

Tasse Lute

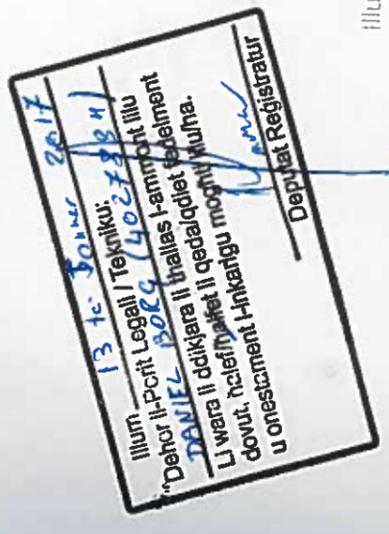
Fil-Prim' Awla tal-Qorti Civili

Subbasta 12/16

Bank of Valletta p.l.c. (C 2833)

Vs

Kurt Mario Bezzina

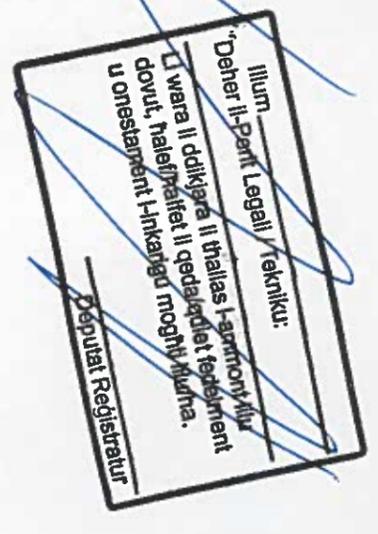


28 NOV 2016

Relazzjoni tal-Perit Daniel Borg

Daniel Borg

402788(M)



Fil-Prim' Awla tal-Qorti Civili

Subbasta 12/16

Bank of Valletta p.l.c. (C 2833)

Vs

Kurt Mario Berg Bezzina.
Daniel Berg



25 NOV 2016

Relazzjoni tal-Perit Daniel Borg

Daniel Borg

402788(M)

25 NOV 2016
Ipprezentata mill- Perit Daniel Borg
blia dok/b- Diversi dokumenti

L'access mill-bieb principali tal-appartament bin-numru tnax (12) idahhlek fil-kcina u s-salott li huma open plan. Il-qisien ta' din il-kamra huma ta' 6.45 metri tul u 4.66 metri wisa' li jaghmlu 30 metru kwadru. Din il-kamra thares ghal fuq it-triq ta' barra permezz ta' gallarija wiesgha il-wisa' tal-kamra tas-salott u l-kcina. Il-gallarija thares quddiem ghalqa li ghadha ma gietx zviluppata. Din il-kamra open plan hija mdawwla hafna ghall-fatt li ghandha bieb b'wisa' ta' 2.5 metri li jaghti ghal gallarija u n-naha tal-kcina hemm tieqa li tiehu d-dawl u l-arja minn bitha interna. L-open plan taghti ghal kurutur wisa' metru u tul ta' 7.8 metri, li jaghti access ghall-kmamar l-ohra ta' l-appartament. Bejn l-open plan u l-bidu tal-kurutur hemm dizlivell ta' zewg targiet. Il-kamra tal-kcina u s-salott huma ghojin 2.64m fil-waqt li l-kumpliment ta' l-appartament joghla ghal 2.83 metri. Mill-kurutur l-ewwel ma taccassa hija l-kamra tal-banju principali b'qisien ta' 2.60x2.10 metri. Tmiss ma din il-kamra hemm il-kamra tas-sodda principali li taccassa mill-istess kurutur b'qisien ta' 4.40x3.20 metri. Fil-genb tal-kamra hemm bieb li minnha tiehu l-arja din il-kamra. Din taghti ghall-veranda mdaqqa ta' 1.00x4.70 metri li thares go bitha interna kbira hafna li minnha jiehd u l-arja is-sitt blokko li jiffurmaw parti minn dan il-kumplex. Din il-kamra tas-sodda ghandha maghha ensuite li tkejjel 3.36x0.87 metri. Il-wara ta' dan il-kurutur iwassal ghal-ahhar kamra tas-sodda ta' dan l-appartament. Din il-kamra tas-sodda fiha 4.58x3.45 metri. L-appartament imsemmi ma ghandux access ghall-bejt.

Il-binja tal-blokk imsemmi tikkonsisti minn hitan tal-bricks u soqfa tal-konkos. Il-hitan li jaghtu ghal barra huma tad-disgha, waqt li il-hitan divisorji bejn il-kmamar huma tas-sebgha. Il-blokka tinsab fi stat strutturali tajjeb. L-appartament li fuqu qed issir il-valwazzjoni jinsab fi stat strutturali tajjeb u ghad ma fiehx ghamara. Dan juri li l-appartament qatt ma gie abitat u ghadu fl-istat originali hekk kif mibjugh, jgifieri jinkludi t-tibjid u l-kisi tal-kmamar, madum ta' l-art u l-"iskirting", aperturi ta' l-aluminium, bibien ta' l-injam u l-madam u l-accessorji tal-kmamar tal-banju.

Iz-zona tal-lokal madwar il-blokk tal-appartamenti hi primarjament zona residenzjali u kummercjali, f'wahda mill-iktar toroq maghrufa tal-Qawra. Din tinsab ffit il-bogħod mill-qalba turistika tal-Qawra, vicin ta' lukandi prominenti fiz-zona, kif ukoll vicin tal-bahar u l-venda tal-linja. Iz-zona hija mfitxija hafna mit-turisti, l-aktar

Referenza: Subbasta 12/16**08 ta' Ottubru, 2016****Certifikat ta' valor ta' propjeta'****Indirizz: Vela Vista Block E, Appartamento 12, Triq it-Turisti, San Pawl il-Bahar****1. Skop tac-certifikat ta' valor ta' propjeta'**

Jiena gejt appuntat bhala espert tal-Qorti mill-Qrati tal-Gustizzja ta' Malta fuq il-kaz Bank of Valletta kontra is-sur Kurt Mario Bezzina, sabiex niprovdi certifikat ta' valor ta' propjeta' fuq il-fond hawn imsemmi, liema fond jinsab Vela Vista Block E, Appartamento 12, Triq it-Turisti, San Pawl il-Bahar, u b'hekk jigi ddeterminat il-valur tal-fond ghal skop ta' subbasta. Gie spezzjonat ukoll garaxx ta' zewg karozzi fl-ivell 'minus two' bin-numru 27 li huwa parti mill-istess kumplex u li jappartjeni wkoll bhala parti mill-propjeta' tas-Sur Kurt Mario Bezzina. Il-propjeta' gjet spezzjonata fl-4 ta' Ottubru 2016 permezz ta' zgass awtorizzat mill-Qorti.

2. Sit u deskrizzjoni tal-fond

Il-fond hawn imsemmi huwa appartament ta' zewgt ikmamar tas-sodda fuq is-sitt livell ta' blokk ta' appartamenti li jinsab fi Triq it-Turisti (sular taht il-penthouse). Il-blokk jifforma parti minn kumplex ikbar ta' sitt blokko li kollha gew mibnija approssimament fis-sena 2008. Il-blokk jikkonsisti fi tlett sulari parkegg taht l-art, semi basement b'zewgt ihwienet bi swiet l-entratura principali, hames sulari b'zewg appartamenti fuq kull sular u penthouse fuq is-sular irirat lura. Il-komun li jikkonsisti minn tarag u il-lift jaqsmu iz-zewg appartamenti ta' kull sular. Il-blokka ghandha parapett zghir, b'tarag u rampa li jwasslu ghall-entratura principali li tinsab xi tlett filati taht il-livell tat-triq. L-appartament numru tnax (12) li fuqu qeghda issir il-valwazzjoni jinsab fuq in-naha tal-lemin tas-sitt sular meta wiehed ihares minn quddiem. Il-faccata tal-bini thares lejn ix-Xlokk (South East).

Dan l-appartament huwa approvat bil-permess PA 06011 tat-2007, fuq emdendi li saru fuq il-permessi ta' qabel li huma PA 01560 u PA 04067 tas-sena 2005 u 2003 rispettivament, li fuqhom hemm approvat il-garaxxijiet fil-basement.

F'dan l-appartament gew innotati affarijiet zgħar li mhumiex koperti bil-permess original ta' PA 06011/07. Fost dawn hemm:

- zewg kolonni fil-faccata li huma approvati u mhux mibnija,
- ftuh ta' tieqa fis-shaft li ma tidhirx fil-permess
- terazzin zgħir accessat mill-kamra tas-sodda u jhares fuq il-bitha interna li dan ma jidhirx fil-permess.
- Tieqa fil-kamra tas-sodda mhix mibnija ezatt skond il-permess.
- L-gholi tal-kcina huwa inqas minn dak stipulat bis-sanita' ta' meta kien approvat il-permess, li għalkemm bir-regola l-gdida tas-sanita' dan jista' jigi facilmment regolarizzat permezz ta' applikazzjoni l-planning authority.

4. Kalkolu tal-valur tal-propjeta'

Wara li saru l-konsiderazzjonijiet kollha fuq il-lok, qisien u kundizzjoni tal-fond imsemmi, il-kalkolu tal-valur sar skond il-"Comparative Method", liema metodu jikkonsidra kemm il-potenzjal tal-fond kif inhu, kif ukoll il-potenzjal skond il-policies tal-Planning Authority. Gie wkoll ikkunsidrat ic-cens li hemm fuq il-bini, li huwa ta' €2.98 (£1.28) fis-sena fuq l-appartament u €0.88 (£0.38) fis-sena fuq il-garaxx. Dan ic-cens huwa għal mija u hamsin sena (150), jiggjeddet kull mitt sena (100) u huwa revedibli.

- Appartament numru 12 ibbazat fuq qisien fil-metru kwadru ta' madwar 90.42 sq.m. fuq rata ta' €1300/sq.m., terazzin fuq barra ta' madwar 6.30 sq.m. fuq rata ta' €500/sq.m., u terazzin go bitha nterna ta' madwar 4.70 sq.m. fuq rata ta' €350/sq.m. għal total ta' €122,341.
- Garaxx numru 27 ta' zewg karozi u fit-tieni livell taht l-art għal €28,000.

fix-xhur tas-sajf. Il-propjetajiet residenzjali f'din iz-zona qed ikunu abitati tista' tghid is-sena kollha, għalkemm hemm fit residenzi li jintuzaw fis-sajf, waqt li oħrajn jigu mikrija minhabba li jghixu hafna barranin u turisti. Il-fatt li z-zona hija wahda kummercjali u turistika ifisser illi l-inhawwi mhumiex kwiet izda attiv lejl u nhar. It-toroq tal-madwar huma magħmula bit-tarmak u kompluti bis-servizzi bazici bħal ilma, dawl u drenagg.

Il-garaxx flivell numru tnejn taht l-art huwa accessat minn Triq il-Bahhara. Apparti dan, biswit il-garaxx hemm lift li jtellak ezatt għall-appartament tas-sur Kurt Mario Bezzina. Il-garaxx għandu tul ta' tlettax il-metru (13.00m), b'wisa' ta' zewg metri u sebghin centimetri (2.70 m), li jagħmlu 35.10 metri kwadri. Il-garaxx huwa għoli 3.20 metri, ma fihx bieb u gewwa tieghu huwa mbajjad u fih art tal-konkos. Mill-ispezzjoni li saret ma jidhirx li fih konsenturi u jinsab f'kundizzjoni strutturali tajba.

3. Planning Authority (PA) policy u storja tal-binja

Skond il-PA (Planning Authority) 'Map 38 North West Local Plan – Bugibba & Qawra Transport strategy', Triq it-Turisti hija immarkata bhala – 'Local Access Road', jigifieri wahda mit-toroq principali tal-Qawra. 'Map 40 North West Local Plan – Bugibba & Qawra Policy Map', turi li Triq it-Turisti tmiss mal-periferija ta-centru tal-Qawra u din l-'area' tiffirma parti mit-'Tourism Zone'. Dan kollu juri kemm din il-propjeta' tinsab f'zona centrali u turistika tal-Qawra.

'Map 42 North West Local Plan – Bugibba & Qawra Building heights' turi li din il-binja tinsab f'post fejn il-limitu ta' l-gholi huwa dak ta' hames sulari. Apparti hames sulari semi-basement u penthouse huma permissibli wkoll. Fil-fatt dan huwa ezatt kif mibni. Permezz ta' l-ahhar dokument mill-'Planning Authority' 'Development Control Design Policy, Guidance and Standards 2015' jaghti lok li jinbena sular addizzjonali, basta dan ma jeccedix il-25 metru.

Kopja ta' parti minn dawn id-dokumenti msemmija hawn fuq gew inkluzi fuq wara ta' dan ir-rapport.

Appendici

- MEPA height Limitations
- MEPA Policy Map
- Ritratti (Barra u gewwa)
- Pjanta tar-registru ta' l-artijiet
- Pjanti tal-Post

5. Konkluzzjoni

Ghaldaqstant bil-kapacita' ta' perit niddikjara il-valur gust tal-propijeta li tinsab Vela Vista Block E, Appartament 12, Triq it-Turisti, San Pawl il-Bahar bhala €122,341.00 u l-garaxx ta' zewg karozzi bin-numru 27 fit-tieni sular taht l-art li jiffirma parti mill-kumpless imsemmi hawn fuq ghal €28,000.00.

Dan jikkonkludi r-rapport tieghi.

Daniel Borg
402788 (M)

Perit Daniel Borg

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

Referenza: Subbasta 12/16

08 ta' Ottubru, 2016

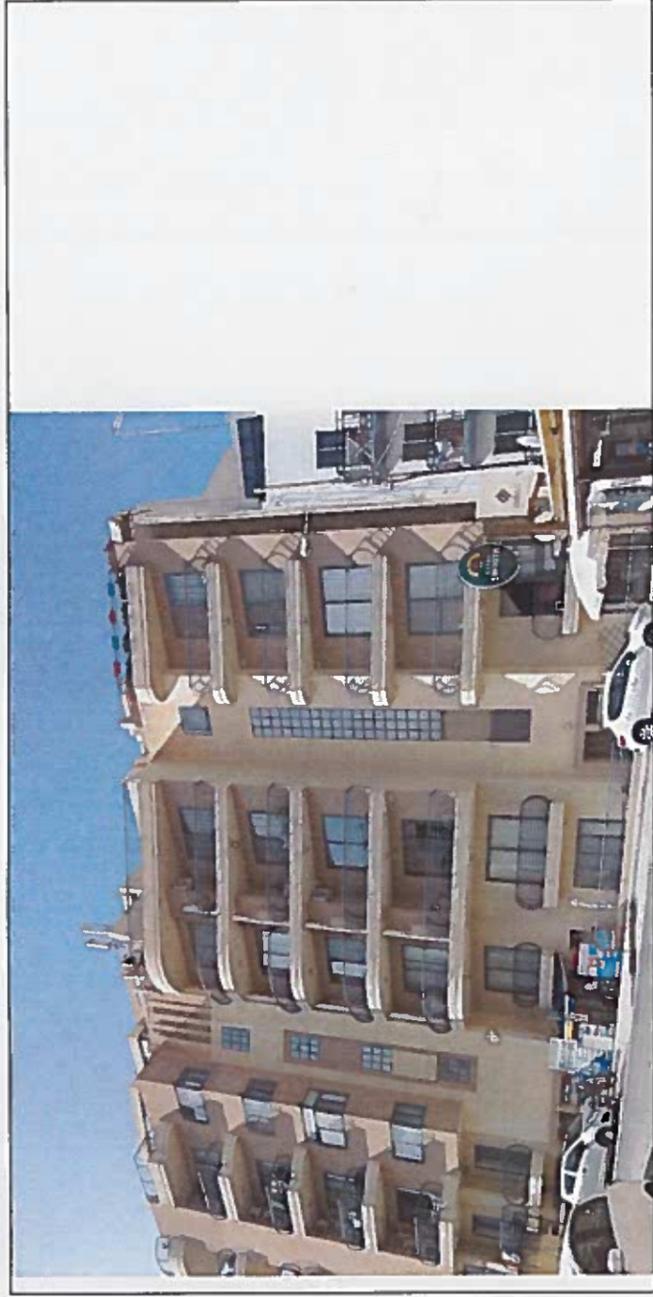


Photo 1

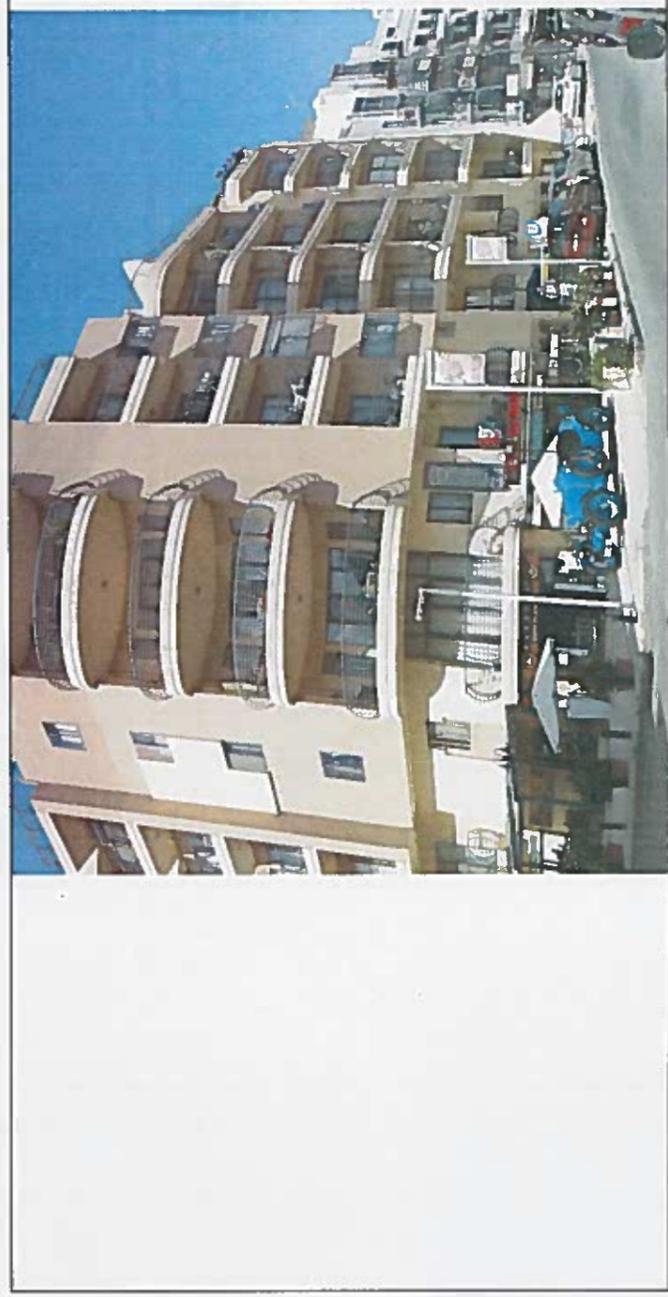


Photo 2

Annex 2: Interpretation of Height Limitation

Height limitation shall be interpreted as follows:

Number of Floors	Allowable Maximum Height in Metres Without Basement	Allowable Maximum Height in Metres With Basement	Allowable Maximum Height in Metres With Semi-Basement
1	7.70	8.60	9.80
2	11.40	12.30	13.50
3	15.40	16.30	17.50
4	19.90	20.80	22.00
5	22.90	23.80	25.00
6	26.90	27.80	29.00
7	29.90	30.80	32.00
8	33.40	34.30	35.50

Interpretation of Height Limitation – Development Control Design Policy, Guidance and Standards 2015

(c) 21.6m street façade, 25m Local Plan height designation

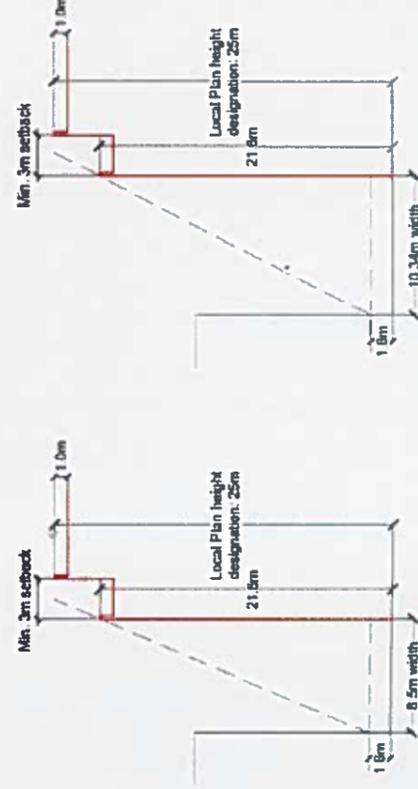


Figure 46: Determination of setback for uppermost floor for a street façade of 12m, 14.1m and 21.6m and a building line-to-building line distance of 8.5m, 10.34m, 13.34m and 16.34m

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Interpretation of Height Limitation – Development Control Design Policy, Guidance and Standards 2015



Photo 5

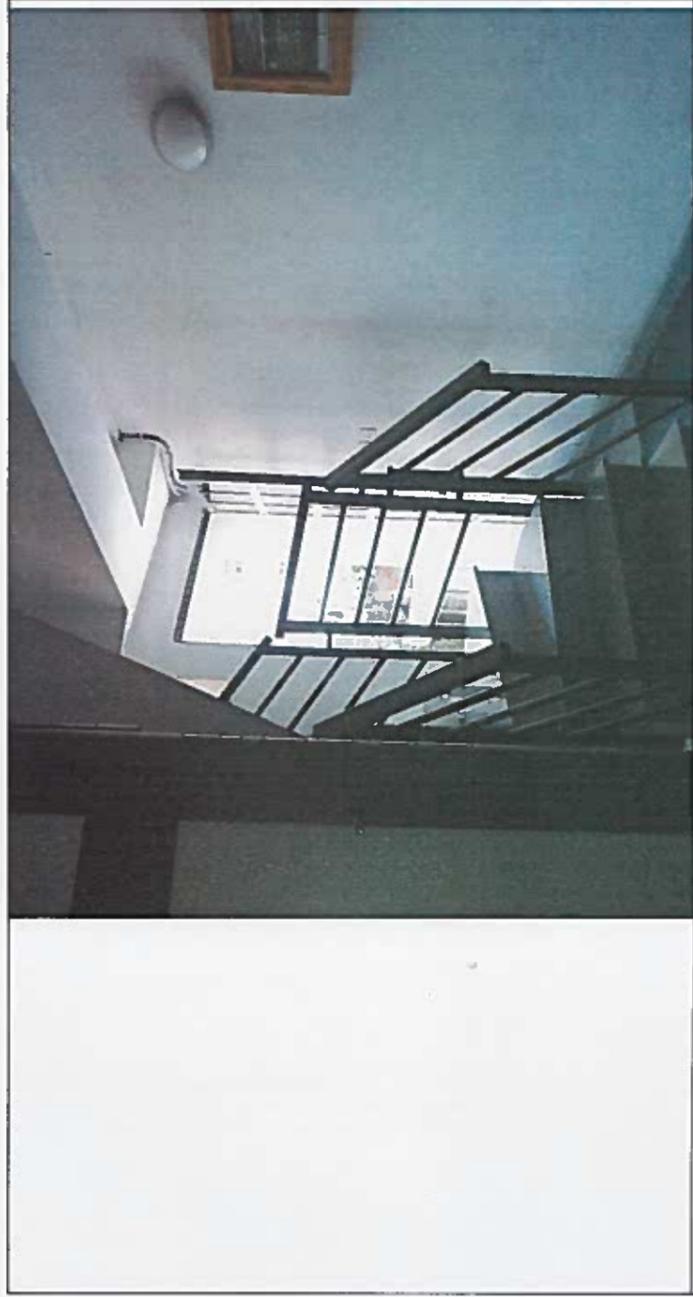


Photo 6



Photo 3



Photo 4

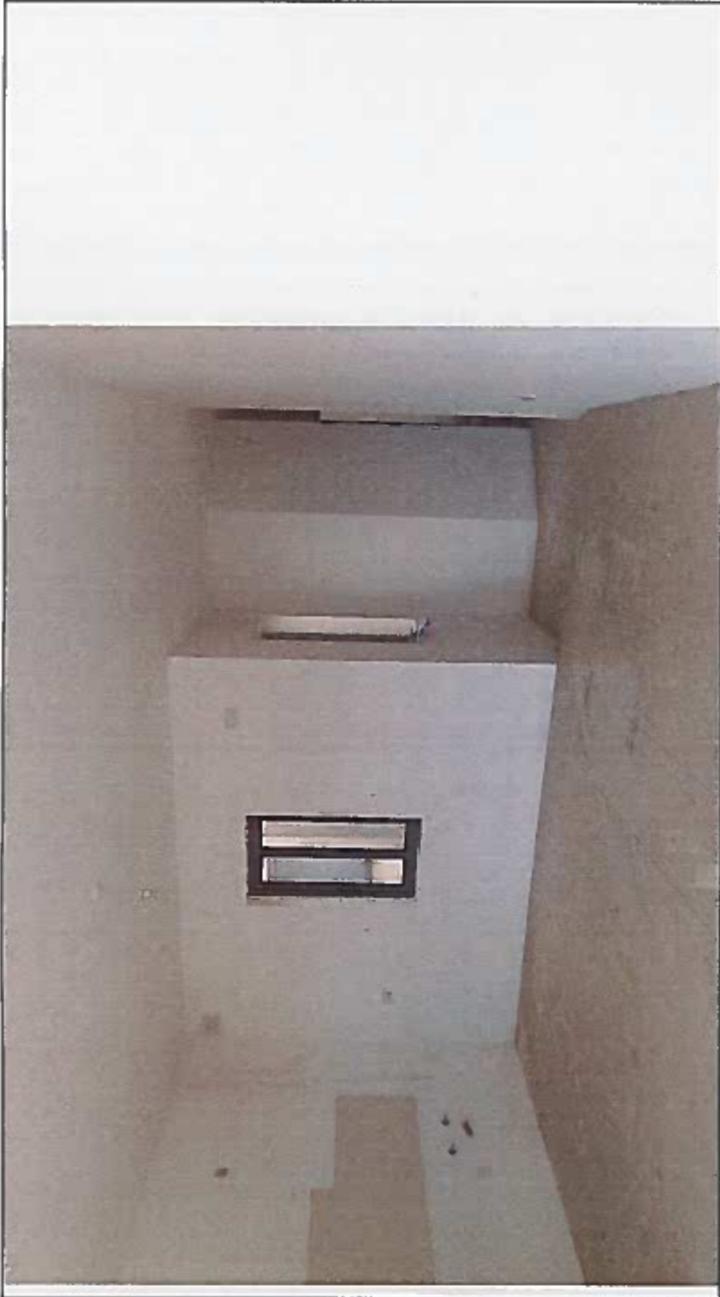


Photo 8

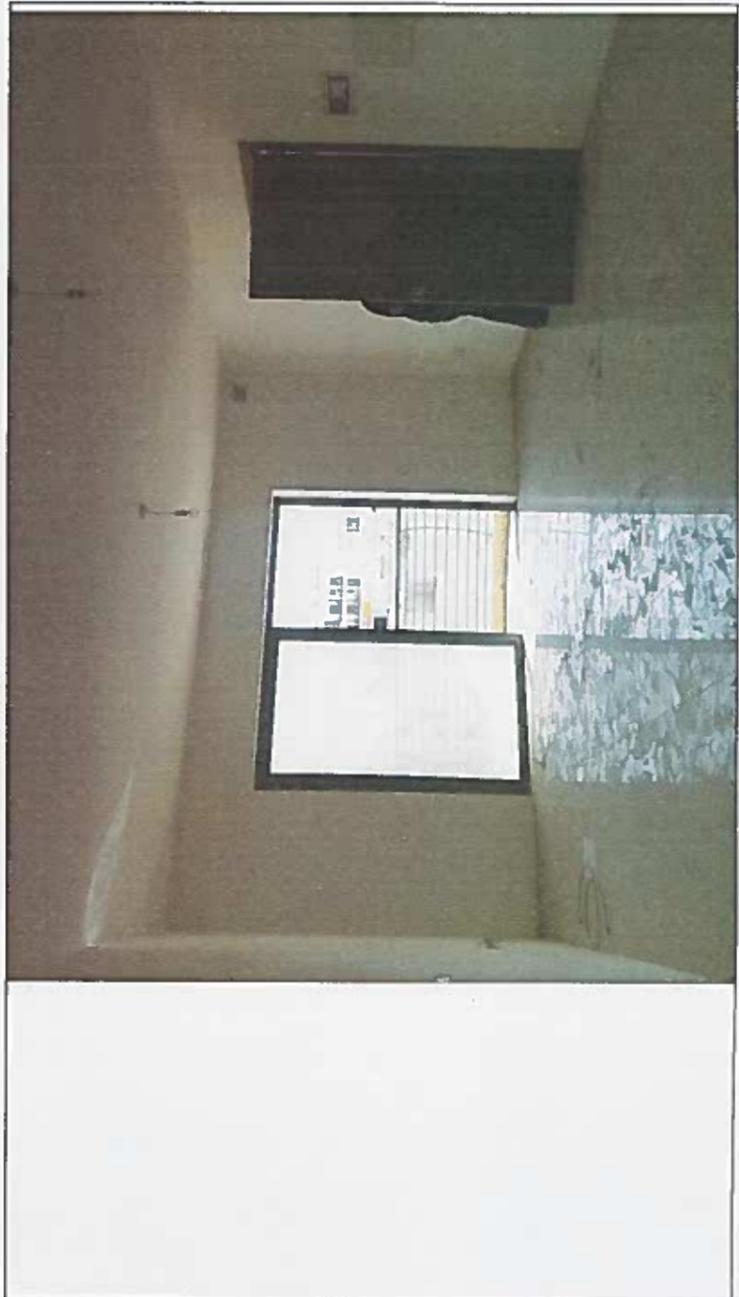


Photo 9

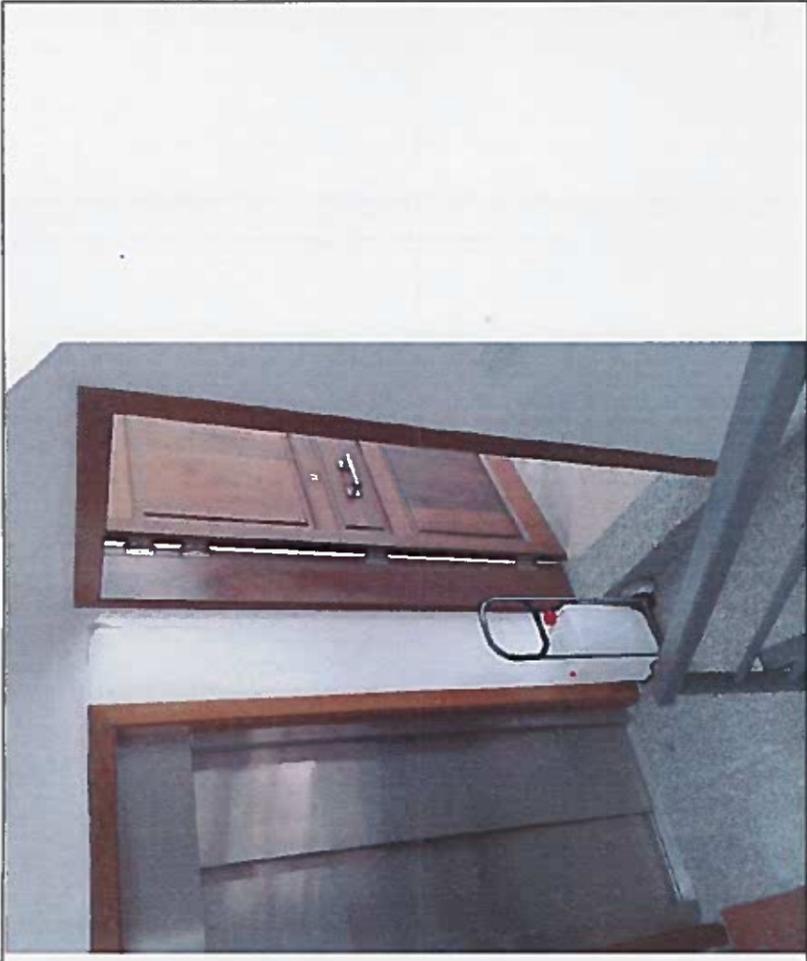


Photo 7



Photo 12

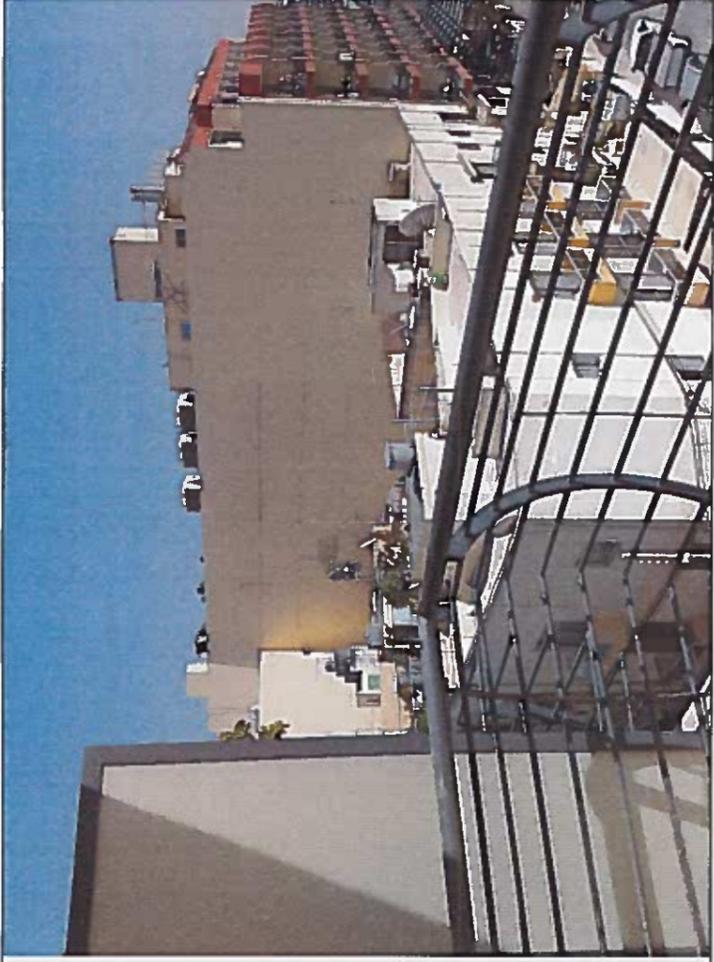


Photo 10



Photo 11



Photo 15

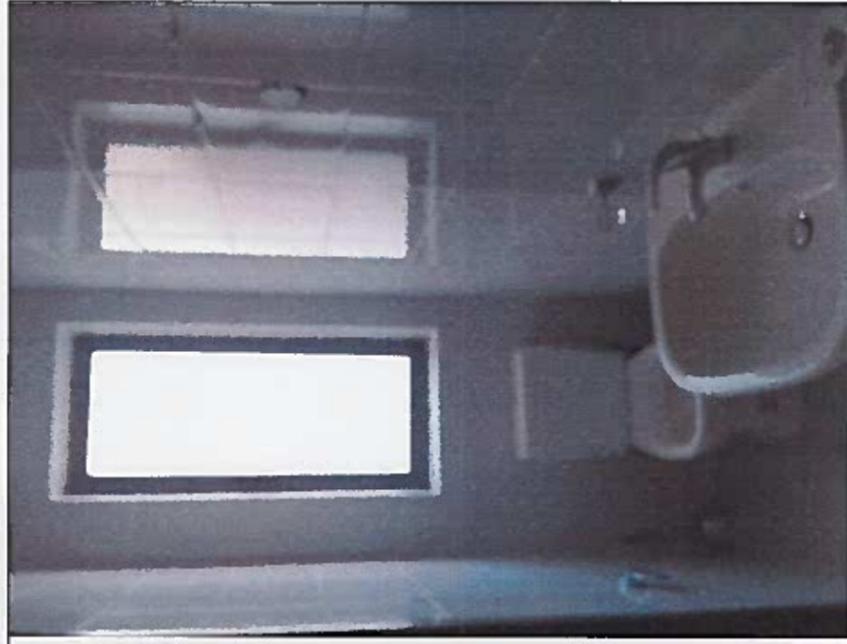


Photo 16



Photo 13



Photo 14

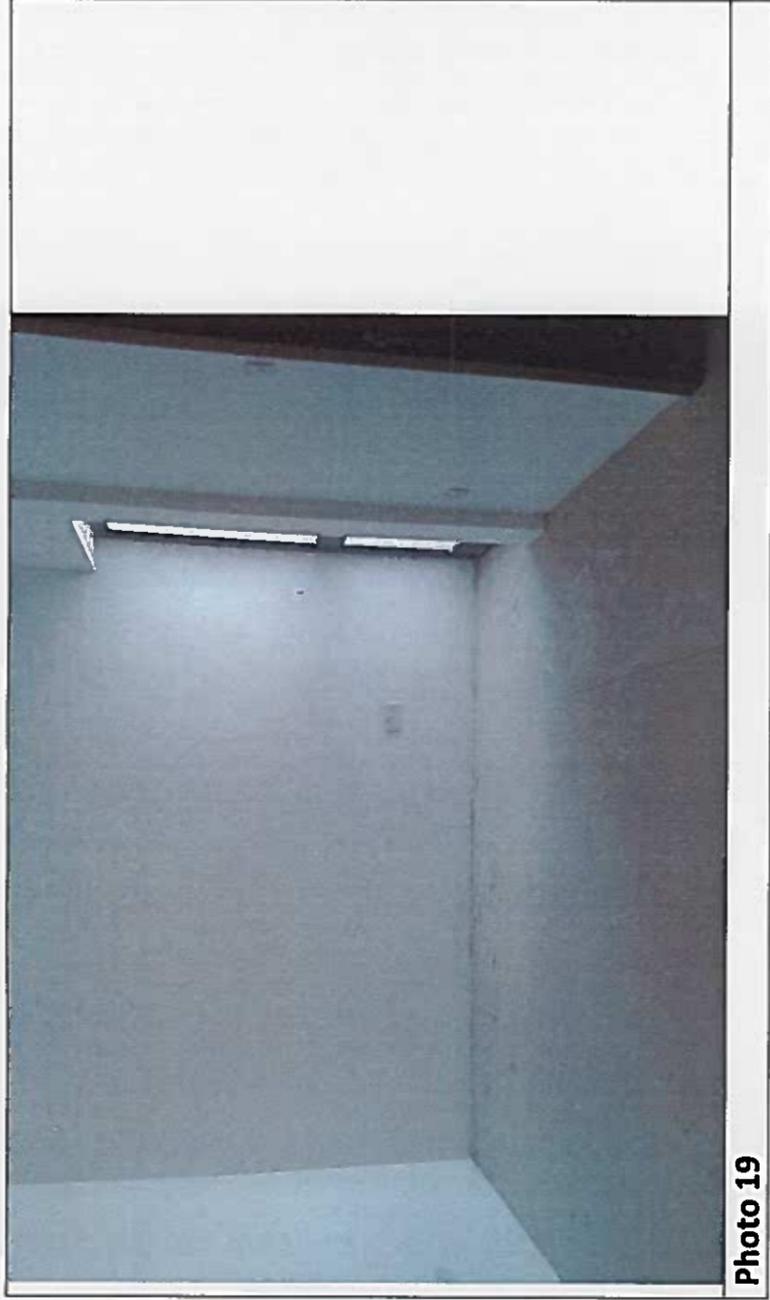


Photo 19



Photo 17



Photo 18



Photo 20

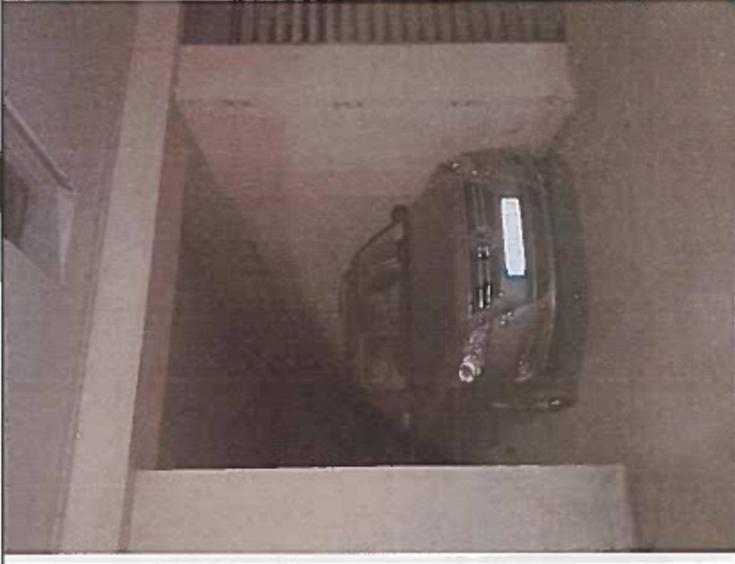


Photo 23



Photo 24

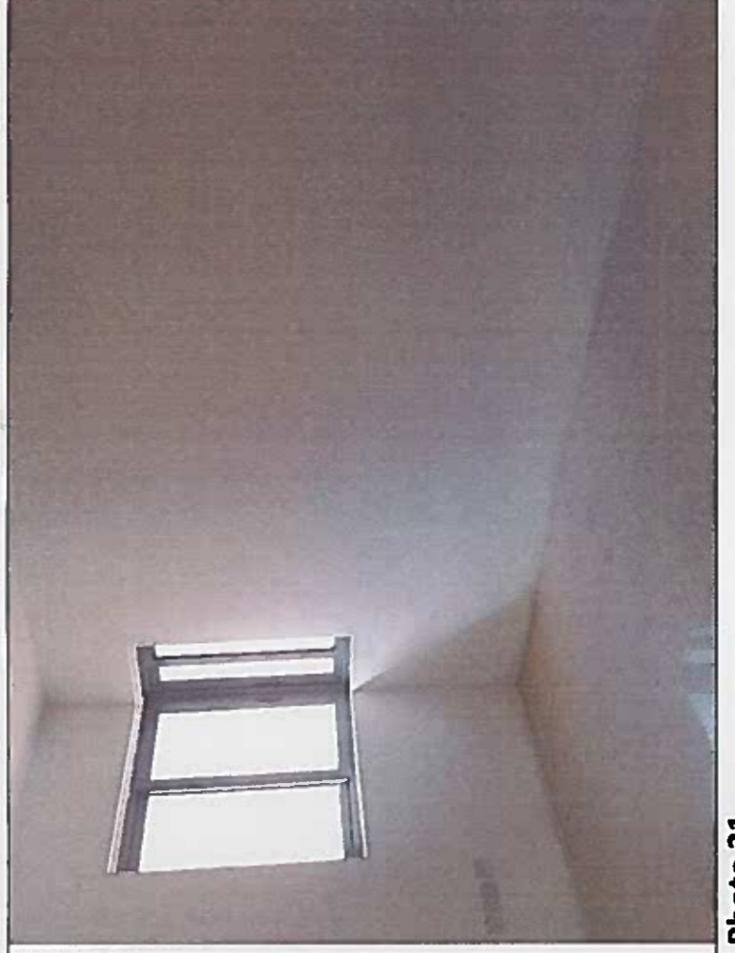


Photo 21



Photo 25

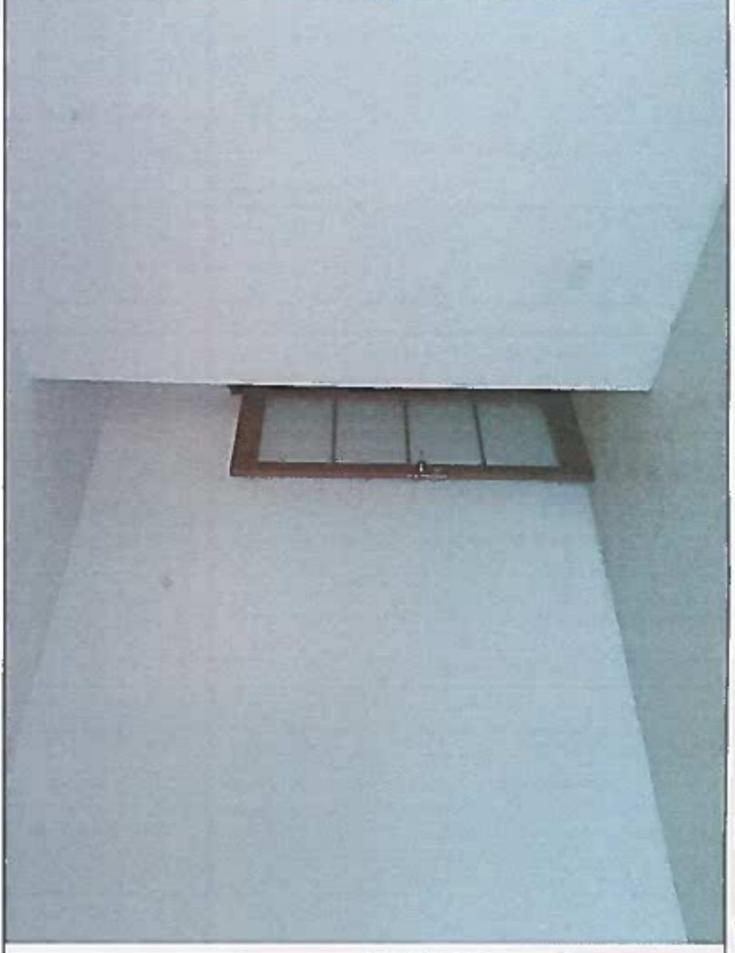


Photo 22

Perit Daniel Borg
B.E. & A. (Hons.), A. & C. E.

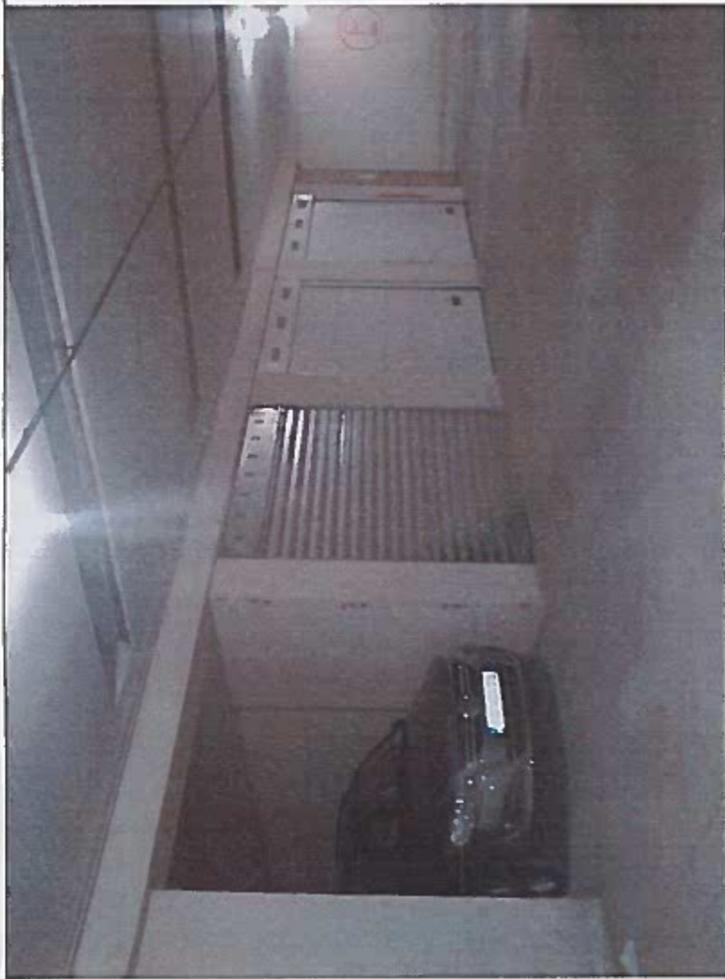
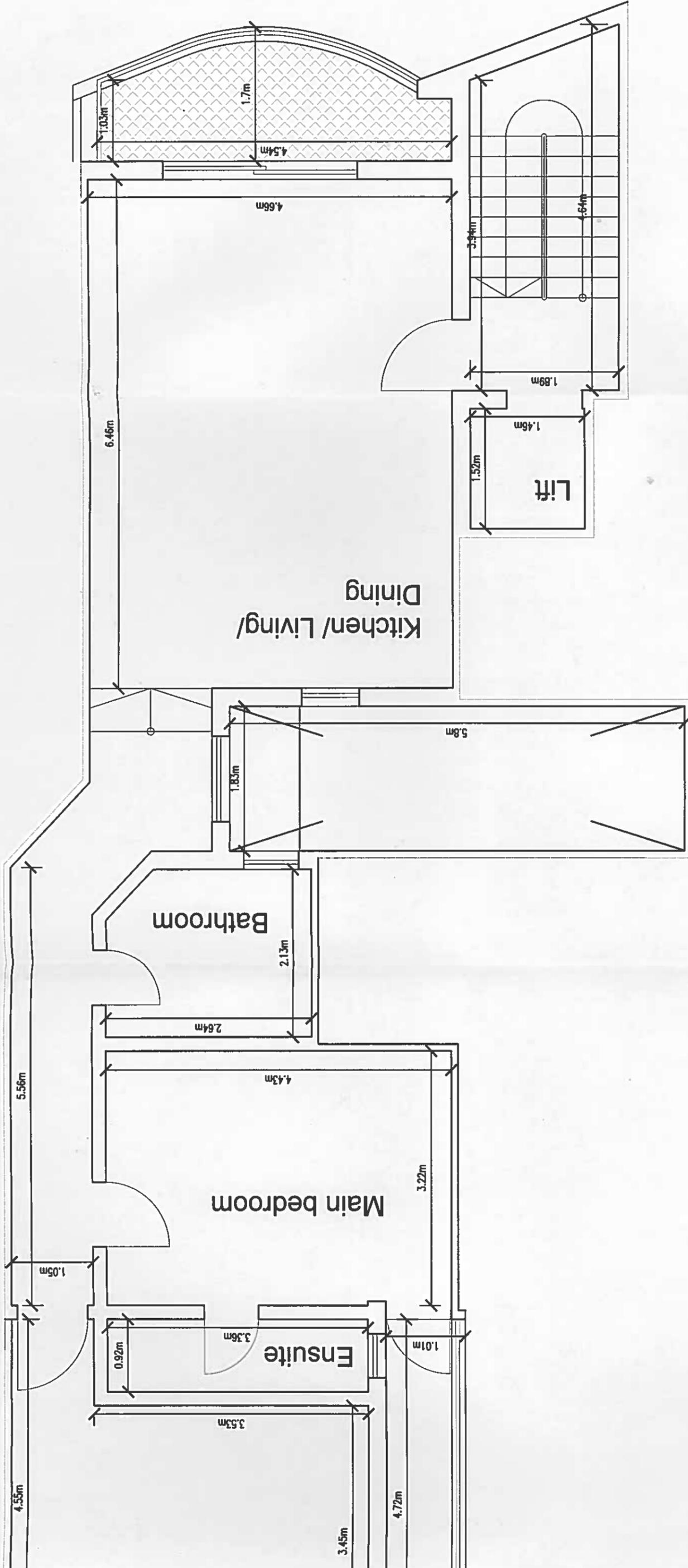


Photo 26

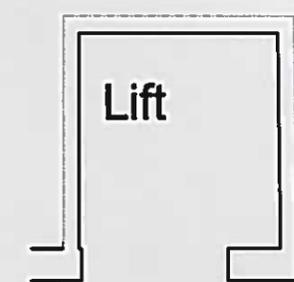


Photo 27



Fourth Floor (Level 6)
Scale: 1:50

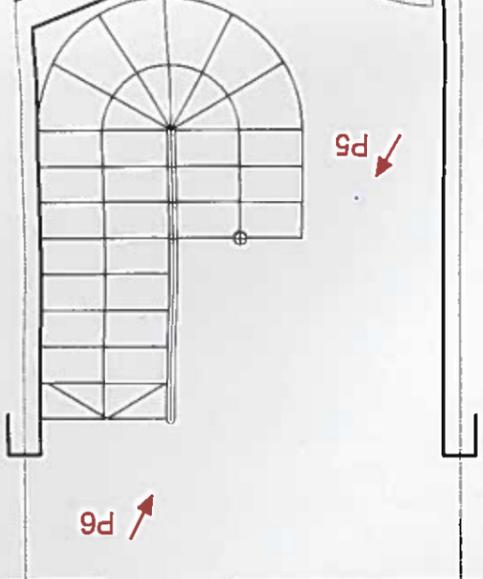
VEERS: RIT DANIEL BORG A. (Hons.), A.C.C.I. Mob: 21432522 / 79280889 it: rit.daniel@gmail.com c/o: 8, Madama la' Pinn, Triq il-Barrieri, Mosta MST 3253	ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE STATED. DO NOT SCALE FROM DRAWING BUT USE GIVEN DIMENSIONS. DIMENSIONS AND MEASUREMENTS ARE TO BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION WORK. ANY DISCREPANCIES IN DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT IN CHARGE OF THE PROJECT.	REV # DATE ISSUE FOR :	PROJECT TITLE AS BUILT PLANS SHEET TITLE PLAN INCLUDING DIMENSIONS ADDRESS VELA VISTA BLOCK E, APARTMENT 12, TRIQ IT-TURISTI, SAN PAWL IL-BAHAR.	SHEET NO. D001/16-P01-R00 STAGE: SUBBASTA PROJECT NO: D-001/16 CLIENT NAME: COURT DRAWN BY: D.BORG SCALE: 1:100(A3 Extended) CHECKED BY: D.BORG DATE: 10 NOV 2016
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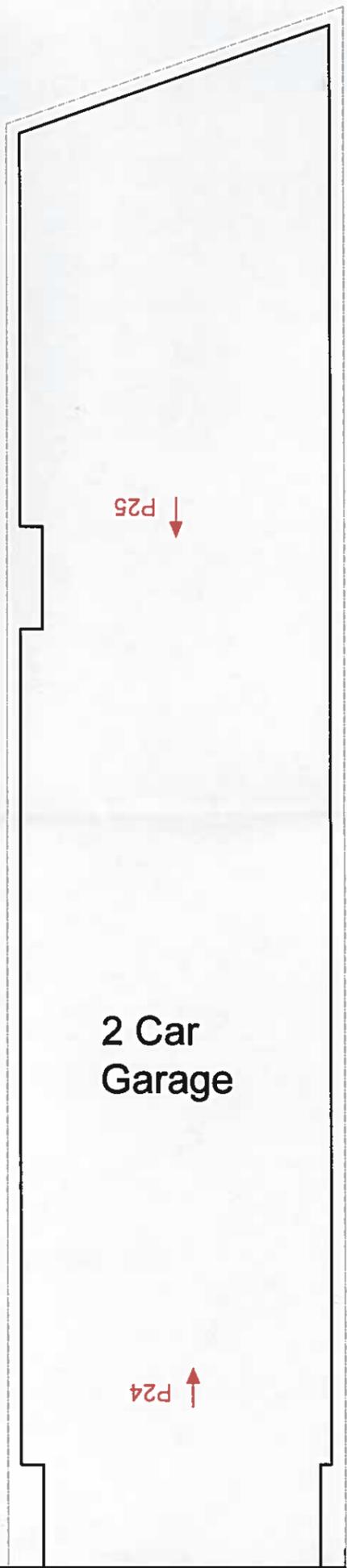
Lift



Lift



Semi Basement main entrance (Level -1)
Scale: 1:50



2 Car
Garage

BASEMENT Floor (Level -2)
Scale: 1:50

P26 ↗

P23 ↑

P27 ↘

P25 ↓

P24 ↑

P6 ↗

P5 ↘

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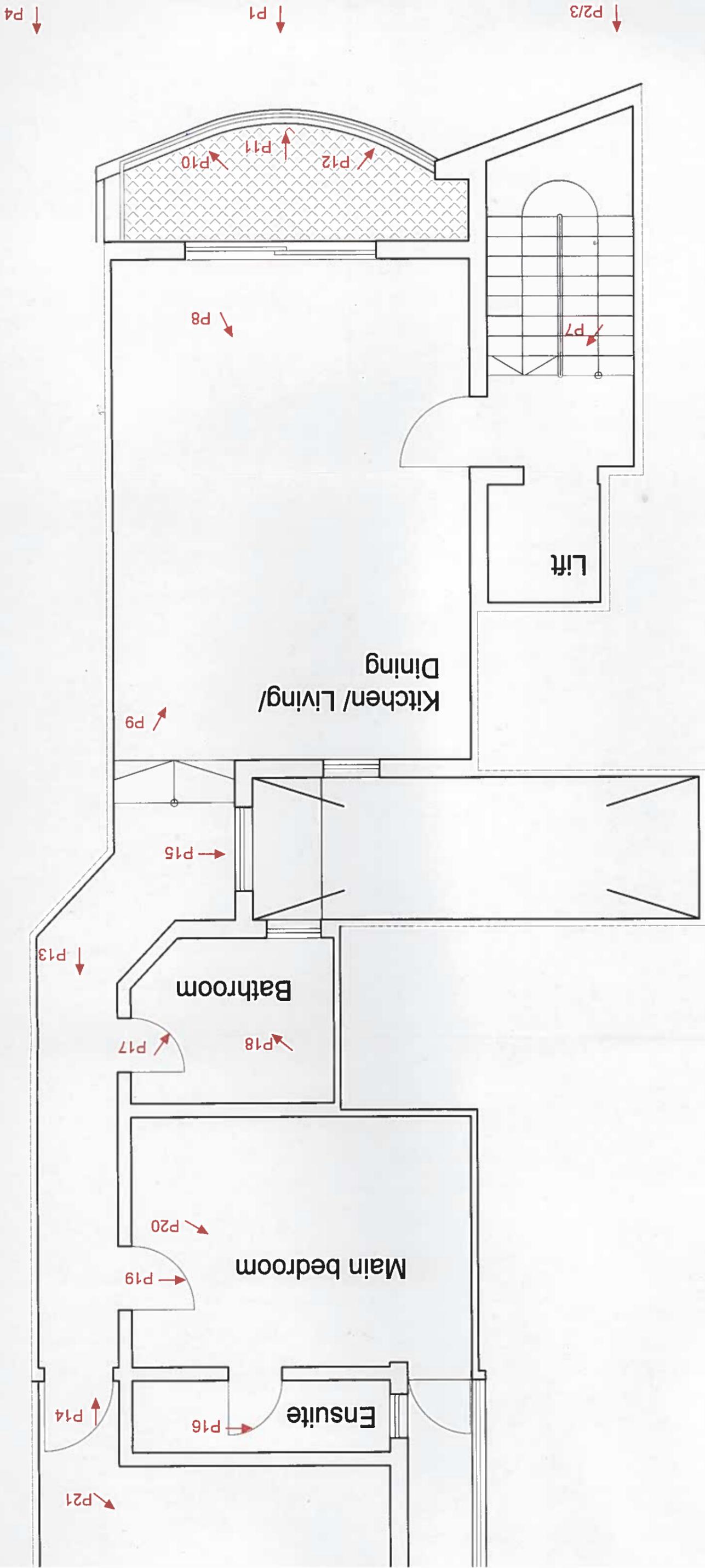
REV #	DATE	ISSUE FOR:

PROJECT TITLE
AS BUILT PLANS

SHEET TITLE
PLAN INDICATING PHOTOS

ADDRESS
VELA VISTA BLOCK E, APARTMENT 12,
TRIQ IT-TURISTI, SAN PAWL IL-BAHAR.

SHEET NO. D001/16-P04-R00	STAGE: SUBBASTA	PROJECT NO. D-001/16	CLIENT NAME: COURT
DRAWN BY: D.BORG		SCALE: 1:100(A3 Extended)	
CHECKED BY: D.BORG		DATE: 10 NOV 2016	



Fourth Floor (Level 6)
Scale: 1:50

IEL BORG I.E.E. 2 / 79280869 iel@gmail.com mma ta' Fini, Baricci, MST 3263	ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE STATED. DO NOT SCALE FROM DRAWING BUT USE GIVEN DIMENSIONS. DIMENSIONS AND MEASUREMENTS ARE TO BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION WORK. ANY DISCREPANCIES IN DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT IN CHARGE OF THE PROJECT.		REV # DATE ISSUE FOR : 	PROJECT TITLE AS BUILT PLANS SHEET TITLE PLAN INDICATING PHOTOS ADDRESS VELA VISTA BLOCK E, APARTMENT 12, TRIQ IT-TURISTI, SAN PAWL IL-BAHAR.	SHEET NO. D001/16-P03-R00 STAGE: SUBBASTA PROJECT NO: D-001/16 CLIENT NAME: COURT DRAWN BY: D.BORG SCALE: 1:100(A3 Extended) CHECKED BY: D.BORG DATE: 10 NOV 2016
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