

Fil-Prim' Awla ta' I-Qorti Civili

Fl-Atti tas-Subbasta numru 4/18 fl-
ismijiet:

Avv Christian Farrugia et noe

vs

Avv Mark A. Mifsud et noe



Relazzjoni tal-Perit Tekniku

AIC Joseph Spiteri

17 ta' Ottubru 2018

DEPUTAT REGISTRATOR

U ONESTAMENT L-INKARIGU MOGHTI LILU
DEHER IL-PERIT LEGALI/TEKNIKU.....
.....LI HALEF LI QEDA FEDELMENT
ILLUM.

17/10/2018
ILLUM.....
DEHER IL-PERIT LEGALI/TEKNIKU.....
.....LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

DEPUTAT REGISTRATOR

Jesponi b'rispett :-

- Illi huwa gie mahtur espert minn din l-Onorabbi Qorti fis-Subbasta fl-ismijiet premessi.
- Illi gie inkarigat sabiex jagħmel deskrizzjoni tal-fond indikat fir-rikors promotur u sabiex jfisser il-pizijiet, kirjet u jeddiet ohra, sew reali kemm personali li ghalihom dan il-fond ikun suggett, kif ukoll l-ahhar trasferiment tieghu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.
- Illi zamm l-access fil-15 ta' Ottubru 2018. Il-verbal ta' dan l-access jinsab anness ma' din ir-relazzjoni (Anness '1').

Deskrizzjoni u valutazzjoni tal-fond

L-esponent jissottometti bir-rispett lil din l-Onorabbi Qorti is-segwenti deskrizzjoni u valutazzjoni tal-fond mertu ta' r-rikors odjern wara li ha in konsiderazzjoni kull aspett li jirrifletti l-valur tal-imsemmija fond inkluz il-kontrada tal-fond, il-kundizzjoni u pizijiet ohra.

Aurora, Triq il-Fuhhar, il-Mosta

Illi dan il-fond, għandu facċata ta' wisgha ta' 12.8 metri fuq Triq il-Fuhhar il-Mosta u li jtinsab f'zona residenzjali. Fuq il-pjanti ta' l-iskema tal-MEPA huma annessi (Anness '2' u '3') ma din ir-relazzjoni hemm indikat fejn jinsab il-fond.

Illi l-fond huwa miflurx fuq medda ta' art ta' kejl superficjali ta' circa mitejn u sittin (266) metri kwadri. Il-kejl tal-post huwa maqsum kif gej:



Illi il-valur odjern, kieku liberu u frank huwa somma ta' Euro erbgha mijas u erbghin elf (€ 440,000). Dan il-valur huwa aggustat ghal-effet ta' l-lokazzjoni ghas-somma Euro tlett mijas disgha u erbghin elf sebgha mijas u wiehed u tmenin (€ 349,781).

Tant għandu l-esponent jissottometti.



Dott. Joseph Spiteri
Arkiett u Inginer Civili

Fil-Prim' Awla ta' I-Qorti Civili

**Fl-Atti tas-Subbasta numru
4/18 fl-ismijiet:**

Avv Christian Farrugia et noe

vs

Avv Mark A. Mifsud et noe.

Access mizmum illum il-15 ta' Ottubru 2018 fid-9:30 ta' filghodu fuq il-fond 'Aurora', Triq il-Fuhhar, il-Mosta mis-sottofirmat Joseph Spiteri nnominat espert fl-atti tas-Subbasta fl-ismijiet premessi.

Prezenti kien hemm Mario Genius u Eugenio Mallia marixxali inkarigati minn din l-Onorabbi Qorti biex jasistu ghal-access tal-fond. Prezenti ukoll is-sur mark Anthony Wood (ID 290175M) inkwilin u residenti fil-fond 'Aurora', Triq il-Fuhhar, il-Mosta.

Gejt muri mis-sur Mark Anthony Wood, kuntratt ta' lokazzjoni ddatat 11 ta' Ottubru 2011 (Nutar Dott. Malcolm Camilleri). Skont dan il-kuntratt, is-sur Mark Anthony Wood inghata b'kera il-'maisonette' bin numru hamsa u tletin (35), 'Aurora' u garage anness bi-numru sebgha u tletin (37) fi Triq il-Fuhhar, il-Mosta ghal-perjodu ta' hrinstax-il (15) sena, liema lokazzjoni tigi fis-sehh nhar il-1 ta' Dicembru 2011. Il-kera istabilita fl-istess kuntratt huwa ta' Euro tlett mijha u hamsin (€ 350) fi xahar.

In adempiment tal-inkariku moghti lili, hat il-qisien, ritratti u t>taghrif mehtieg minn dan il-fond. Il-valutazzjoni tal-fond tinghata f'relazzjoni ulterjuri.

AIC Joseph Spiteri
15 ta' Ottubru 2018.

17 OCT 2018

Il-.....

Ippreżentata mill AIC Joseph Spiteri
bla dok/h wieħed/ dokumenti

MOSTA



Gvern ta' Malta

Government of Malta

Registru ta' l-Artijiet

Casa Bolino, 116, Triq il-Punent, Valletta

Pjanta tas-Sit 1:2500 Site Plan

Land Registry
Casa Bolino, 116, Triq il-Punent, Valletta

| | | | |
|------------------------|--------------------------------|----------------------|------------------|
| Nru tal-Mappa: 70212 E | Pozizzjoni Ċentrali: x = 48535 | Parti min S.S.: 4875 | Data: 05/04/2018 |
| Map Number: | Centre Coordinates: y = 75240 | Extracted from S.S.: | Date: |

Qies (metri kwadri):
Area (square metres):

Firma ta' l-Aplikant:
Applicant's Signature:

PEROT
Dr. Joseph Spiteri
BEA (Hon), MSc (Edin), PhD (Leeds)
MCIOB, ACIArb, AICE

**ARCHITECT &
CIVIL ENGINEER**

Timbru tal-Perit:
Architect's Stamp:
Architect:

Scale 1:1000

0 20 40 60 80 100m

| | |
|------|---|
| DAWR | 0 |
| N | 0 |

C. 266

Firma ta' l-Aplikant:
Applicant's Signature:

CENTRAL MALTA LOCAL PLAN



L-Arturha l-Malta Dwar l- Ambjent u l-Planu
Malta Environment & Planning Authority

Key

- Local Council Boundary
- Limit to Development (TPS)
- Urban Conservation Area CG09
- Open Space Enclaves CG09

Within UCA

(Without semi-basement)

- 2 Floors
- 3 Floors plus 1 Recessed Floor CG06

Outside UCA

- 2 Floors plus semi-basement
- 3 Floors plus semi-basement
- No semi-basement within area enclosed by black line
- 4 Floors without semi-basement
- Building Height as per Policy MO05
- 3 Floors plus semi-basement (Industrial)

PEROT

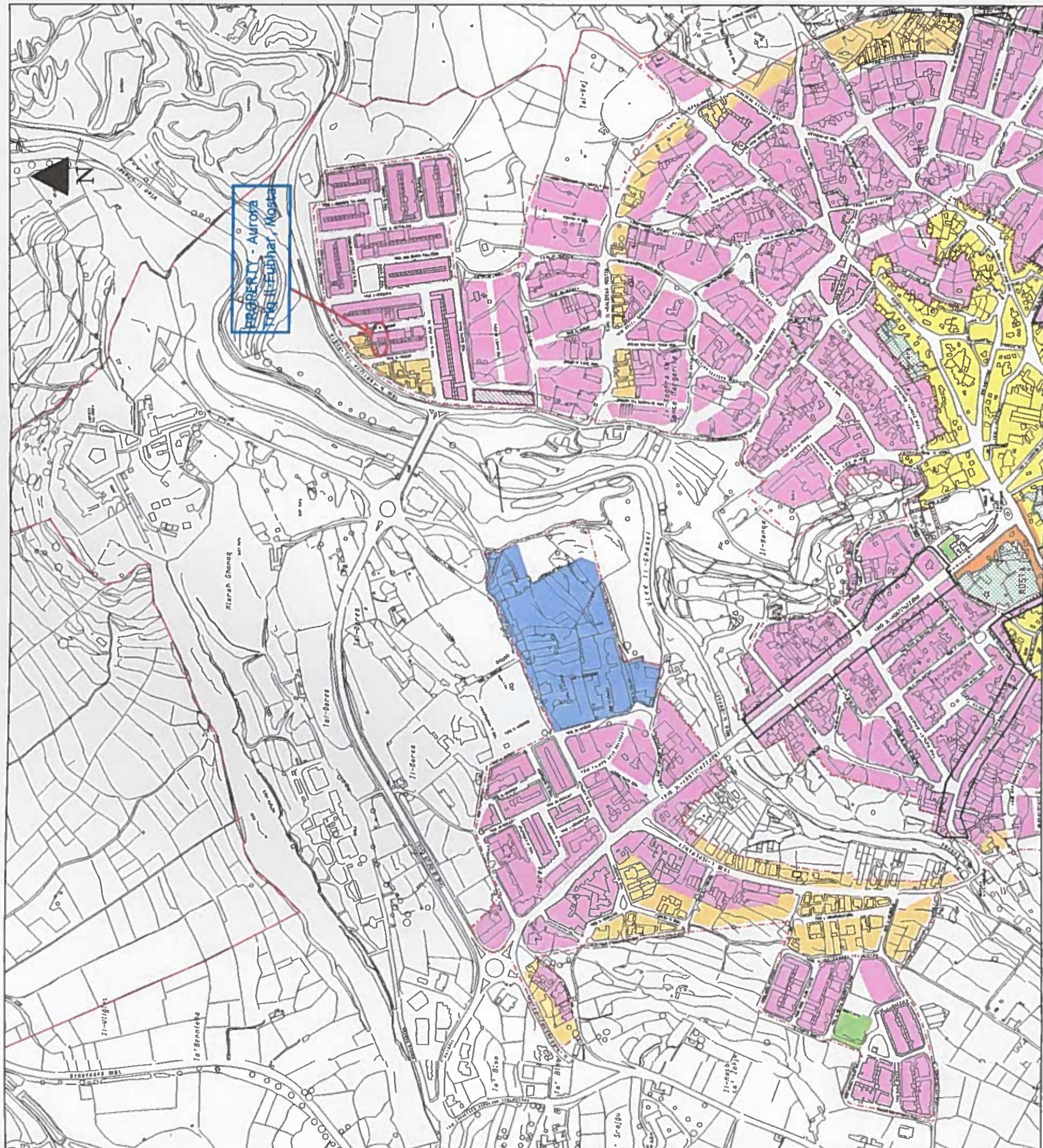
Dr. Joseph Spiteri
B.E.A(Hons) MSc(Edin), Ph.D(Leeds)
MCIOB, ACIOB, A&CE

**ARCHITECT &
CIVIL ENGINEER**

Mosta North Building Height Limitations Map

| Scale: | 1:6000 | Date: | July 2006 |
|--------|--------|-------|-----------|
| Map: | MOM5 | Map: | MOM5 |

INDICATIVE ONLY
Not to be used for direct interpretation or
for the interpretation of street alignments
Base Maps - 1968 Survey Sheets
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CENTRAL MALTA LOCAL PLAN



L-Avtorita ta' Natura Dura l-Aubjejt u l-Appjaġġa

Malta Environment & Planning Authority

Key:

- Local Council Boundary
- Limit to Development (TPS)
- Urban Conservation Area CG09
- Retain Existing Use with extensions to Institutions
- Residential Areas CG07
- Residential Priority Area CG08
- Green Areas CG18, MO01
- Strategic Open Gaps CG25
- Buffer Area-100m no quarry development area Minerals Subject Plan-Policy DC 28, CG32
- Primary Town Centre CG12
- Local Centre CG13
- Commercial Area CG14
- SME Site CG15
- Rezoning MO04, MO05
- Valley Walkway Route MO07
- Victoria Lines Heritage Trail MO07
- District Level Recreational Area MO08
- Car Parks
- Warehousing and Offices MO04
- Victoria Lines Heritage Trail to Link with North West Local Plan Trail
- Education MO06
- Open Space MO09



Dr. Joseph Spiteri
BEP(Arch), MSc(Env), PPD(Leeds)
MCIOB, ACA(Adv), AICE



ARCHITECT &
PLANNER

Area Policy Map

Scale: 1:7000 Date: July 2006 Map: MOM1

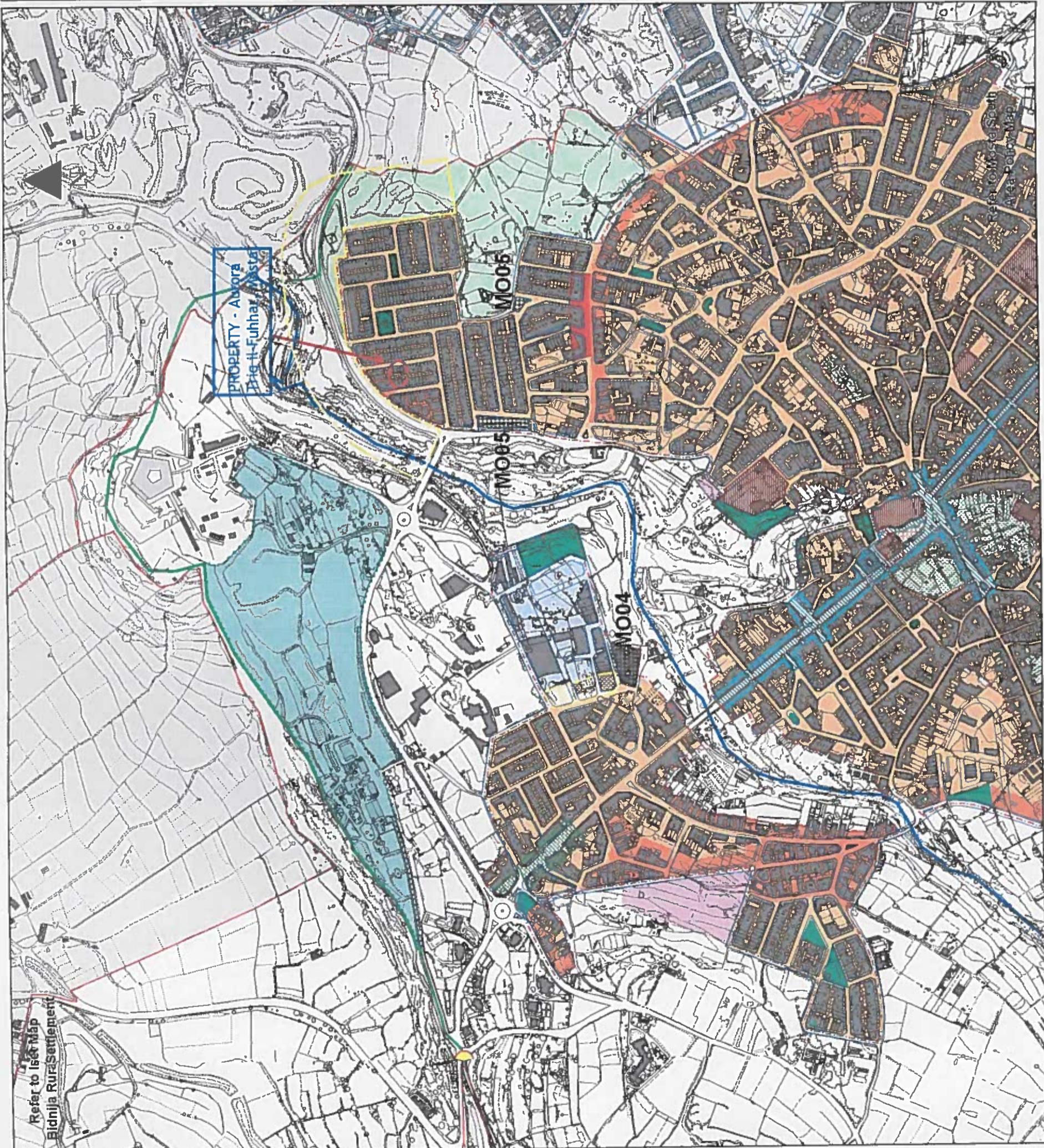
INDICATIVE ONLY

Not to be used for direct interpretation or
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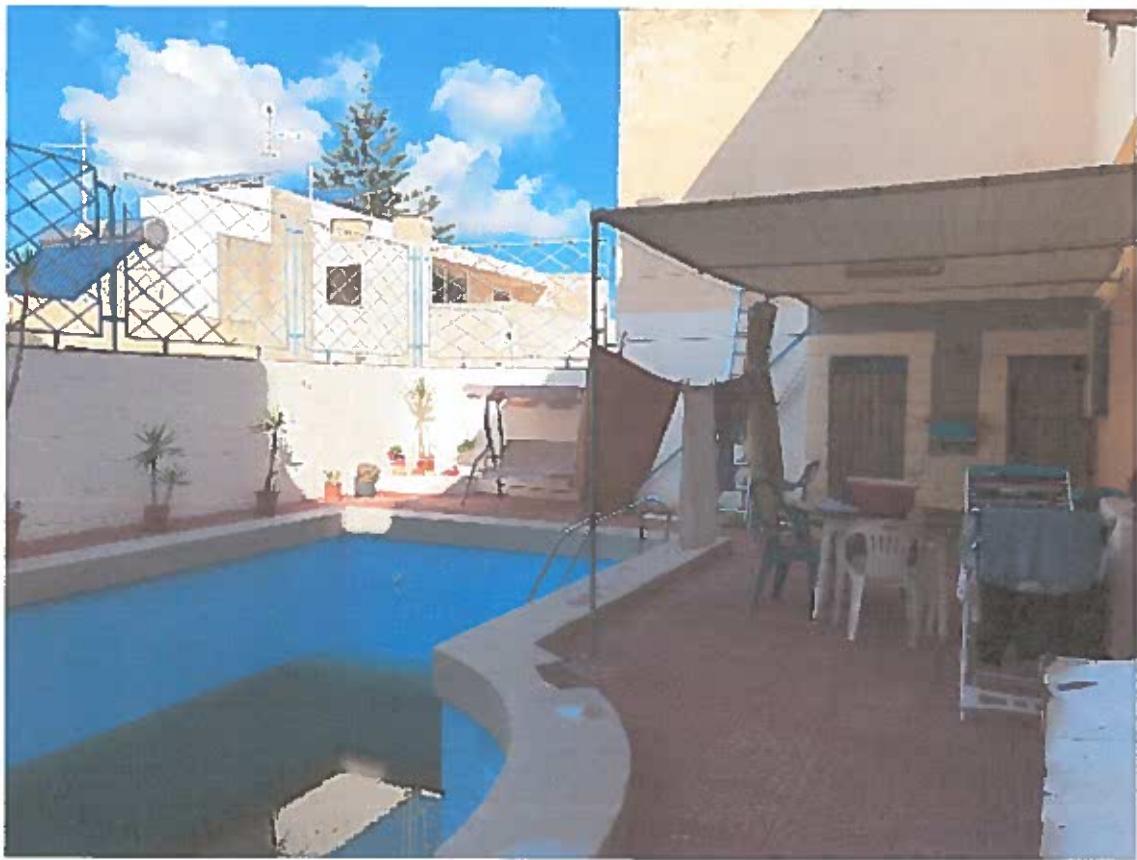
Base Maps - 1998 Survey Sheets

Copyright Mapping Unit, Malta Environment & Planning Authority

8inse20



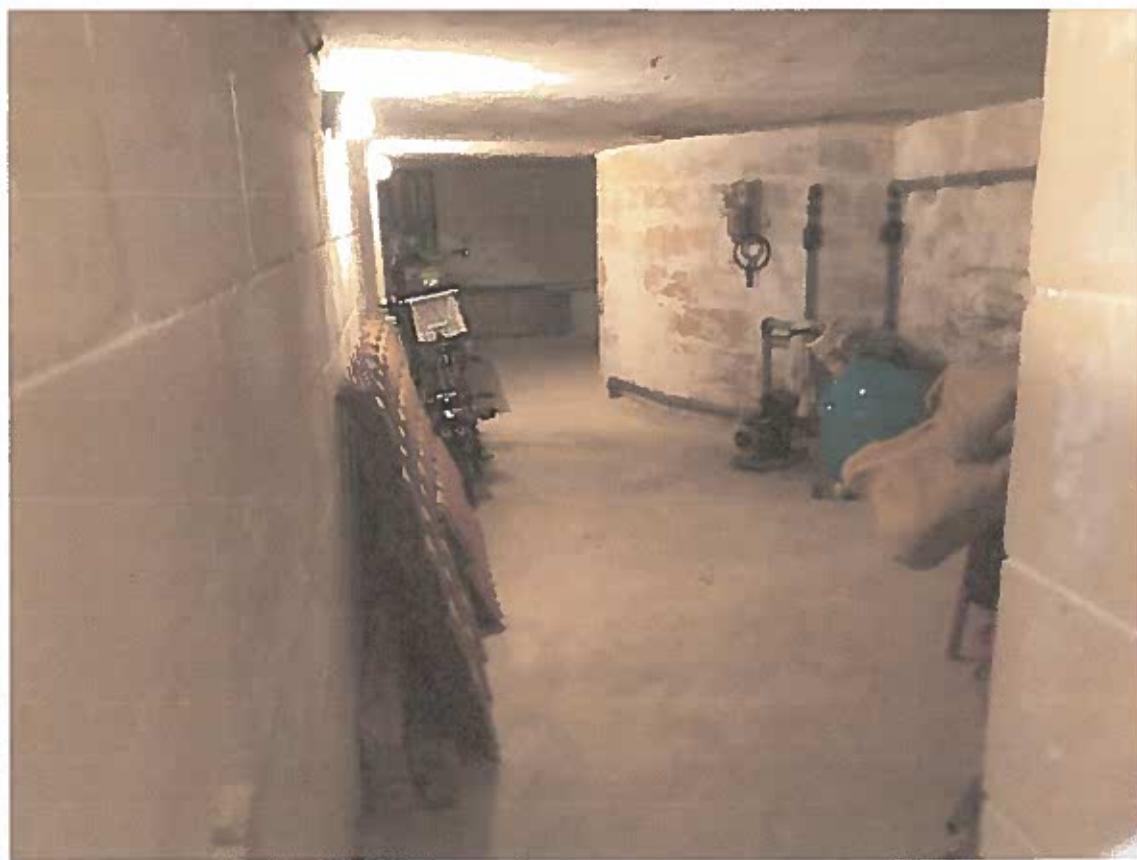
Refer to Is-Set Map
Bidnija Rurasetlement



| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------|
| PERIT JOSEPH HENRY SPITERI <small>REG. APRA, MELLETTA, P.D. GRANVILLE, MCOR, ACMV, ARCE.</small> 95 E S Ingliott Street, Cospicua, Malta, BML 1304 Tel: (356) 99493971, 21632500 jhs1@go.net.mt | Location: Aurora, Triq il-Fuhhar, MOSTA | File No: Sub 4/18 PHOTO 1 and 2 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------|



Garage



P E R I T
JOSEPH HENRY SPITERI
REGISTRATION NO. 100001, INDUSTRY, MCIB, ACAB, ARCE.

95 E Singlott Street ,
Cospicua, Malta, IM1 1304
(356) 99493971, 216 32500
jhs1@go.net.mt

Location:
Aurora, Triq il-Fuhhar, MOSTA

File No: Sub 4/18

PHOTO 3 and 4

PART III
EIGHTH SCHEDULE

Physical Attributes of Immovable Property

Locality **MOSTA**

Address **AURORA
TRIQ IL-FUHHAR
MOSTA**

Total Footprint of Area Transferred * **266** sq.mt

Tick where applicable
(Tick one box in each case except where indicated otherwise)

| | | | | |
|------------------------------------------|--------------------------------------------|----------------------------------------------------------|----------------------------------------------------|-------------------------------------------|
| Type of Property | <input type="checkbox"/> Villa | <input type="checkbox"/> Semi-Detached | <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat/Apartment |
| | <input type="checkbox"/> Penthouse | <input type="checkbox"/> Mezzanine | <input checked="" type="checkbox"/> Maisonette | <input type="checkbox"/> Farmhouse |
| | <input type="checkbox"/> Terraced House | <input type="checkbox"/> Ground Floor Tenement | | |
| Age of Premises | <input type="checkbox"/> 0-20 years | <input checked="" type="checkbox"/> Over 20 years | <input type="checkbox"/> Pre WW2 | |
| Surroundings | <input type="checkbox"/> Sea View | <input type="checkbox"/> Country View | <input checked="" type="checkbox"/> Urban | |
| Environment | <input checked="" type="checkbox"/> Quiet | <input type="checkbox"/> Traffic | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Industrial |
| State of Construction | <input type="checkbox"/> Shell | <input type="checkbox"/> Semi-finished ** | <input checked="" type="checkbox"/> Finished *** | |
| Level of Finishes | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Adequate | <input type="checkbox"/> Poor | |
| Amenities Tick as many as appropriate | <input type="checkbox"/> With Garden | <input checked="" type="checkbox"/> With Pool | <input type="checkbox"/> With Lift | <input type="checkbox"/> With Basement |
| | <input type="checkbox"/> No Garage | <input type="checkbox"/> One Car Garage | <input checked="" type="checkbox"/> Two Car Garage | <input type="checkbox"/> Multi Car Garage |
| Airspace | <input type="checkbox"/> Ownership of Roof | <input checked="" type="checkbox"/> No Ownership of Roof | <input type="checkbox"/> Shared Ownership | |

* Includes all lands and gardens but excludes additional floors, roofs and washrooms

** Includes plastering, electricity, plumbing and floor tiles

*** Includes ** plus bathrooms and apertures

Date:

17 OCT 2018

Perit's Signature:

Warrant Number:

Rubber Stamp:

J. Spiteri
203

DR JOSEPH SPITERI
PERIT