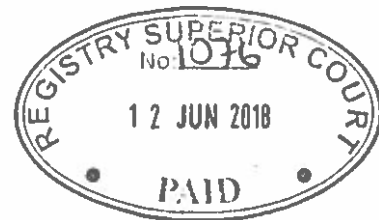


L-Atti tas-Subbasta Nru. 10/18

Econetique Limited (C46843)

Vs

Melchior Galea (KI 396183M)



Our Ref: 052/18
Your Ref:

Jien il-Perit Josette Theuma gejt mañtura mill-Qorti ta' Malta biex inservi bħala espert fl-atti tal-Mandat ta' Qbid ta' Fwejjeg Immobbli, fl-Atti tas-Subbasta Nru. 10/18. Jien l-imsemmi Perit għamilt spezzjoni ta' **I-Appartament Nru. 3, Krigar Building, Triq Qrejten, Pieta**, nhar il-Gimgha 13 ta' April, 2018. F'dan ir-rapport qed ninkludi deskrizzjoni u ritratti tal-fond, referenzi għal permess ta' l-Awtorita ta' l-Ippjanar u valutazzjoni tal-valur tal-propjeta.

L-apartment imsemmi jgħamel parti minn blokk appartamenti li jgħib l-isem ta' Krigar Building, fi Triq Qrejten, Pieta. Dan is-sit li jinsab fi Triq Qrejten, erbgħin metru il-bogħod mil-kantuniera ma' Triq Guze Ellul, huwa indikat bl-añmar fuq is-site plan tar-Registru ta' l-Artijiet annessa ma' dan ir-rapport u mmarkata bħala DOK D. Il-binja li l-apartment jgħamel parti minnha, tikkonsisti fi blokk ta' għaxar appartamenti sovrapposti fuq żewg livelli garaxxijiet basement.

L-apartment li internament huwa mmarkat Nru. 3 jinsab fit-tieni sular (first floor). L-aċċess għall-apartment huma minn taraġ u lift komuni li jisporgi go terazzin għal fuq bitħa interna. L-apartment jikkonsisti f'sebgħat ikmamar li jinkludu kċina, kamra ta' l-ikel u salott '*open plan*' b'tieqa li tisporgi għal fuq waħda mill-btieħi interni, kamra tas-sodda kbira b'ensuite toilet magħha, kamra tax-xower u terazzin zgħir aċċessibli mill-'*open plan*' li jiddependu fuq bitħa nterna għad-dawl u l-arja, '*box room*' zgħira, u żewg ikmamar tas-sodda '*spare*' bit-twieqi li jisporgu għal fuq Triq Qrejten. Il-propjeta ma tinkludix washrooms, arja fuq il-bejt u l-anqas garaxx. L-area tal-propjeta hija ta' madwar 108.6 metri kwadri.

L-apartment għandu s-servizz tad-dawl u l-ilma, u l-meters relatati installati f'area komuni fil-basement. Id-Dranaġġ tal-post huwa mqabbad mad-dranaġġ tal-Gvern.

Il-Permess ta' l-Awtorita ta' l-Ippjanar relatat mal-blokka huwa **PA6823/03**. Kopja ta' dan il-permess qegħda tiġi annessa ma' dan ir-rapport u hija mmarkata bhala Dok A u l-pjanta relatata miegħu mmarkata bhala Dok B. L-appartament huwa konformi ma' dan il-permess għajr l-għoli intern mill-madum sas-saqaf/suffit, il-boxroom, tieqa nieqsa fil-kċina u l-pożizzjoni tal-bieb tal-kamra tas-sodda 'main'. Ma' dan id-dokument qegħda tiġi wkoll annessa pjanta mmarkata Dok C li tindika l-appartament kif ġie mibni.

L-għoli intern tal-post huwa ta' madwar 2.65m mill-madum sas-saqaf strutturali. Dan jidher fil-kmamar tas-sodda li jgħatu għal fuq Triq Qrejtien minħabba li m'għandhomx suffit. Fil-kamra tas-sodda 'main' l-għoli mill-madum sas-suffit huwa ta' madwar 2.49m, fil-kuridur l-għoli mill-madum sas-suffit huwa ta' madwar 2.52m, fil-kamra tax-xower l-għoli mill-madum sas-suffit huwa ta' madwar 2.36m u fl-'open plan' l-għoli mill-madum sas-suffit huwa ta' madwar 2.54m. Fl-'open plan' hemm ukoll parti mis-suffit li l-għoli taħtha huwa ta' madwar 2.4m. Il-ligi tas-sanita' kurrenti titlob li l-għoli ta' propjeta residenzjali mill-madum sas-suffit għandha tkun ta' l-inqas 2.6m. Għalhekk din il-propjeta għandha bzonn permess ta' regolarizzazzjoni sabiex jiġi regolat dan in-nuqqas.

Is-sid Melchior Galea, jiddikjara li l-appartament huwa okkupat minnu u l-familja tiegħu. L-Appartment qed jiġi evalwat bħala freehold kif iddikjarat mis-sid u l-għamara mhux inkluża. Waqt l-ispezzjoni li kienet biss viżiva, ma ġewx innutati difetti strutturali u l-post jinsab f'kundizzjoni tajba u abitabbli.

Meta jiġi ikkunsidrat dak kollu hawn fuq imsemmi, huwa fl-opinjoni tiegħi li valur raġonevoli għal din il-propjeta huwa ta' **Mijja u Hamsa u Sittin Elf Euro (€165,000)** kif huwa kkakulat hawn taħt.

Krigar Building, Flat No.3, Triq Qrejtin, Pieta

Propjeta	Gross Area (m ²)	Gross Area Interna (m ²)	Gross Area Esterna (m ²)	Rata (€/m ²)	Valur Totali
Appartament I-Ewwel Sular	108.6 m ²	103.5 1st flr	5.08 0.3 Gallarijiet	1600 1 Triq 1 Eta Rata Finali 1600 (€/m ²)	€ 168,070.40
Tnaqqis minhabba r-Regolarizzazzjoni					
Spejjez approssimativi ta' l-Awtorita ta' l-Ippjanar					-€ 1,500.00
Spejjez approssimativi tal-Perit					-€ 1,500.00
Valur kurrenti tal-Propjeta					€ 165,070.40



Perit Josette Theuma

BE&A(Hons), A&CE, Pg. Dip Civil Eng

16 ta' Mejju, 2018

Dokumenti annessi ma' dan ir-rapport:

DOK A - Permess tal-bini PA6823/03

DOK B - Pjanta tal- Permess

DOK C - Pjanta ta' l-appartament kif inhu eżistenti

DOK D – Site Plan tar-Registru ta' l-artijiet

DOK E – Schedule 8

DOK F – Ritratti tal-Propjeta

DOK G – Spejjeż relatati mar-Rapport

ILLUM. 23 ta' April 2019

DEHER IL PERIT LEGALI/TEKNIKU. Josette Theuma
54484M LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU



DEPUTAT REGISTRATUR

12 JUN 2018

Illum

Ippreżentata mill A/C Josette Theuma

bla dok/b (sebs/17) dokumenti



Mr. Edgar Caruana Montaldo
Boylan Buildings
14a, Flat 6
Ghar il-Lembi Street
Sliema SLM 16

Date: 24 October, 2007
Our Ref: PA 06823/03
Your Ref: 93/03

Dear Sir/Madam,

Application Number: PA 06823/03
Application Type: Request for Minor Amendments to Approved Permit
Location: 'The Studio', Triq il-Qrejten, Pieta'

Minor Amendment on PA 06823/03

Reference is made to your letter dated 28 May, 2007 requesting an amendment to the above quoted development permission.

The changes you propose are acceptable as a minor amendment to the development permission. We are herewith returning a copy of the submitted drawings endorsed by the undersigned and listed below:

PA 6823/03/MA/55c, 55e, 55g, 59a

This endorsement relates only to the changes described in your letter and specifically indicated on the drawings. Any other changes from the original permission, which may be shown on the drawings but which are not referred to in your letter, are not endorsed or accepted. Please note that the conditions and amendments in the original permission remain valid and are therefore applicable to the development as amended, including the condition on the validity period of the permission.

Yours faithfully,

Darren Fava B. Plan, MMaCP
f/Director of Planning

DocMinAmAcc

Copy of Original Decision Notice



To: Mr Chris Cuschieri
obo Krigar Developments Ltd
61 Tonna Street
Mosta MST 09

Date: 13 August, 2004
Our Ref: PA 06823/03

Application Number: PA 06823/03
Application Type: Full Development Permission / 01
Date Received: 18 November, 2003
Approved
Documents : PA 06823/03/1C/21C/31A/31B/39A

Location: 'The Studio', Triq il-Qrejten, Pieta'
Proposal: To demolish existing building and construct semi-basement garages, apartments and penthouses.

Development Planning Act 1992 Section 33 Full Development Permission

The Malta Environment & Planning Authority hereby grants development permission in accordance with the application and plans described above, subject to the following conditions:

1. Air conditioning units shall not be located on the facades of the building which are visible from a public space. Any such units located at roof level shall be set back from the facade by at least 1 metre.
2. The garages shall only be used for the parking of private cars.
3. All services located on the roof of structures on the roof of the building shall be screened by a wall 1.4 metres (5 courses) high constructed in franka stone. The services shall not exceed the height of this wall.
4. a) This development permission is valid for a period of FIVE YEARS from the date of this notice but will cease to be valid if the development is not completed by the end of this five year period.
b) It should be noted that a third party may have the right of appeal against this permission. Any development which is carried out when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Planning Appeals Board or quashed by the Court of Appeal.
c) This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out.

PA 06823/03

Copy of Original Decision Notice

Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.

- d) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.
- e) All building works shall be erected in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Malta Environment & Planning Authority's Land Surveyor. The Setting Out Request Notice must be returned to the Land Survey Unit of the Malta Environment & Planning Authority when the setting out of the alignment and levels is required.
- f) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
- g) The enclosed Commencement Notice shall be returned to the Malta Environment & Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
- h) Copies of all approved plans and elevations shall be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.
- i) Where the street bordering the site is unopened, it shall be opened up prior to the commencement of the building operations hereby permitted.
- j) Work shall not commence on the construction (including excavation), alteration or demolition of the building until a covered way or a fence, boarding or barricade has been constructed as follows
 - A Where the construction or demolition activity is located **less than 2 metres from a public way used by pedestrians** a covered way shall be provided (unless the work is carried out within a solid enclosure; site work conditions are more than 2 metres from a public way used by pedestrians, or the work duration does not exceed 5 days). This covered way shall
 - (i) have a clear height of not less than 2.5 metres;
 - (ii) have a clear width of not less than 1.5 metres or the width of the public way whichever is the lesser;
 - (iii) be designed and constructed to safely support all loads that may be reasonably be expected to be applied to it;
 - (iv) have a weather tight roof sloped towards the site or if flat be equipped with a splash board not less than 300mm high on the road side;
 - (v) be totally enclosed on the site side with an enclosure having a reasonably smooth surface facing the public way;
 - (vi) have a railing 1 metre high on the road side where the covered way is

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- supported by posts on the road side, and
- (vii) be adequately lighted between sunset and sunrise.

- B Where the construction or demolition activity is located **2 metres or more from a public way used by pedestrians**, a strongly constructed hoarding, boarding or barricade shall be erected between the site and the public way or open sides of a construction site, and the hoarding, boarding or barricade shall
- (i) be not less than 1.8 metres high;
 - (ii) have a reasonably smooth surface facing the public way;
 - (ii) be without openings, except those required for access.
- Access openings shall be equipped with solid gates which shall be kept closed and locked when the site is unattended and shall be maintained in place until completion of the construction or demolition activity.

Authorisation for these arrangements must be obtained from the Police.

- k) No building material, waste material, machinery or plant shall obstruct the pavement or the smooth flow of traffic on the road in the vicinity of the site. The deposit of materials or the placing of equipment in the street must be authorised by the Police.
- l) Any soil on the site shall not be built over but shall be collected for reuse. A permit from the Director of Agriculture is required to remove the soil from the site. All soil shall be deposited at the place indicated by the Director of Agriculture.
- m) Rock spoil, boulders and other waste materials resulting from excavations or from demolition on this site shall be deposited at an official waste disposal site or used as fill material. If waste materials from the development are not to be reused, they shall not be disposed of other than at an official waste disposal site. A permit from the Environmental Protection Directorate is required to this effect.
- n) The height of the building shall not exceed four floors plus the underlying semi basement of not more than six courses above finished road level measured from the highest street level.
- o) The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on the approved plans and drawings.
- p) Apertures and balconies shall not be constructed of gold, silver or bronze aluminium.
- q) A water cistern with a volume in cubic metres of 30% of the total roof area (in square metres) of the building(s) shall be constructed to store rainwater run-off from the built-up area of the development. This cistern shall be completed and available for use prior to the development hereby permitted being first brought into use.
- r) The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Malta Environment & Planning Authority.

Copy of Original Decision Notice

This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law. The applicant should contact the following regarding the location and provision of services prior to commencing development:- Enemalta, Water Services Corporation, Maltacom, Drainage Department and Melita Cable.



Frances Pisani
Secretary
Development Control Commission

72700

72600

72500

72400

72300

72200

53700

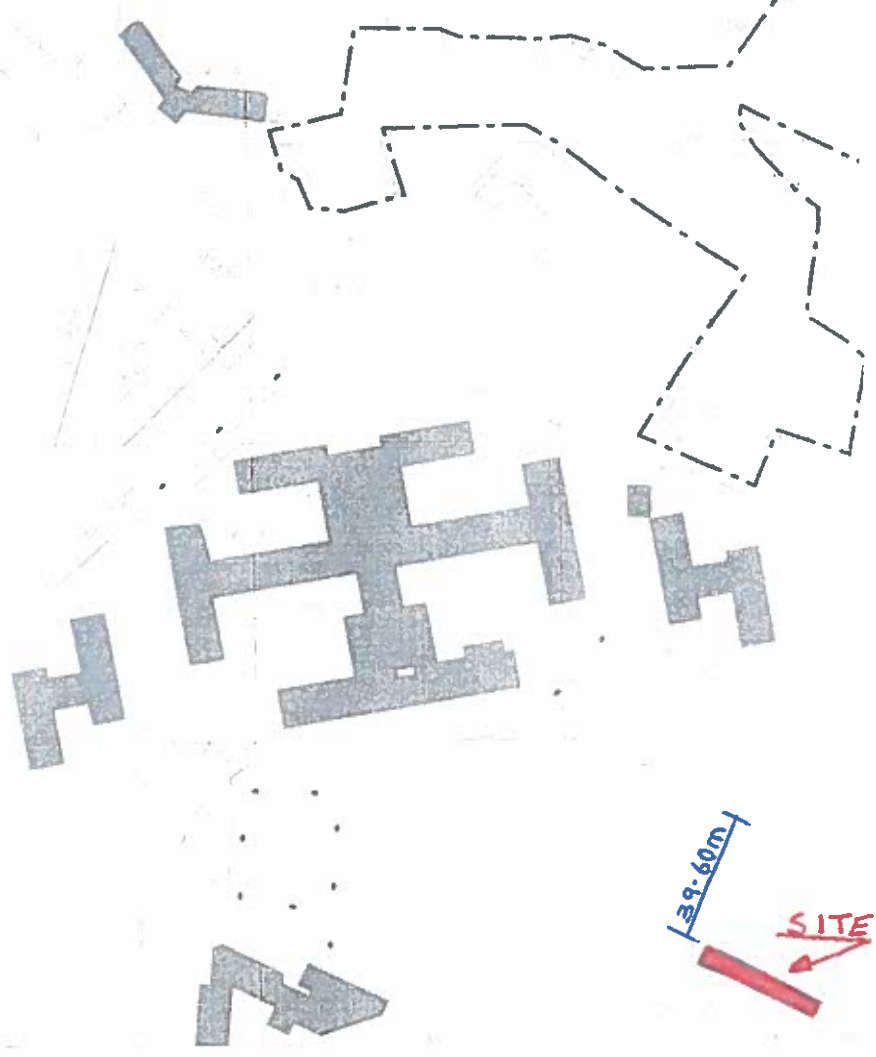
53800

53900

54000

54100

PLAN: No P.A. 6823/03/1C
P.C.C. Road No



PLANNING AUTHORITY
 Mapping Unit Site Plan, Scale 1:2500

St Francis Ravelin
 Floriana
 PO Box 200, Valletta
 Tel.240976 Fax 224846



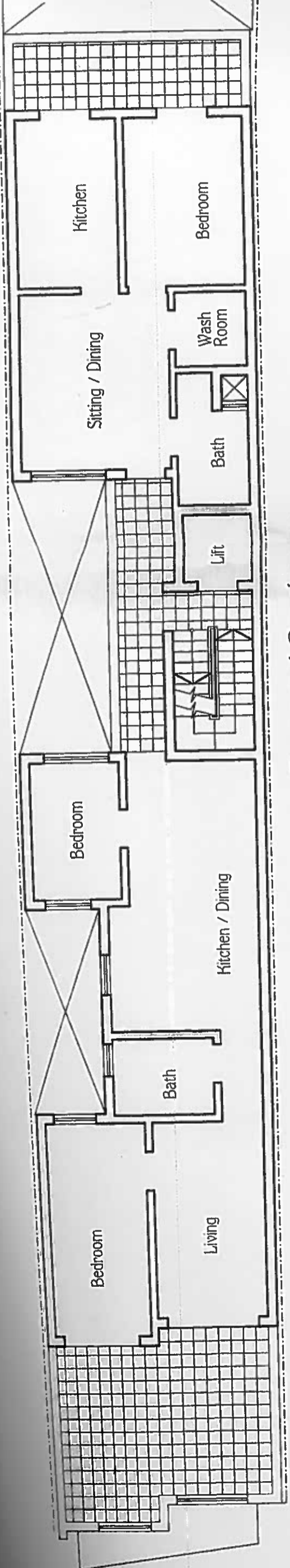
Part of Survey Sheet(s): 5272 5472

Date :- 1/4/97

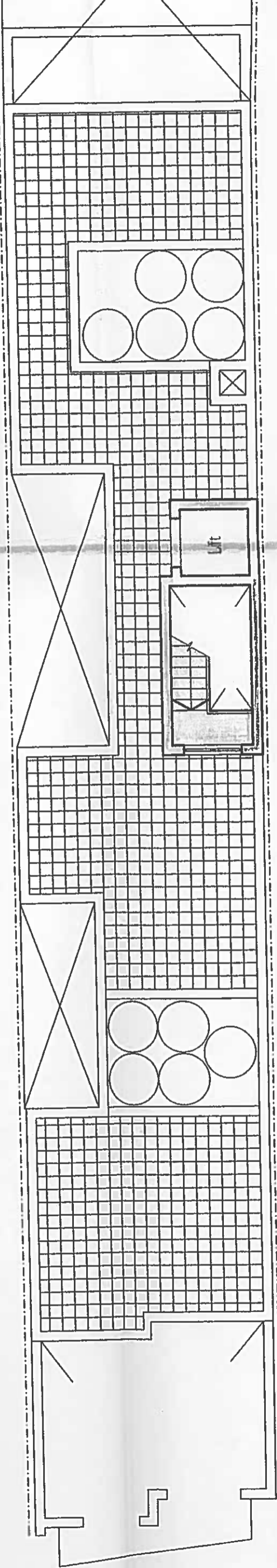
- The numbered lines indicate 100m intervals on a U.T.M. grid
- This site plan is not to be used for interpretation or scaling of scheme alignments
- Users noting additions or corrections to this map are kindly requested to inform the Mapping Unit

Eriger Cayetano Montaldo
 Architect & Civil Engineer

Proposed Typical Floor
Second and Third Floor



Proposed Penthouse



Proposed Roof Plan

**MINOR AMENDMENTS
APPROVED**
12 OCT 2007
Darren Fava B. Plan, MMacCP
Drg No PA 6823 / 03 / MA / 55

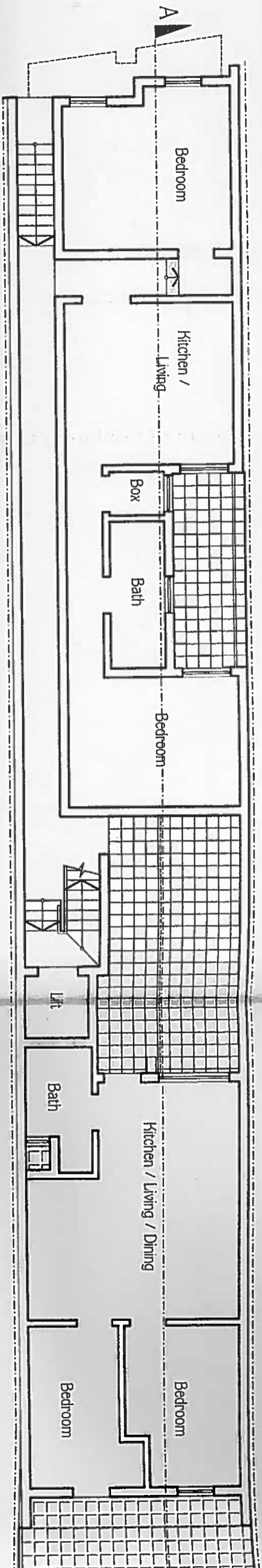
METRES
FEET

SCALE 1:10

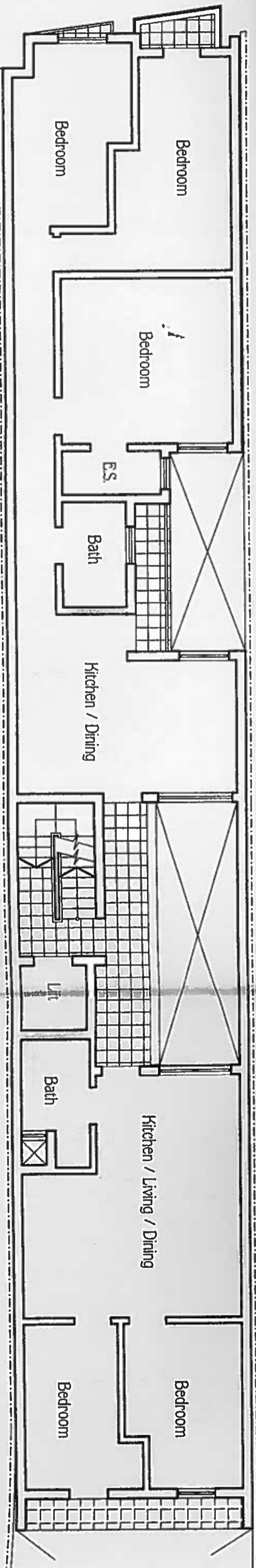
**SANITA
APPROVED**
9 OCT 2007
Paul Dall
Assistant SEO



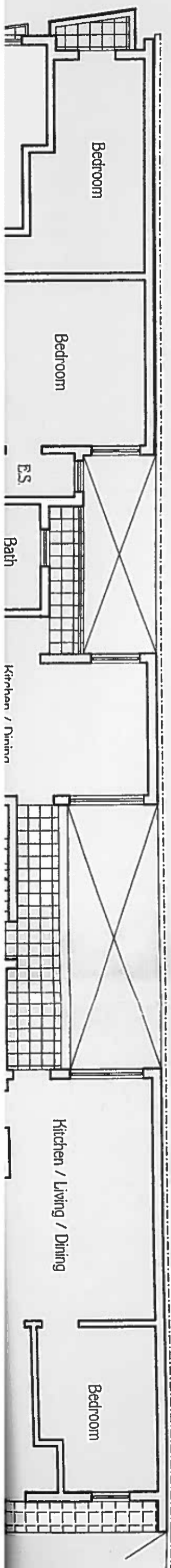
Proposed Semi-Basement Plan

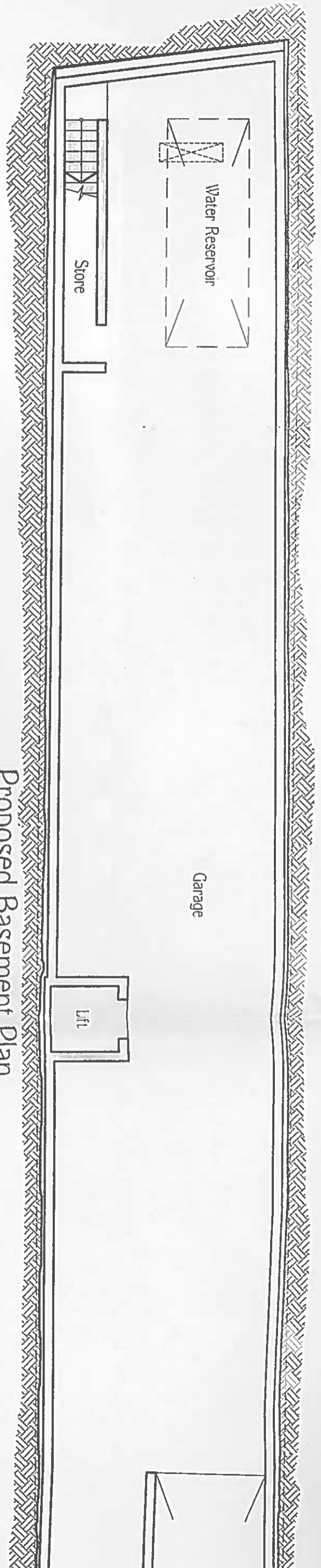


Proposed Ground Floor

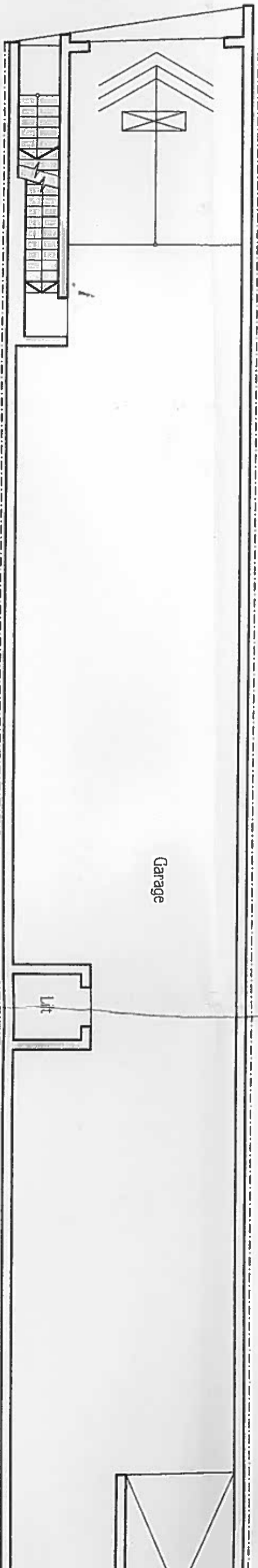


Proposed First Floor Plan

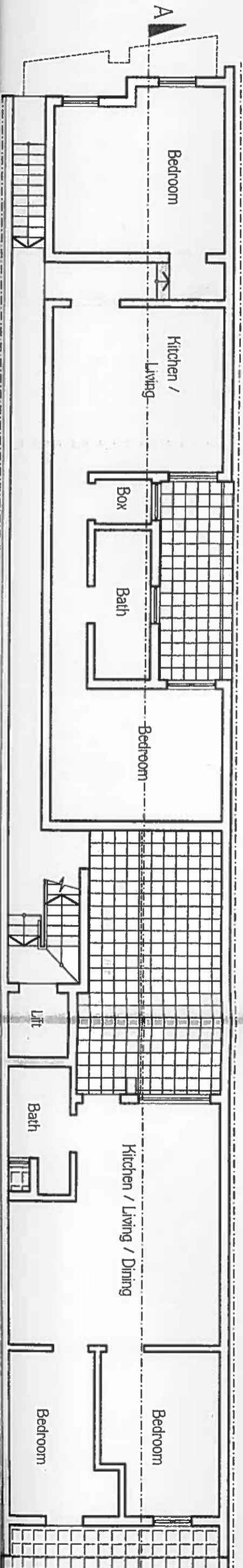




Proposed Basement Plan



Proposed Semi-Basement Plan



Proposed Semi-Basement Plan

Notes:

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, ARCHITECTURAL STRUCTURAL AND SERVICES DRAWINGS.

J. J. James

Rev	Date	Description



CS DESIGN
ARCHITECTURE & CIVIL ENGINEERING

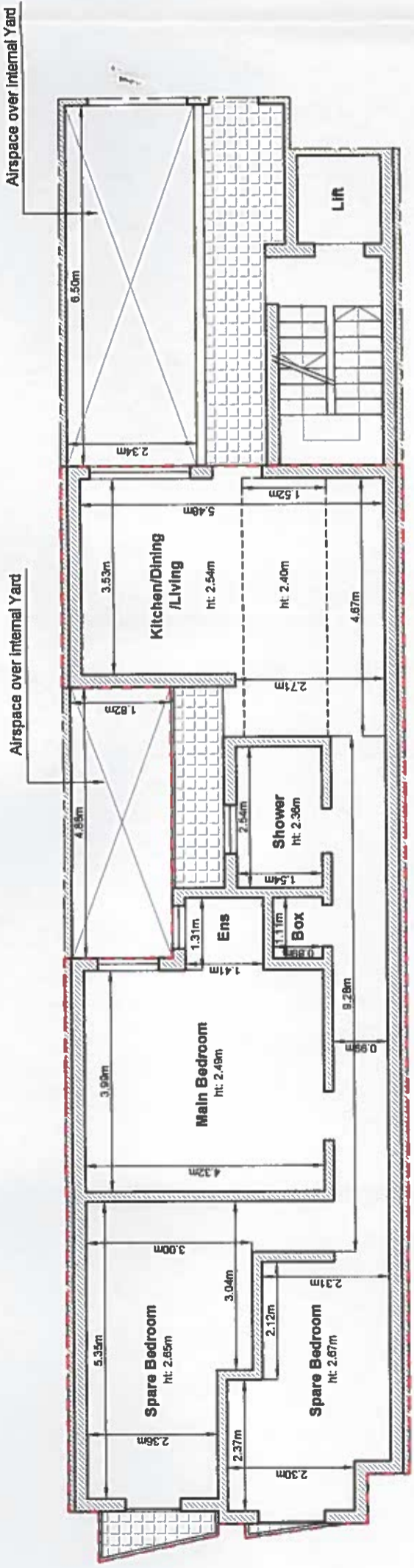
40, 91, The 8th Lane, Heliopolis, Cairo, Egypt
T: +202 2611 1111 | E: info@csdesign.com | W: www.csdesign.com

Client: **Qorti ta' Malta**

Project: **Valuation of apartment at Krigar Building Flat No.3, Triq Qrejtjen, Pleta**

Date	16.05.2018	Sheet	002/18
Drawn	JT	Scale	1/100 (A3)
Checked	JT	Title: Existing Plan	

Drawg No.: **AD-01**



Legend:

- Ownership (Red dashed line)
- Common Area (Yellow dashed line)

FIRST FLOOR PLAN
SCALE 1:100

Ownership Area: 108.6m²
Common Area: 22.8m²



PART III
EIGHTH SCHEDULE

Physical Attributes of Immovable Property

Locality

Address

Total Footprint of Area Transferred * 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 checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input checked="" type="checkbox"/> 0-20 years	<input 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 checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities <i>Tick as many as appropriate</i>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One Car Garage	<input 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: 16/05/2018

Perit's Signature: 

Warrant Number: 668

Rubber Stamp: **Perit Jozette Theuma B.E.&A. (Hons)
Architect & Civil Engineer W.No:668**

L-Atti tas-Subbasta Nru. 10/18

Ritratti

DOK F





CS DESIGN

J. Thorne





CS DESIGN

A. Theuma







CS DESIGN

A. Hussain













CS DESIGN

A. Henna

