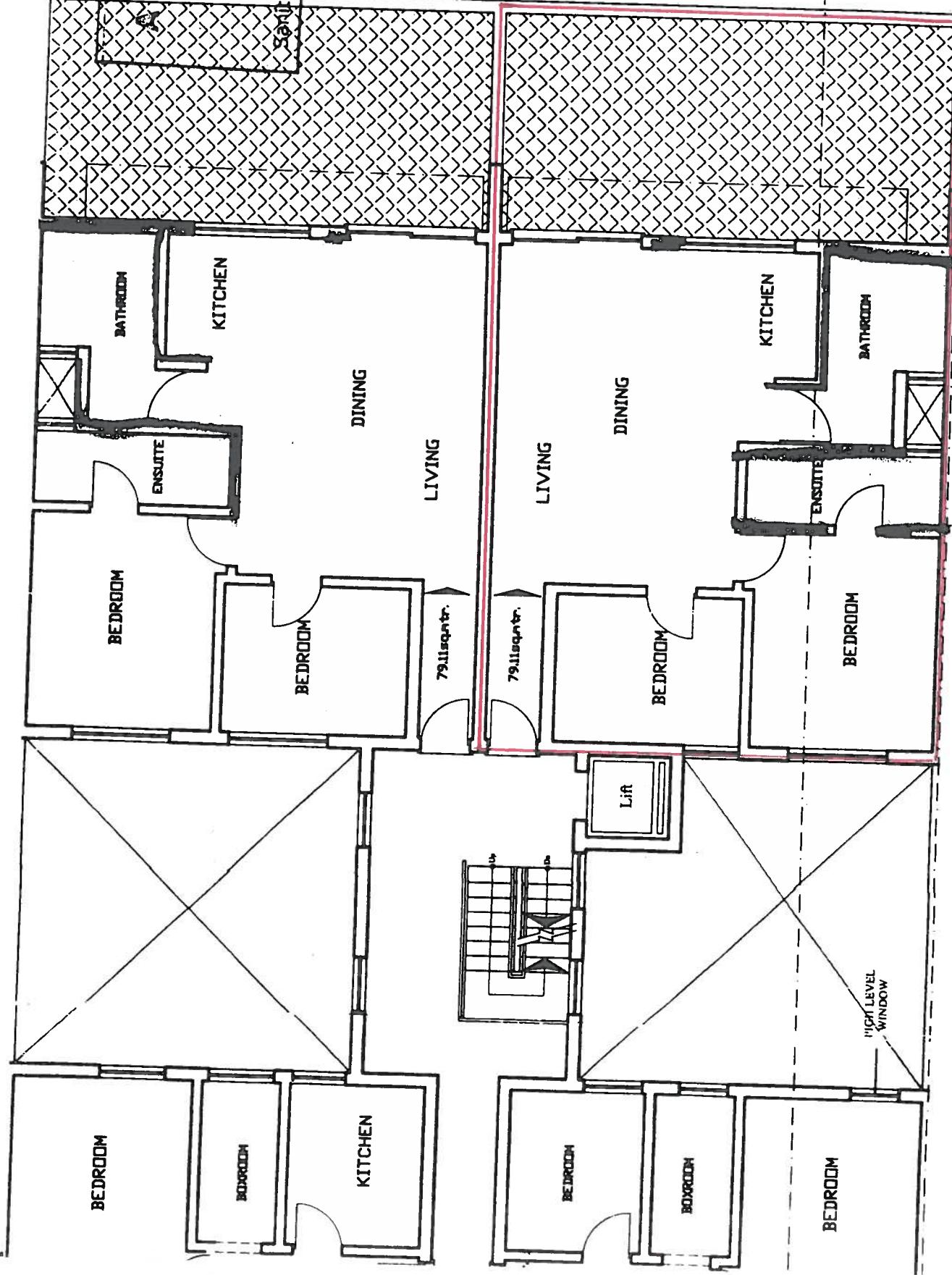
NOT TO BE SCALED

Job:
30/32/34/36, TRIO
FIGURE

Proposed Lay
MANERA G
NO 6 ALLEY 1 TC
MUSTA MST O

TEL: 2141 780 - 1
Office:

Com 2000 Ltd (Name)

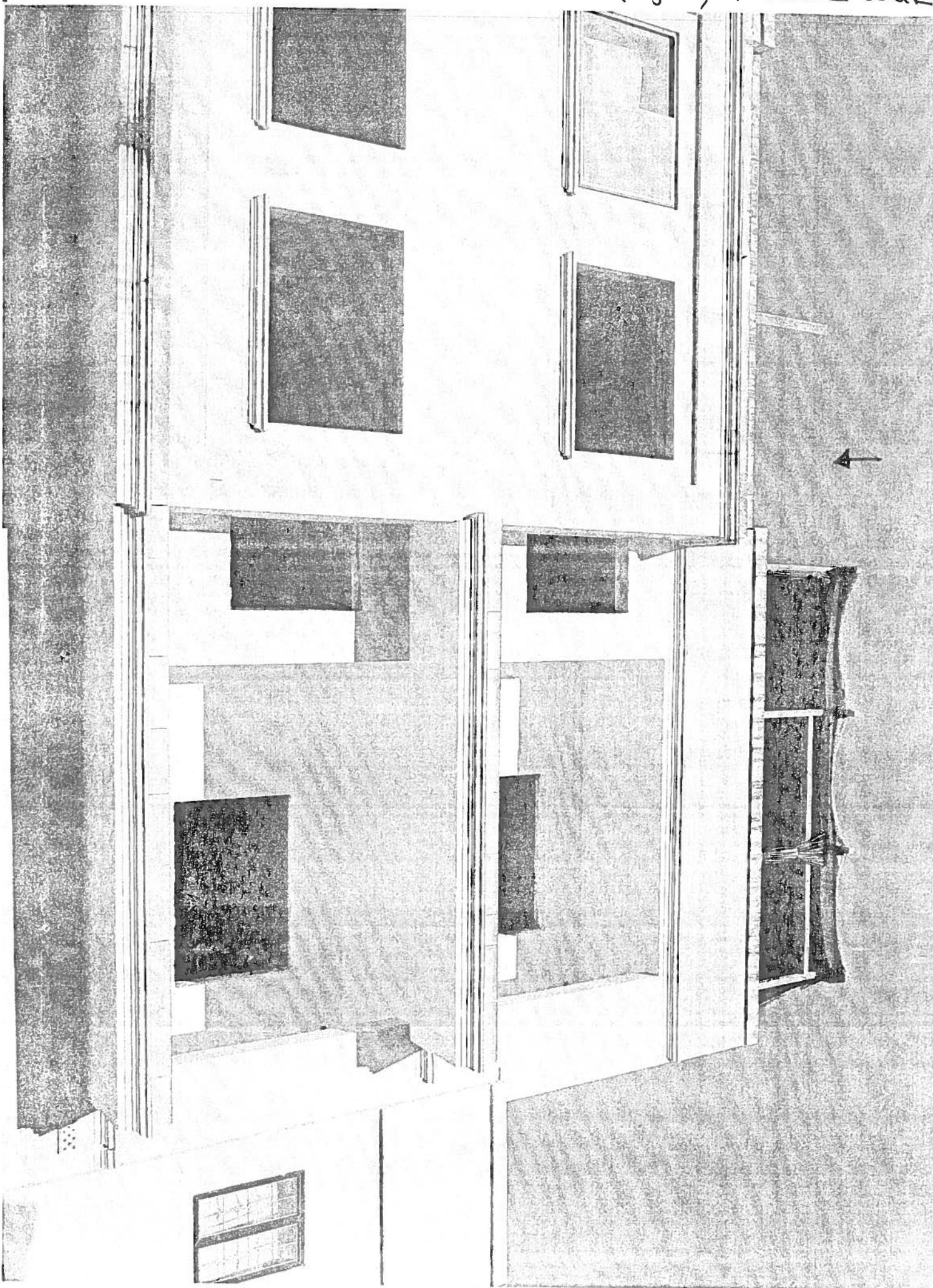


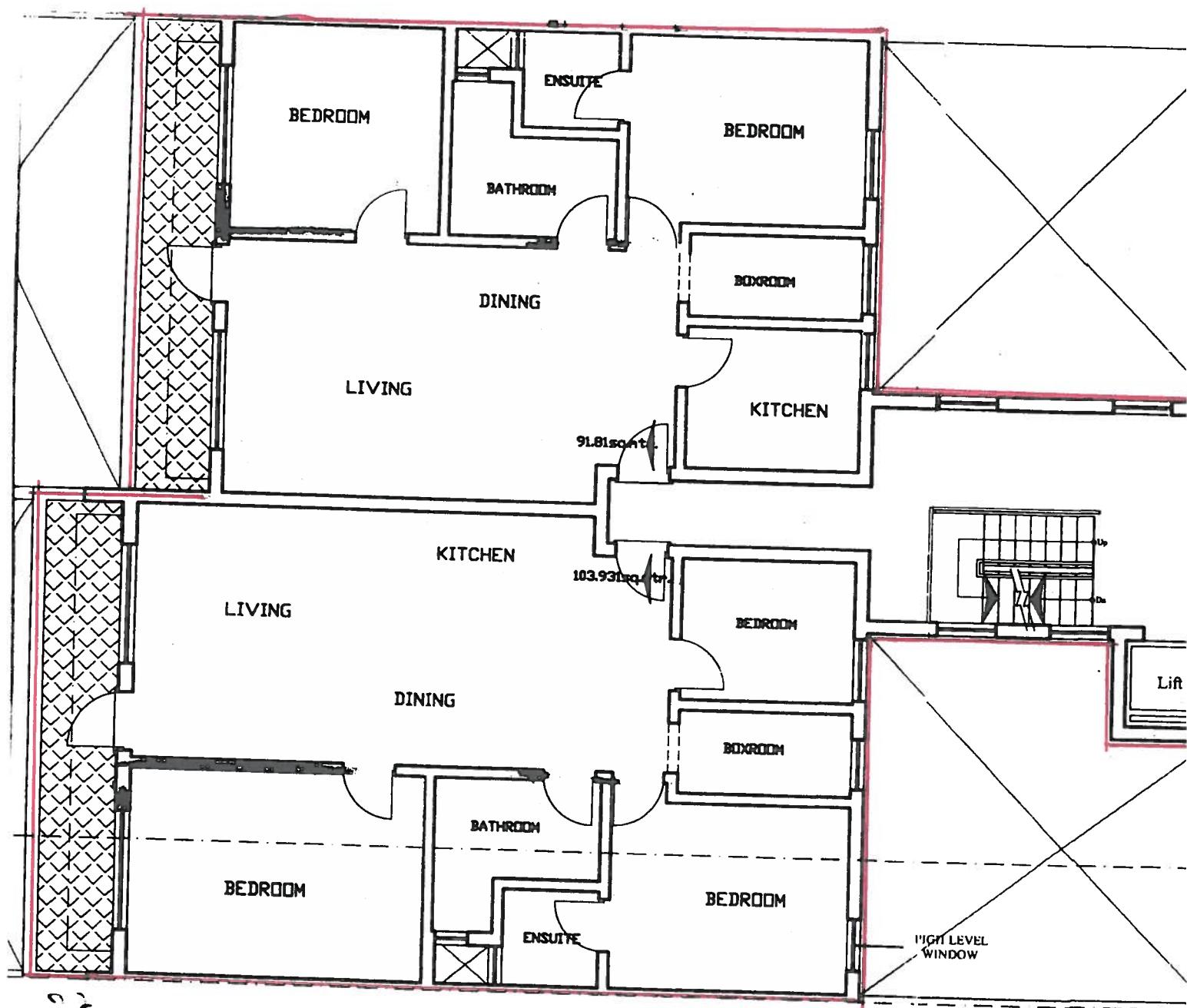
APARTMENT 14, 79 S.M.

PROP. PENTHOUSE LEVEL

P6
D3

NOK. GN. FOT 17
Arja, MARIE COUR





P6
D3

PROP. PENT