

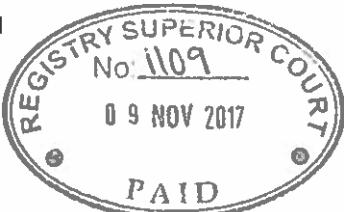
QORTI CIVILI PRIM' AWLA

Illum

7 Novembru 2017

Pagament dovut lill-Perit Tekniku u li ġie mqabbad mill-Qorti Ċivili Prim'Awla f'Atti ta' Subbasta

Isem
Indirizz
Subbasta Numru



Propjeta'

Perit Arielle Agius
Flat 28, Villa Eugenie, Mannarino Road, B'Kara
13/16 Joseph Zammit et. Vs Kuraturi Deputati
nominati sabiex jirraprezentaw l-eredita
gjacenti ta' Carmelo sive Charles Zammit

Remissa konvertita f'garaxx tas-Sliema, Saint Henry
Street, Numru sebgha u għoxrin (27)

Spejjez		EURO
Access		32
HIN addizzjonalni ghall-access		12
Trasport		6.99
Typing		7
Kopji		2.3
Pjanti		
(a) Pjanta A4		0
Arei Zejda		0
Hitam Irregolari		50
(b) Pjanta A3		200
Servizz Zghir (ritratti)		8.4
Ittri		5.8
Notifikasi		0
Rikors - talba sgass		0
Spejjez tal-isgass		0
Ricerki		0
Pulizija		0
Valutazzjoni Ta' Propjeta	25,000	75
	Subtotal	399.52
	VAT 18%	71.91
	TOTAL	471.43

QORTI CIVILI PRIM' AWLA

Illum 7 Novembru 2017

Pagament dovut lill-Perit Tekniku u li ġie mqabbad mill-Qorti Ċivili Prim'Awla f'Attu ta' Subbasta

Isem Perit Arielle Agius
Indirizz Flat 28, Villa Eugenie, Mannarino Road, B'Kara
Subbasta Numru 13/16 Joseph Zammit et. Vs Kuraturi Deputati
nominati sabiex jirraprezentaw l-eredita
giacenti ta' Carmelo sive Charles Zammit

Spejjez		EURO
Access (16(b)(i))		64.00
HIN addizzjonali għall-access (16(b)(i))		12.00
Trasport (15(e)(i))		13.98
Typing (15(e)(ii))		13.30
Kopji (15(e)(ii))		1.38
Pjanti (2)		
	(a) Pjanta A4	50.00
	Arei Zejda	0.00
	Hitni Irregolari	25.00
	(b) Pjanta A3	0.00
	Xogħol Adizzjonali	0.00
Servizz Zgħir (itratti) (15(a))		12.60
Iltri		5.80
Notifikasi		0.00
Rikors - taħbi sgass		0.00
Spejjez tal-isgass		0.00
Pjanta Registrū tal-Artijiet		60.00
Ricerki		0.00
Pulizija		0.00
Valutazzjoni Ta' Propjeta	8,000	32.85
Valutazzjoni Ta' Propjeta	25,000	83.85
	Subtotal	374.76
	VAT 18%	67.46
	TOTAL	442.22

FIL-QORTI CIVILI, PRIM' AWLA

**FI-ATTI TAS-SUBBASTA
Rikors Nru 13/16**

**Joseph Zammit et
vs
Kuraturi Deputati nominati
sabiex jirraprezentaw l-eredita gjacenti ta' Carmelo sive Charles Zammit**

**Mandat ta' Qbid ta' Hwejjeg Immobili u bejgh b'Subbasta ta' Joseph Zammit,
Marco Zammit u Reuben Zammit.**

Rigward ir-rikors hekk imsemmi hawn fuq jiena, il-Perit u Inginier Civili hekk hawn taht iffirmata, flimkien b'referenza lejn:

L-ispezzjonijiet li saru il-Hamis 5 ta' Ottubru 2017, r-rapporti iddatati 9 ta' Ottubru 2017 u r-ritratti mehmuzin ma' dan id-dokument - nixtieq niddikjara:

- Dakinhar li saru l-ispezzjonijiet, is-Sur Zammit Joseph (ID:399654M) kien wasal nofs siegha tard mill-hin li kien stipulat fl-ittra taz-zamm ta' l-access. B'hekk l-ispezzjonijiet kellhom idumu aktar milli kienu inizzjalment pjanati.
- Il-Hames (5) ittri rigward iz-zamm ta' l-access kienu mibghuta fl-20 ta' Settembru 2017 b'permezz ta' posta registrata li tiswa €1.16 kull ittra b'totall ta' €5.80 li hargu mill-fondi tieghi.

Hija ix-xewqa tieghi, li l-kont revedut li kien mibghut minn naha taghkom, jerga' jigi revedut b'ta li mod li jinkludi ukoll il-punti hekk imsemmijin hawn fuq.

Grazzi u inselli ghalikom


Perit Arielle Agius
m: 7906 9110

Lid-Dep Reg

Rudolph Marmara, for the Registrar Civil Courts and Tribunals.
Courts of Justice, Republic Street, Valletta

C @ C
STATIONERY

TREJOA TA' FLEUR DE LYS
FLEUR DE LYS
TEL: 2149 4421/7921 2109
REG: MT2074-8810

131
L X 1 16

DEPART. 09	5.80
CARDS	1.50 F
CARDS	1.99 F
SUBTOTAL	9.29
TOTAL	€ 9.29
CASH	
SUBTOTAL F	3.49
SUBTOTAL E	5.80

CUSTOMER VAT NO:
1906-8805

185776 ECR 001 OP. 1
20-09-2017 11:55 FR. 144

✓/M GJ 00100469

THANK YOU

Ritratt 1 minn 2

Evidenza ta' ittri registrati li gew mibghuta flimkien ma l-ircevuta li tistipula il-prezz taghom



Justus

Ritratt 2 minn 2

Evidenza ta' ittri registrati li gew mibghuta flimkien ma l-ircevuta li tistipula il-prezz taghhom

FIL-QORTI CIVILI, PRIM' AWLA

**Fl-ATTI TAS-SUBBASTA
Rikors Nru 13/16**

**Joseph Zammit et
vs
Kuraturi Deputati nominati
sabiex jirrapreżentaw l-eredita għażienti ta' Carmelo sive Charles Zammit**

**Mandat ta' Qbid ta' Hwejjeg Immobili u bejgħ b'Subbasta ta' Joseph Zammit, Marco
Zammit u Reuben Zammit**

Rapport tal-Perit Arielle Agius

PERIT ARIELLE AGIUS

B.E.&A.(Hons.), M.I.D. Politecnico di Milano, A. & C.E.

Architect and Civil Engineer

Mob. 79069110. Warrant No. 708.

E-mail: info@arcodesignstudio.com

9 ta' Ottubru, 2017

FL-ATTI TAS-SUBBASTA

RIK.NRU:13/16

Joseph Zammit et

vs

Kuraturi Deputati nominati

sabiex jirrapreżentaw l-eredita gjaċenti ta' Carmelo sive Charles Zammit

Re: Rapport ghall-Mandat ta' Qbid ta' Hwejjeg Immobili u bejgħ b'Subbasta ta' Joseph Zammit, Marco Zammit u Reuben Zammit

Jiena l-Perit hawn taht iffirmat, gejt inkarigata biex nagħmel stima fuq il-fond tar-remissa konvertita f'garaxx tas-Sliema, Saint Henry Street, numru sebgha u għoxrin (27) għal-kawża ġudizjarja fl-Atti tas-Subbasta nru. 13/16 fl-ismijiet Joseph Zammit et. vs Kuraturi Deputati nominati sabiex jirrapreżentaw l-eredita gjaċenti ta' Carmelo sive Charles Zammit.

Jien il-Perit Arielle Agius żammejt aċċess fuq il-post nhar il-Hamis 5 ta' Ottubru, 2017 fl-11:30am, inkonnessjoni mar-rikors fuq imsemmi sabiex inkun fil-pożizzjoni ahjar biex ikun nistà naqqi l-inkarigu mogħiġi lili.

Preżenti għal-intim kien hemm is-sinjur Zammit Joseph (ID:399654M).

Il-propjetà in kwestjoni qed tiġi valutata bid-drittijiet u pertinenzi kollha tagħha b'utli dominju temporanju għaż-żmien li fadal minn mijha u hamsin (150) sena li bdew jiddekorru mit-tnejn (2) ta' Settembru tas-sena elf tminn mijha, wieħed u disghin (1891).

Deskrizzjoni tal- propjetà

Skond l-informazzjoni miksuba mingħand is-Sur Joseph Zammit, il-propjeta kienet inizjalment tintuża bhala *store / hanut tal-lahmijiet*. Il-binja giet mibnija qabel l-elf disa' mijha tminja u sittin (1968), *pressappoco* fl-elf tminn mijha wieħed u disghin (1891). B'referenza lejn ir-ritratti annessi f'Appendici A, ir-remissa konvertita f'garaxx tas-Sliema, Saint Henry Street, numru sebgha u għoxrin (27) li għandha aċċess tagħha stess (mhux komuni) minn mat-triq Saint Henry Street. Din id-deskrizzjoni tal-post in kwestjoni qed tiġi magħmula b'referenza ta' x'gie osservat mil-ispezzjoni. L-ebda permess mill-MEPA ma nstab għal din il-blokka. Għaldaqstant

gew meħuda qisien fil-post li ġew użati biex isir sketch mhemuž ma' dan id-dokument f'appendiċi B.

Ir-remissa għandha *area totali* ta' madwar erba' u erbghin (44) metri kwardi; l'ispazju intern hu ta' madwar seba' u tletin (37) metri kwadri. Ir-remissa għandha facċċata ta' tnejn punt disgha (2.9) metri li jharsu fuq Saint Henry Street. Din ir-remissa tikkonsisti f'entrata mdaqqsa. Mal-hajt oppost tal-entratura, hemm bieb li jagħti għal-bitha li, iktar il-quddiem, tagħti għal-kamra oħra li kienet tintuża bħala *coldroom* għal-laħmijiet.

F'din il-propjetà, gew inutati dawn l'illegalitajiet:

L-ebda permess ma nstab rigward il-kostruzzjoni tal-*coldroom*. Fl-ispezzjoni li saret, gie innutat li l-ħitan tal-*coldroom* huma tal-bricks. Din hija evidenza konkreta ta' umdita' fil-post. Il-propjetà għandha l-metres tad-dawl u ilma u pero' minajr is-servizz. Is-saqaf tal-entrata huwa maħdum b'blajjet tal-ġebla globiġerina limestone, il-ħitan huma tal-ġebla globiġerina limestone ukoll. Fl-entrata, hemm travu tal-konkos li jaqsam il-kamra mil-wisgha li qiegħed jinxamm bi travu tal-ħadid. Fl-entrata hemm ukoll zewg travi tal-injam li jaqsmu il-kamra mill-wisgha ukoll. L-art fl-entrata hi nofsha mghottija b'madum ta' ceramika filwaqt li n-nofs l-iehor thallia b'konkos mikxuf. Tinsab trinka tal-PVC minn nofs l-entrata għal-ġo l-bitha sabiex jaddi l-ilma. L-art tal-bitha u tal-*coldroom* thallew b'konkos mikxuf ukoll.

Kundizzjoni tal- propjetà

Il-propjetà tirrekjedi l-attenzjoni minħabba li qiegħda fi stat ta' abbandun. Il-maġġor-parti tal-kisi fl-entrata muwiex mizbugħ u nqala minn mal-hajt. Din hija evidenza konkreta ta' umdita' fil-post. Il-propjetà għandha l-metres tad-dawl u ilma u pero' minajr is-servizz. Is-saqaf tal-entrata huwa maħdum b'blajjet tal-ġebla globiġerina limestone, il-ħitan huma tal-ġebla globiġerina limestone ukoll. Fl-entrata, hemm travu tal-konkos li jaqsam il-kamra mil-wisgha li qiegħed jinxamm bi travu tal-ħadid. Fl-entrata hemm ukoll zewg travi tal-injam li jaqsmu il-kamra mill-wisgha ukoll. L-art fl-entrata hi nofsha mghottija b'madum ta' ceramika filwaqt li n-nofs l-iehor thallia b'konkos mikxuf. Tinsab trinka tal-PVC minn nofs l-entrata għal-ġo l-bitha sabiex jaddi l-ilma. L-art tal-bitha u tal-*coldroom* thallew b'konkos mikxuf ukoll.

Ma' hemm l-ebda' twieqi interni fir-remissa. Il-bieb tal-entrata huwa tal-injam u jeħtieg hafna attenzjoni. Iż-żeġbha tal-bieb, ta' kulur isfar, qiegħda tinqala' minn mal-bieb. B'rizzultat ta' dan, il-bieb gie ippenetrat bl-ilma u b'hekk hafna mil-injam jinsab minfuh. Hemm ukoll xi sadid mal-partijiet metalli tal-bieb fosthom is-serratura. Il-kisi tal-facċċata hekk madwar il-bieb ta' barra jinsab ukoll qiegħed jaqa' minn mal-hajt.

Il-bieb li jagħti mil-entrata għal-bitha huwa tal-injam, miżbugħi isfar u jidher li huwa f'kundizzjoni adekwata. Fil-bitha, il-ħitan thallew bil-ġebla globiġerina limestone mikxufa bir-riżultat li hafna mill-ġebla ttieklet u tkissret maż-żmien permezz ta' erużżjoni mit-temp u xi sorsi oħra. Fil-bitha hemm il-bieb li jagħti għal-*coldroom* li huwa bieb oħxon tal-metall hekk kif huwa rrekjedut għal-użu speċifiku tiegħu.

Policies u kundizzjonijiet tal-MEPA li japplikaw fuq il- propjetà

Il-post jinsab f'żona residenzjali ġo c-centru ta' Tas-Sliema u skond il-pjanta lokali tal-MEPA (MAP SJ1 data ta' Lulju 2006 – appendiċi C) il-policy NHHO 01 tapplika. Skont il-pjanta lokali tal-MEPA (MAP STJ3 datata Lulju 2006 (kopja tal-pjanta annessa f'appendiċi D), il-propjetà tinsab f'żona li tistgħaż-żejjha tinbena sa semi-basement, tlett (3) sulari u penthouse. Il-propjeta tinstab barra iż-żona UCA Urban Conservation Area (MAP STJ5 datata Lulju 2006 (kopja tal-pjanta annessa f'appendiċi E).

Prezz Kummercjali

Wara li giet eżaminata l-fond fejn hu, l-kundizzjoni tieghu, u kwalunkwe haġa ohra rilevanti, jiena ninsab fil-pożizzjoni li nistma l-propjetà, bil-prezz kummercjal ta' EUR 25,000.00 (hamsa u għoxrin elf ewro).

.....

Perit Arielle Agius
B.E.&A.(Hons.), M.I.D. (Politecnico di Milano), A.&C.E

ILLUM 26 Marzu 2018
DEHER IL-PERIT LEGALI TEKNIKU Arielle Agius
18.8200(m) LI HALEF LI QEDA FEDELMEŃ
U ONESTAMENT L-INKARIGU MOGĦTI LILL


DEPUTAT REGISTRATUR


09 NOV 2017

zentra mill Arielle Agius
i dok alori dokumenti


Rose Mario Vella
DI Registratur
Court of Justice (Malta)

Appendici A
Ritratti Tal-Post
27, Triq Saint Henry, Sliema.



ARCHITECT ARIELLE ABDILLA
BE & A (Hons) MSc (POLITECNICO DI MILANO) A & C E
ARCHITECT & CIVIL ENGINEER

Ritratt 1 minn 6

Remissa konvertita f'garaxx tas-Sliema, Saint Henry Street, numru sebgha u
għoxrin (27)



ARCHITECT ARIELLE ABDILLA
B.E & A (HONS) MSc POLITECNICO DI MILANO, A & C E

ARCHITECT & CIVIL ENGINEER

Ritratt 2 minn 6

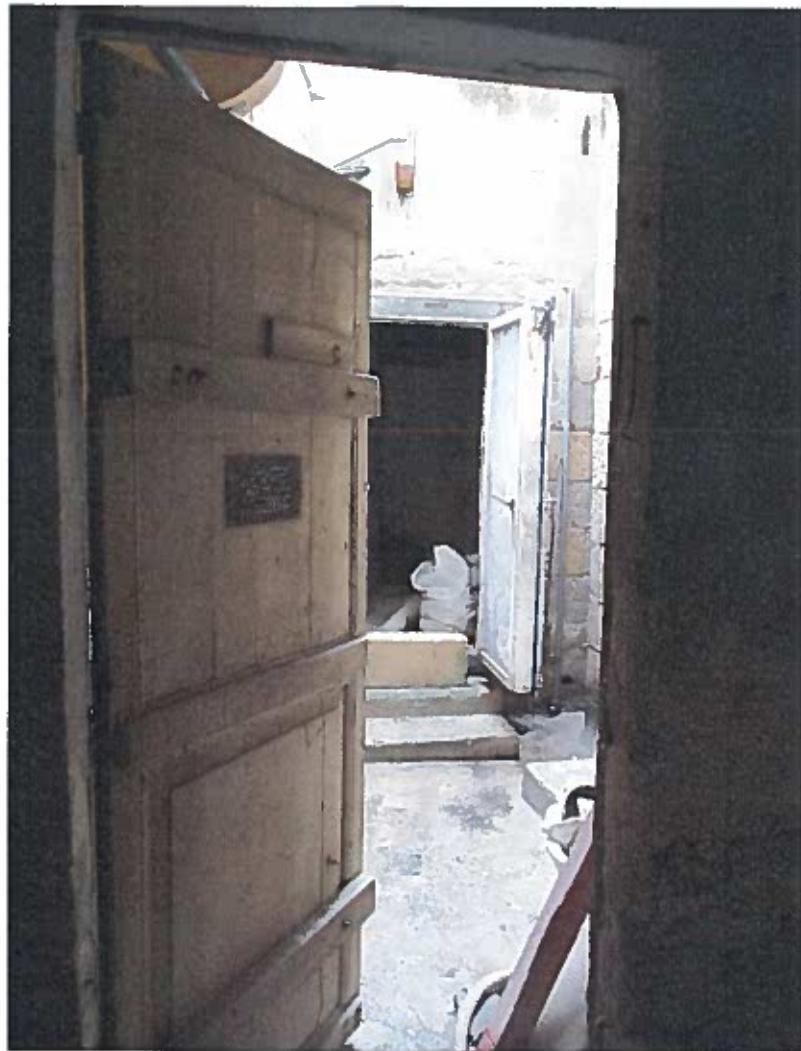
Remissa konvertita f'garaxx tas-Sliema, Saint Henry Street, numru sebgha u
ghoxrin (27)



ARCHITECT ARIELLE ABDILLA
B.E & A (HONS I) MSc (POLITECNICO DI MILANO), A & C E
ARCHITECT & CIVIL ENGINEER

Ritratt 3 minn 6

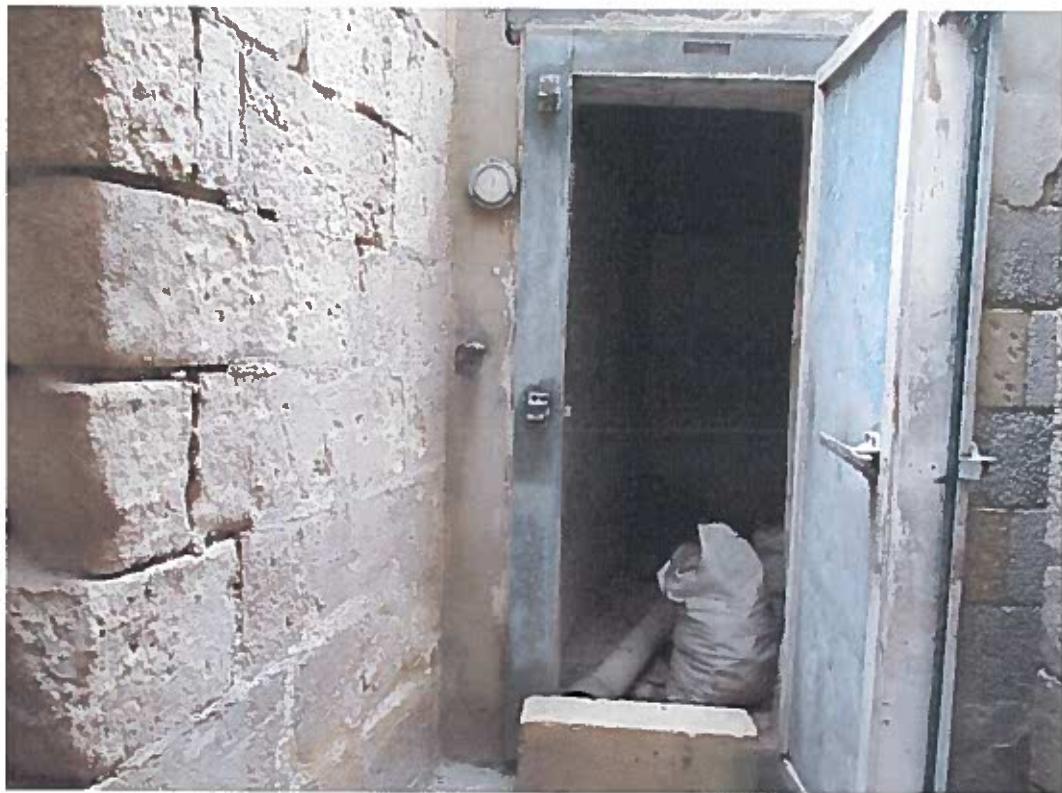
Remissa konvertita f'garaxx tas-Sliema, Saint Henry Street, numru sebgha u
għoxrin (27)



ARCHITECT ARIELLE ABDILLA
BE & A (HONORIS M. D. POLITECNICO DI MILANO) A & C E
ARCHITECT & CIVIL ENGINEER

Ritratt 4 minn 6

Remissa konvertita f'garaxx tas-Sliema, Saint Henry Street, numru sebgha u
ghoxrin (27)



ARCHITECT ARIELLE ABDILLA
B.E & A (Hons) M.T.O (POLITECNICO DI MILANO), A & C E
ARCHITECT & CIVIL ENGINEER

Ritratt 5 minn 6

Remissa konvertita f'garaxx tas-Sliema, Saint Henry Street, numru sebgha u
ghoxrin (27)



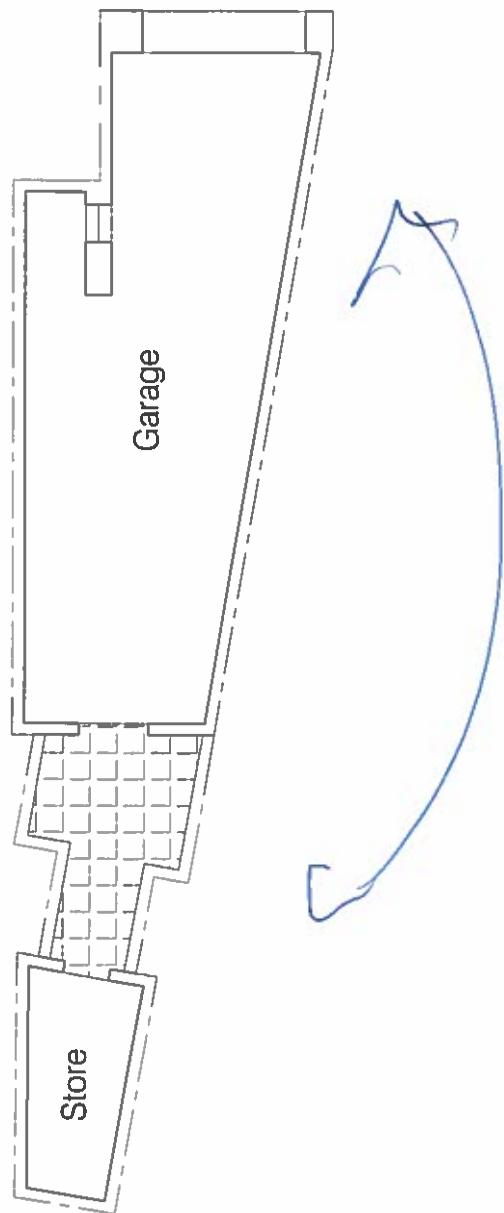
ARCHITECT ARIELLE ABDILLA
BE & A (MSc) M.I.D (POLITECNICO DI MILANO), A & C E
ARCHITECT & CIVIL ENGINEER

Ritratt 6 minn 6

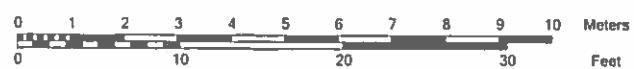
Remissa konvertita f'garaxx tas-Sliema, Saint Henry Street, numru sebgha u
ghoxrin (27)

**Appendiċi B
Skiċċ Tal-Post
27, Triq Saint Henry, Sliema.**

Saint Henry Street, Slieema



Sketch Of Property
To be used for reference only. Do not scale.



Perit Arielle Abdilla B. E. & A. (Hons), M.I.D. (Polytechnic of Milano), A. & C.E. Tutor S.118 e. arielleabdilla@gmail.com w. www.arielleabdilla.com	Commissioner Valuation for Law Courts S.G. 80/17	Date: Oct 17 Drawing No: Sketch of Property at Saint Henry, Slieema Arch No:	Scale: 1:100 Check Drawn by: A.A. Engraved by: 01/01
AR CO architecture & interior design			

Appendix C
Pjanta Lokali tal-MEPA – (MAP SJ1 Data
Ta' Lulju 2006)

NORTH HARBOURS LOCAL PLAN



AWTORITÀ TA' MALTA DWAR L'AMBENT UL-PIJANAR
MALTA ENVIRONMENT & PLANNING AUTHORITY

Key

	Sliema Primary Town Centre NHRE 01
	Urban Conservation Area NHSE 09
	Local Centre NHRE 02
	Sliema Town Centre Environmental Improvement NHSJ 05
	Tigne Secondary Town Centre NHRE 01
	Area for hotel development NHSJ15
	Opportunity Site NHSJ 13
	Residential Area NHHO 01
	Safeguarded for Community Facilities NHSJ 13, 14
	Development Brief Areas NHSJ 03, 13
	Beach Replenishment Area NHCV 04
	'Blue Flag' Beach Area NHSJ 08
	Existing and Proposed Public Car Parks NHSJ 03
	Priority Sites for off-street Residents Parking Zones NHSJ 02
	Residents Parking Zone-Sliema Town Centre Linked to Quid-Sana Car Park NHSJ 02, 03, 05
	Residents Parking Zone-Inner Sliema NHSJ 02
	Pedestrian Priority
	Environmental Improvement NHSJ04, 05
	Natural coast with public access NHCV 03
	Coastal area with leisure uses NHRL 03
	Public Open Space NHRL 01
	Ferries Point - Landing for 'All Weather' Conditions NHTR 06
	Proposed Limit to Development NHSE 01
	Existing Limit to Development (TPS)
	Scheme Alignment

Sliema & Tigne Point Policy Map

Scale :	Date :	Map:
1:6500	July 2006	SJ1

INDICATIVE ONLY
Not to be used for direct interpretation or
for the interpretation of street alignments.

Base Maps - 1988 Survey Sheets (Updated)
Copyright Mapping Unit, Malta Environment & Planning Authority
77CENTRIcc



Appendici D
Pjanta Lokali tal-MEPA – (MAP SJ3 Data
Ta' Lulju 2006)

NORTH HARBOURS LOCAL PLAN



AUTORITÀ TA' MALTA DWAR L-AMBIENT UU-IPJANAR
MALTA ENVIRONMENT & PLANNING AUTHORITY

Key NHSE 04, NHSJ 06

Outside UCA

Building Height Limitations
(All floors indicated here are with semi-basement)
Outside UCA
Within UCA NHSE 04
(All floors indicated here are without semi-basement except for the provisions of NH SJ 06)

3 Floors	5 Floors	7 Floors
4 Floors	6 Floors	8 Floors

1 Floor	3 Floors	5 Floors
2 Floors	4 Floors	6 Floors

Plus 1 Receded Floor
Plus 2 Receded Floors

Plinth or Raised Ground Floor

Urban Design

Urban Conservation Area NHSE 09
No semi-basement within area enclosed by black line
Institutional Buildings or Other Sites with no Specified Building Height NHSE 04
Upgrading of Public Open Spaces NHSE 05
Landmark Buildings NHSE 08
Environmental Improvements
Development Brief Areas NH SJ 13
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.

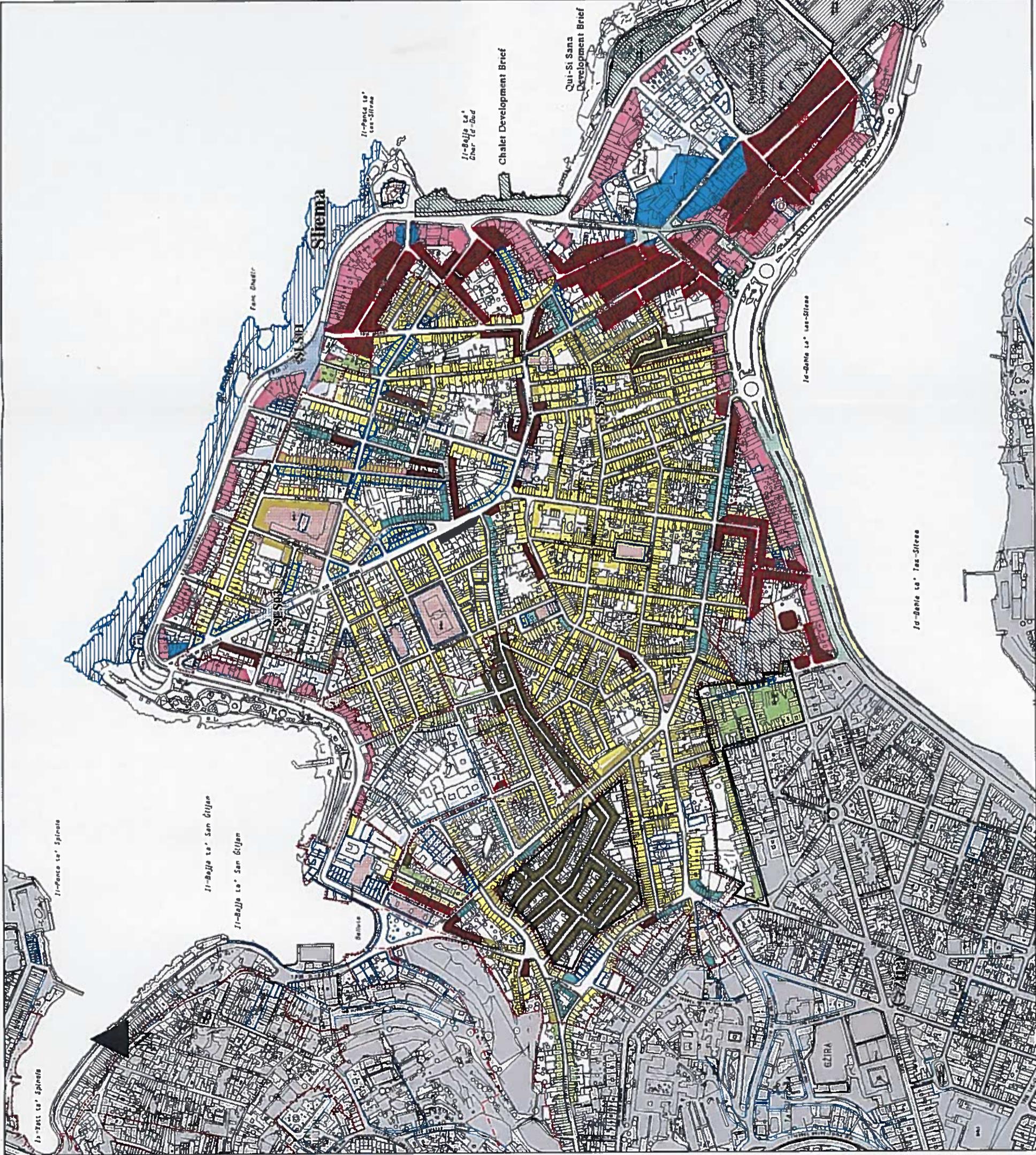
For Scheduled buildings, where no specific building height is shown, Structure Plan UCO policies apply.

Sliema

Building Height & Urban Design

Scale:	Date:	Map:
1:6000	July 2006	SJ3

INDICATIVE ONLY
Not to be used for direct interpretation or for the interpretation of street alignments.
Base Maps - 1980 Survey Sheets (Updated)
Copyright Mapping Unit, Malta Environment & Planning Authority
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Appendiči E
Pjanta Lokali tal-MEPA – (MAP SJ5 Data
Ta' Lulju 2006)

NORTH HARBOURS LOCAL PLAN



AUTORITÀ T'N MALLTA DIVAR L-AMBIENTU & PLANNING AUTHORITY
MALTA ENVIRONMENT & PLANNING AUTHORITY

Key

UCA Boundary NHSE 09

Street Classification In Accordance with
Policy NHSE 09

Category A

Category B+

Category B

Category C

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.

Sliema UCA
Street Classification

Scale :	1:5000	Date :	July 2006	Map:	SJ5
INDICATIVE ONLY Not to be used for direct interpretation or for the interpretation of street alignments.					

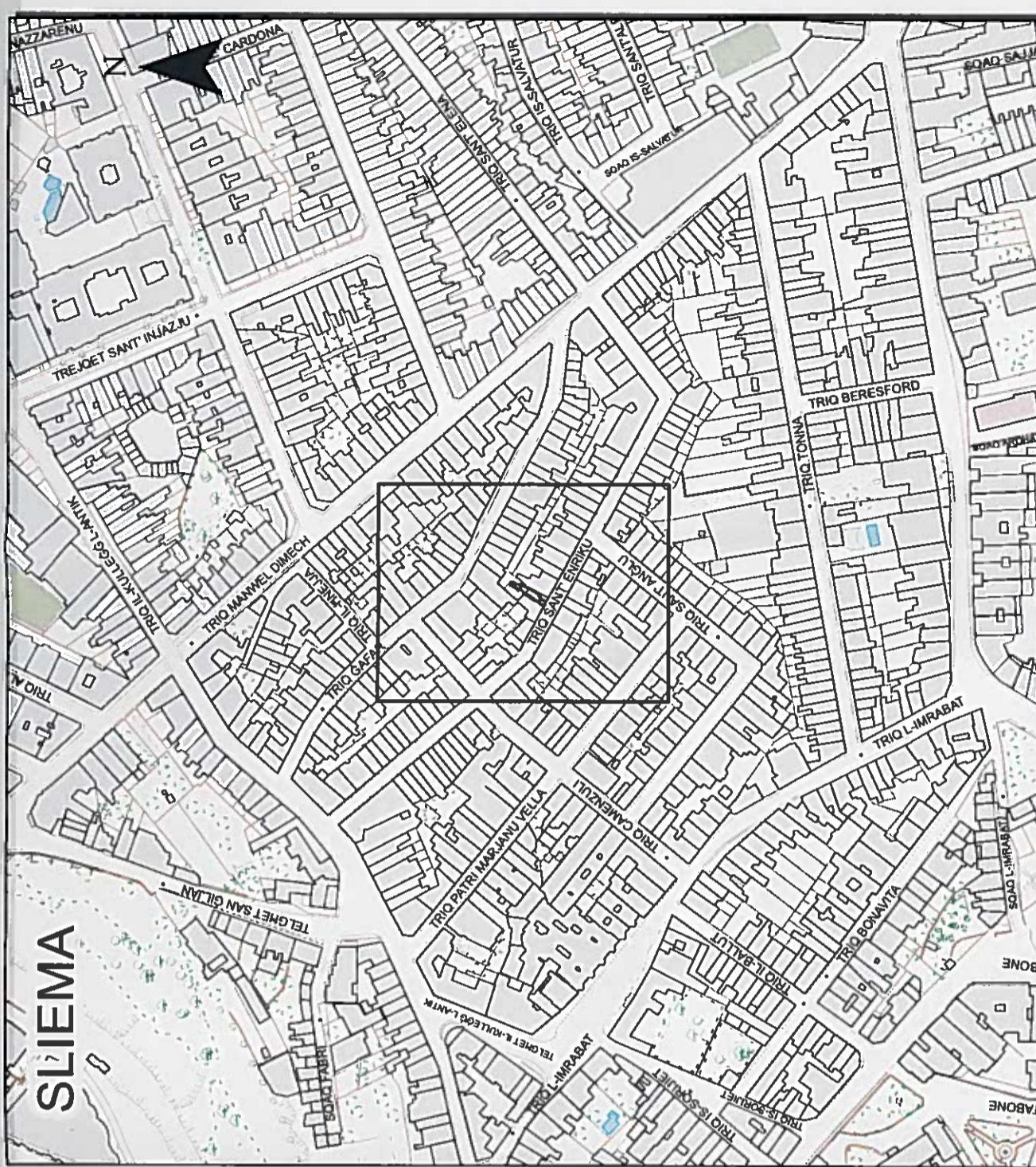
Base Map : 1988 Survey Streets (Updated)

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7SHEDU/9ccb



Appendici F
Pjanta Tar-Registru Tal-Artijiet
(Land Registry Plan)



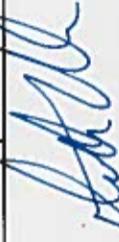
Gvern ta' Malta
Land Registry
Casa Bolino, 116, Triq il-Punent, Valletta

Pjanta tas-Sit 1:2500 Site Plan

Government of Malta

Registru ta' l-Artijet
Casa Bolino, 116, Triq il-Punent, Valletta

Nru tal-Mappa:	46850 E	Pożizzjoni Centrali: x = 54503 Centre Coordinates: y = 74450	Parti min S.S.: 5474 Extracted from S.S:	Date: 09/10/2017 Date:
Map Number:			Qies (metri kwadiji): Area (square metres):	Circa 41.35sqm

Perit:
Architect:


Firma ta' l-Applicant:
Architect's Stamp
Applicant's Signature:


Timbru tal-Perit ARCHITECT ARIELLE ABDILLA
B.E.A. (Hons) M.I.D (POLITECNICO DI MILANO), A.C.E
ARCHITECT & CIVIL ENGINEER