

FIL-PRIM'AWLA TAL-QORTI CIVILI

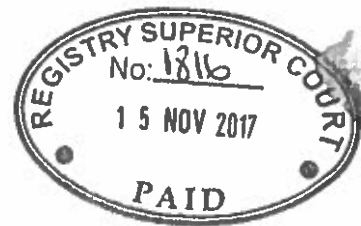
Subbasta No. 72/2016

Bank of Valletta p.l.c.

Vs.

Pauline Bugeja

RELAZZJONI TA' L-AIC DANIEL GRIMA



ILLUM.....30/11/17.....
 DEHER IL-PERIT LEGALI/TEKNIKU.....D. DANIEL GRIMA
 KI 239875.....LI HALEF LI QEDA FEDELMENT
 U ONESTAMENT L-INKARIGU MOGHTI LILU
 DEPUTAT REGISTRATUR

Subbasta No. 72/2016

Bank of Valletta p.l.c.

Vs.

Pauline Bugeja

Relazzjoni ta' I-AIC Daniel Grima

Jesponi bir-rispett kollu:

Illi huwa gie nominat minn din l-Onorabbli Qorti permezz tad-digriet li nghata fl-10 ta' April 2017, Perit Tekniku biex jaghmel deskrezzjoni u valutazzjoni tal-fond indikat fir-rikors promotur u sabiex ifisser il-pizijiet, kirjiet u jeddjet ohra, sew reali kemm personali, jekk ikun hemm, li ghalihom dan il-fond ikun suggett kif ukoll l-ahhar trasferiment tieghu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur, u cioe':

- **Id-dar bla numru ufficjali u bl-isem 'Santa Maria' fi Triq Indri Borg, Zebbug, Malta, mibnija fuq l-art maghrufa bhala 'Tal-Kandlora', libera u battala, bi drittijiet u l-pertinenzi kollha taghha, konfinanti mill-Punent mal-imsemmija triq minn Nofsinhar ma' propjeta ta' Philip Vella jew is-successuri tieghu fit-titolu u mit-Tramuntana ma' propjeta ta' Modesta Mallia jew is-successuri taghha fit-titolu.**

Illi biex jaqdi l-inkarigu li nghatalu zamm l-access nhar it-Tlieta l-4 ta' Lulju 2017 fid-9:00.

Irrizulta li din il-propjeta' tikkonsisti f'dar bil-garaxx maghha mqassma fuq sular wiehed b'kamra tal-bejt sopraposta. Id-dar ghanda kejl komplessiv ta' circa

296 metri kwadri mqasma fuq sular wiehed, u l-livell soprapost ta' kejl komplessiv ta' circa 235 metri kwadri.

L-entrata ghal din id-dar taghti ghall-kuritur tal-propjeta', ta' madwar 39.5 metri kwadri. Anness mieghu issib garaxx ta' madwar 32 metri kwadri, u li ghandu bieb li jaghti fuq quddiem tal-fond, ghal fuq Triq Indri Borg u li ghandu access dirett ghal gol-kuritur tal-propjeta' in kwistjoni.

Fuq ix-xellug ta' l-entratura wiehed isib karma ta' s-salot ta' madwar 18.5 metri kwadri, li ghandha tieqa li thares ghal fuq Triq Indri Borg, kif ukoll zewg kmamar tas-sodda ta' madwar 17.8 metri kwadri u 16.7 metri kwadri rispettivament. Dawn iz-zewgt ikmamar tas-sodda ghandhom bieb jew tieqa iharsu fuq xaft ta' madwar 4.6 metri kwadri, liema xaft mhux konformi tal-Ligi Sanitarja. Hemm ukoll karma tal-banju b'tieqa thares fuq l-istess xaft.

Fuq il-lemin ta' l-entratura ghal din id-dar wiehed isib tarag ta' madwar 13.6 metri kwadri li jaghti ghas-sular ta' fuq tal-propjeta', kif ukoll karma principali tas-sodda ta' madwar 15.3 metri kwadri b'tieqa thares fuq il-bitha ta' wara tal-propjeta'. Din il-kamra ukoll mhix tgawdi d-dawl u l-ventilazzjoni mitluba mill-Ligi Sanitarja peress li l-fetha ta' quddiem it-tieqa mhux wiesa bizzejjed.

Fuq in-naha ta' wara tal-propjeta' wiehed isib kcina ta' madwar 12.2 metri kwadri u karma ta' l-ikel ta' madwar 13.8 metri kwadri. Dawn iz-zewgt ikmamar iharsu fuq il-bitha ta' wara li hija ta' madwar 75.3 metri kwadri.

Fuq l-ewwel sular wiehed issib karma tal-bejt ta' madwar 34.3 metri kwadri u li ghandha zewgt itwieqi u bieb iharsu direttament fuq il-bejt, liema bejt ghandu kejl ta' madwar 160.5 metri kwadri. Annessa maghha issib kamra tal-banju ta' madwar 3.4 metri kwadri, u li ghandha tieqa zghira li taghti ghall-istess bitha ta' wara msemija f'paragrafu aktar il-fuq.

Skond il-'Local Plan' il-propjeta' tinsab f'zona barra mill-izvilupp u ghalhekk ma tistax tigi zviluppata oltre ghax diga qabzet il-200 metri kwadri skond kif inhu permess mill-Ligi.

L-istat strutturali ta' dawn il-fond huma tajjeb.

L-istat dekorattiv f'din l-abitazzjoni mhux mizmum tajjeb.

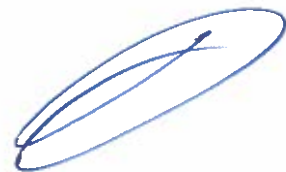
Din il-propjeta' m'hi sogetta ghall-ebda tipp ta' cens.

Fl-istima tieghi kkunsidrajt dawn il-punti:

1. meta nbriet din il-propjeta',
 2. il-kundizzjoni ta' din il-propjeta',
 3. id-daqs u l-pozizzjoni tal-propjeta',
 4. il-lokalita'.
-

Ghalhekk l-esponenti wara li ha inkonsiderazzjoni ta' dawn il-punti msemija, ghamel valutazzjoni ta' din ir-residenza inkluz l-arja sovrastanti bil-permessi relattivi tieghu ta' **hames mija u hamsin elf Euro (€550,000)**

Tant ghandu l-unur jissottometti l-esponenti ghas-savju gudizzju ta' din l-Onorabbli Qorti.

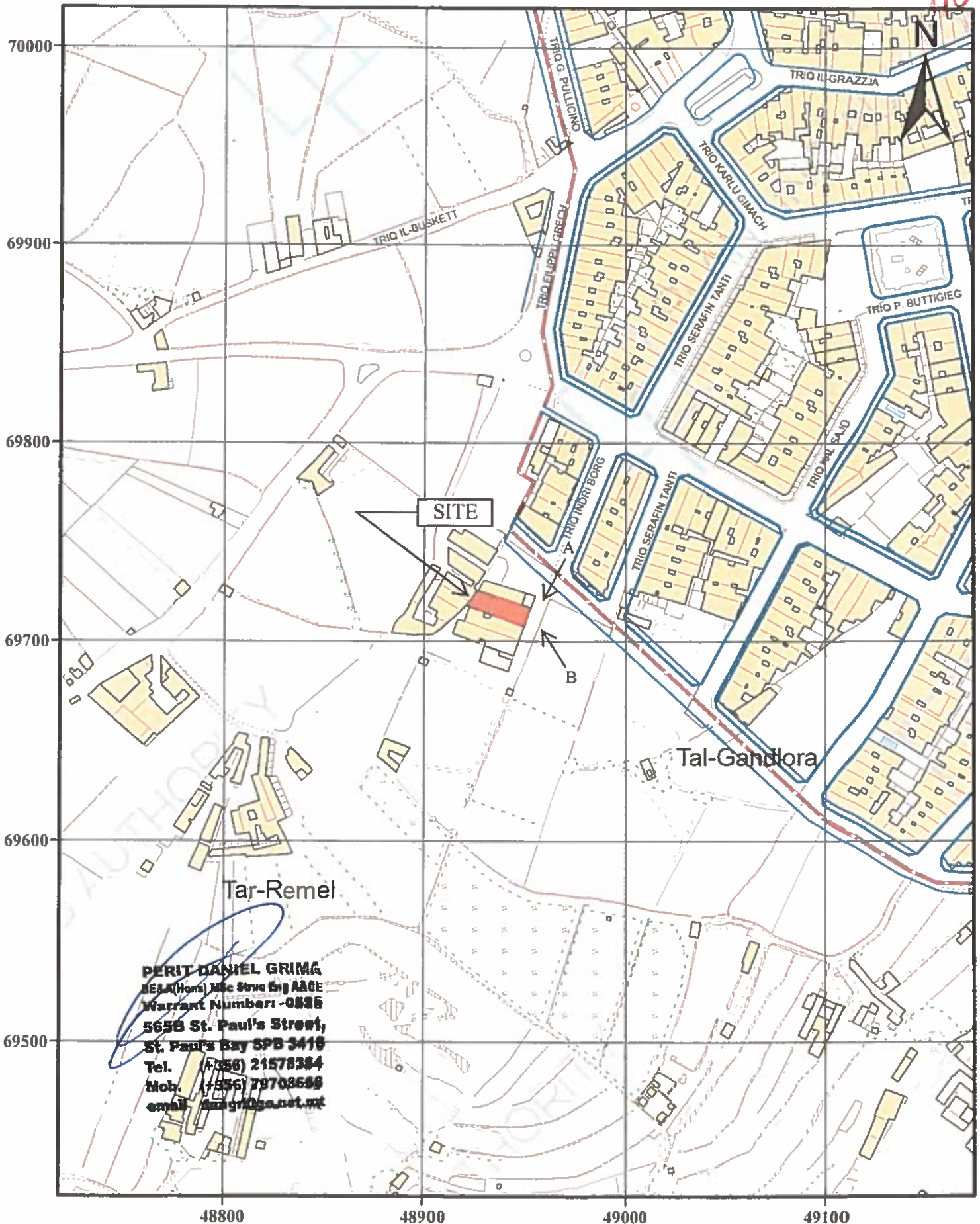


PERIT DANIEL GRIMA
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Warrant Number: 082E
565B St. Paul's Street
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Mob. (+356) 79702668
email dangr@go.net.mt

AIC Daniel Grima
13 ta' Novembru, 2017

15 NOV 2017
Ipprezentata mill Perit Daniel
B'/Bla dok Direkto dokumenti Grima

Antonia Dalli
Deputat Registratur



70000
69900
69800
69700
69600
69500

48800 48900 49000 49100

PERIT DANIEL GRIMA
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1:2,500 Date Printed: 13/11/2017

Public Geoserver

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 Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.
 Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at 2.5m vertical interval. Not to be used for interpretation or scaling of scheme alignments
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PLANNING AUTHORITY

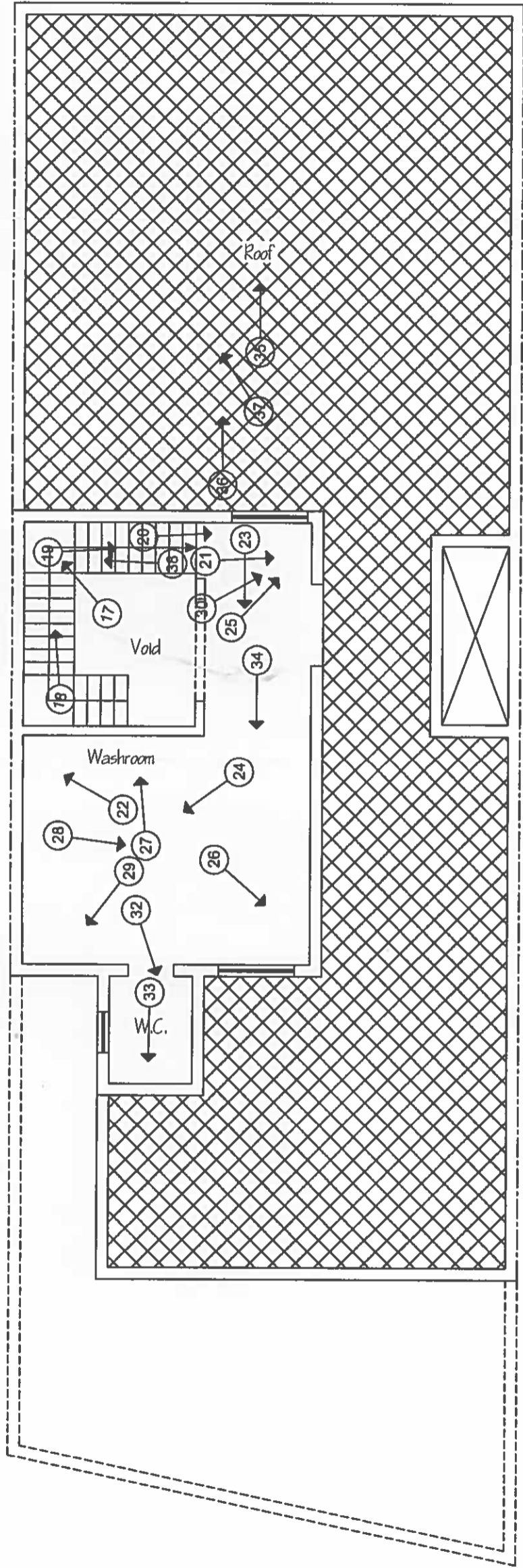
St. Francis Ravelin, Floriana.
 Tel: +356 2290 0000, Fax: +356 2290 2295
 www.pa.org.mt, mappingshop@pa.org.mt



Photo A

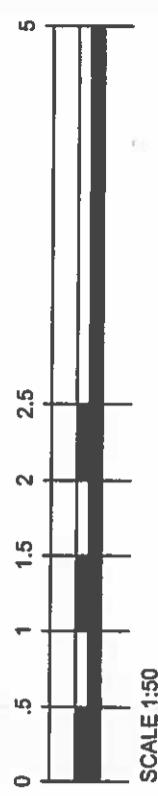
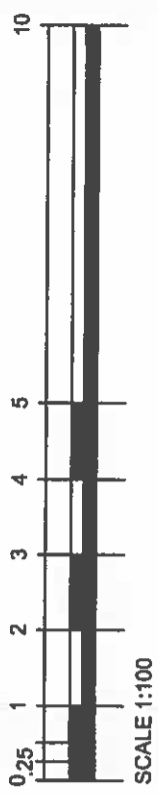


Photo B



First Floor
(as Existing)
1:100

NOTE: ALL DIMENSIONS ARE IN MM

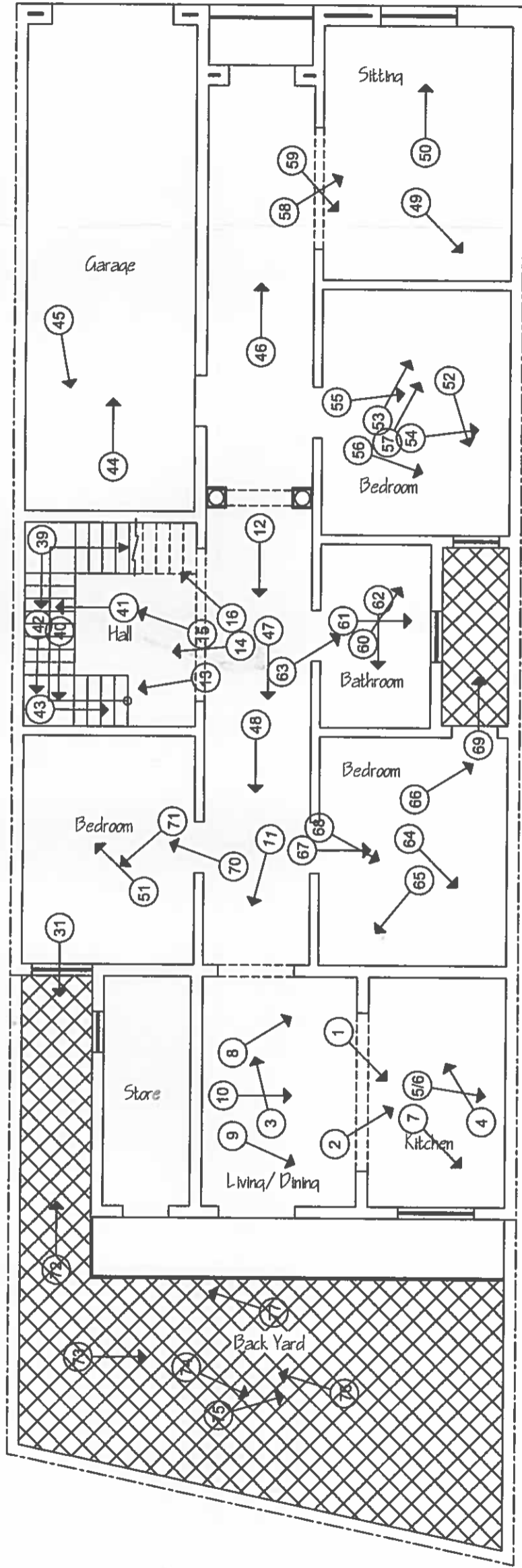


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DRAWN BY:	DG	DRAWING NO.:	BU07/11/17	PERIT DANIEL GRIMA ARCHITECT AND CIVIL ENGINEER		

PERIT DANIEL GRIMA
565B ST PAUL'S STREET,
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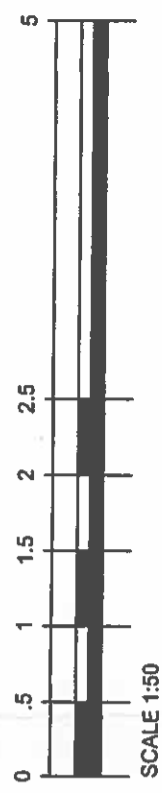
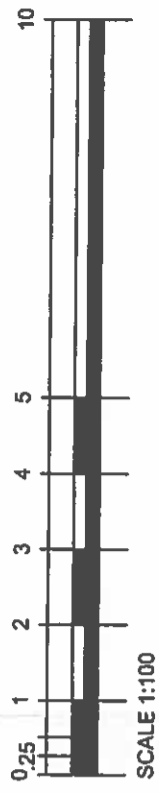
LOCATION:
'SANTA MARJA',
TRIQ INDRI BORG,
HAZ-ZEBBUG, MALTA

49



Ground Floor
(as Existing)
1:100

NOTE: ALL DIMENTIONS ARE IN MM

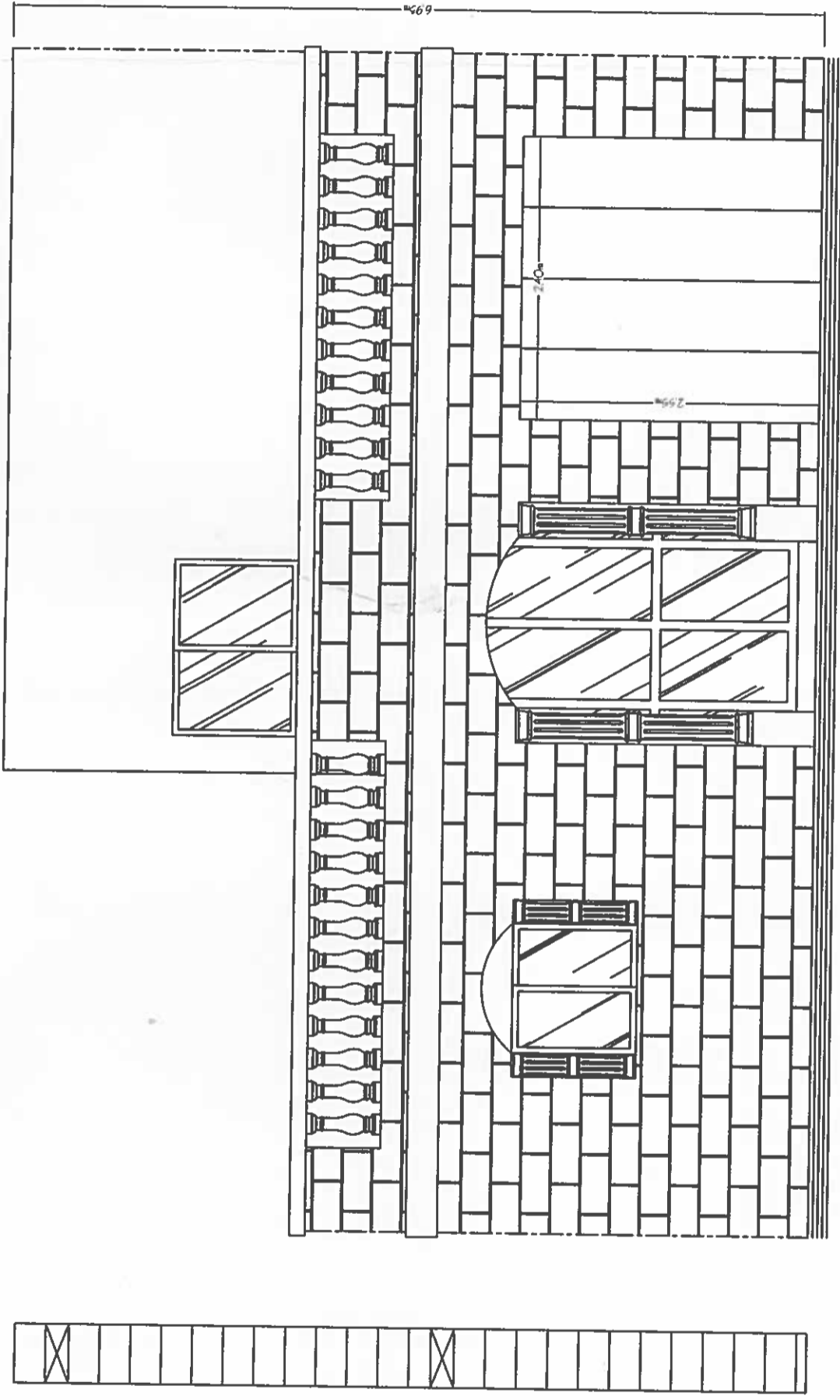


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	-	13/11/17	DG
DRAWN BY: DG	DRAWING TITLE:	DRAWING NO.:	ARCH. I/C.:
	GROUND FLOOR PLAN	BU06/11/17	DG

PERIT DANIEL GRIMA
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LOCATION:

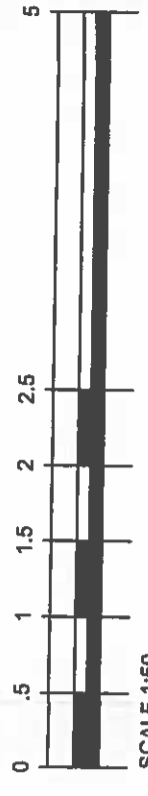
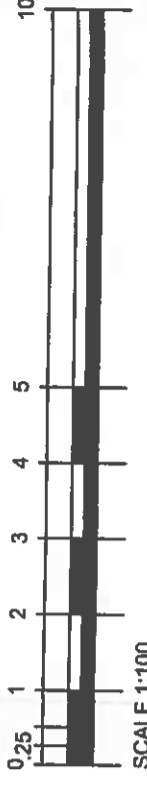
'SANTA MARIA',
TRIQ INDRI BORG,
HAZ-ZEBBUB, MALTA



Front Elevation
(as Existing)
1:50

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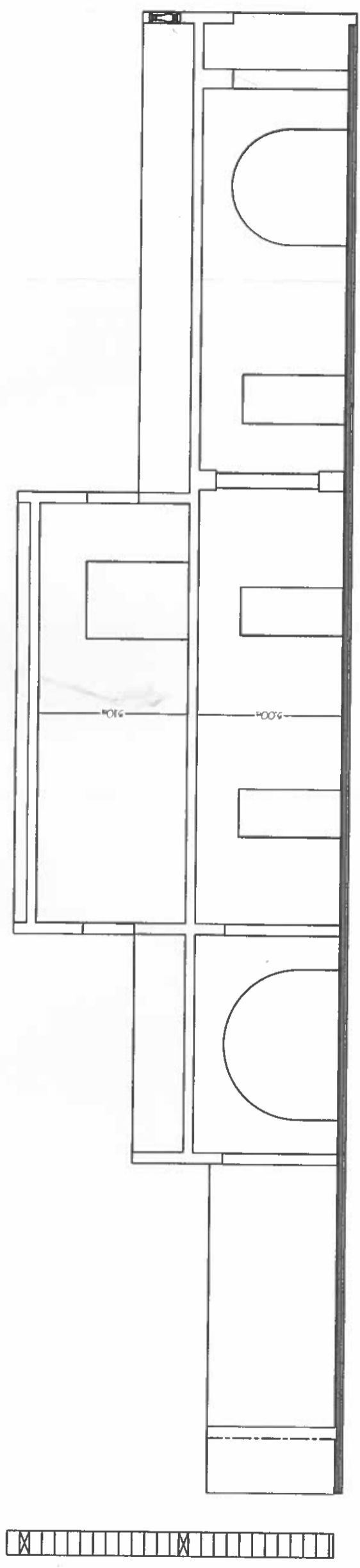
NOTE: ALL DIMENSIONS ARE IN MM



PROJECT TITLE: SURVEY		REV. NO.: -	DATE: 13/11/17	CHECKED BY: DG
DRAWING TITLE: FRONT ELEVATION		SCALE: 1:50	DRAWING NO.: BU05/11/17	ARCH. I/C: DG
DRAWN BY: DG		PERIT DANIEL GRIMA ARCHITECT AND CIVIL ENGINEER		

PERIT DANIEL GRIMA
 5655 ST PAUL'S STREET,
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 Mob. (00356) 79708668

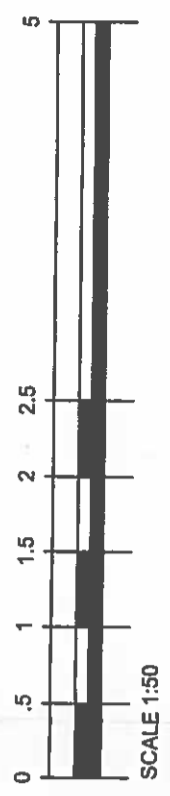
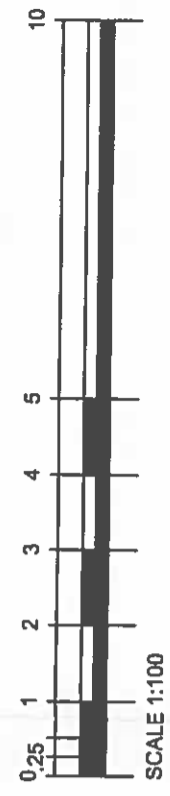
LOCATION:
 'SANTA MARIA',
 TRIQ INDRI BORG,
 HAZ-ZEBBUC, MALTA



Section AA
(as Existing)
1:100

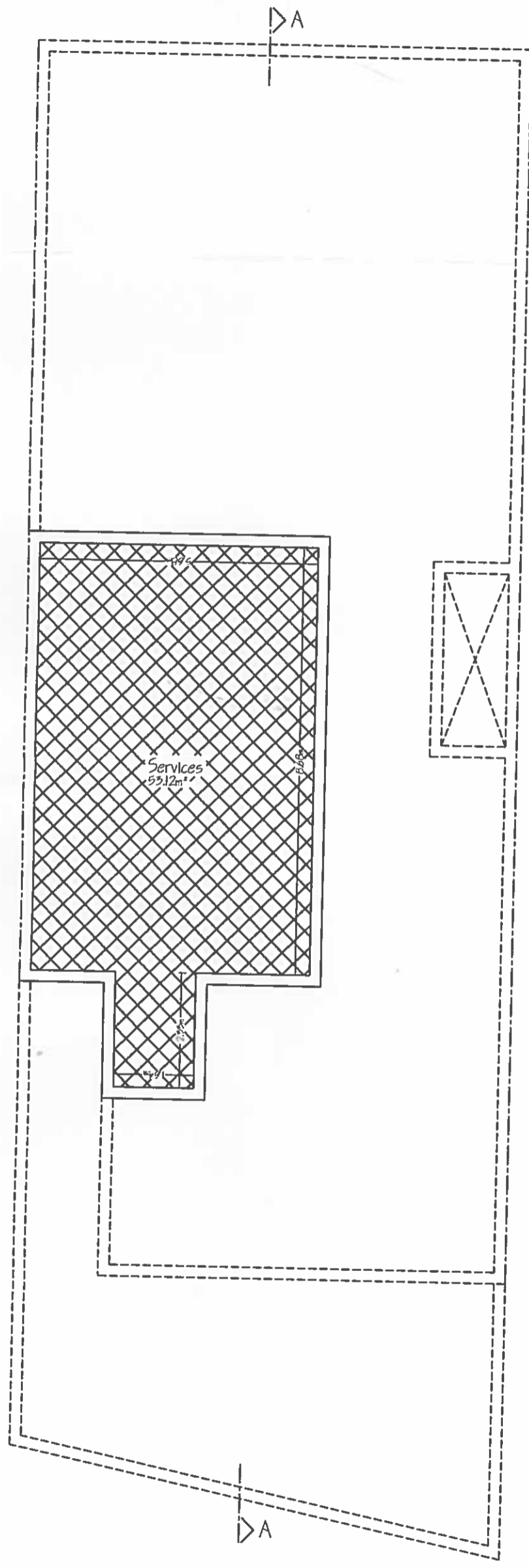
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 Email: dmgr@grima.net

NOTE: ALL DIMENSIONS ARE IN MM



PROJECT TITLE: SURVEY		REV. NO.: -	DATE: 13/11/17	CHECKED BY: DG
DRAWING TITLE: SECTION AA		DRAWING NO.: BU04/11/17	SCALE: 1:100	ARCH. I/C: DG
DRAWN BY: DG		LOCATION: 'SANTA MARIA', TRIQ INDRI BORG, HAZ-ZEBBUG, MALTA		
PERIT DANIEL GRIMA 565B ST PAUL'S STREET, ST PAUL'S BAY SPB3418 Mob. (00356) 79708668				

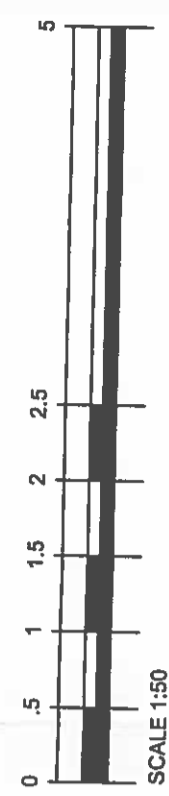
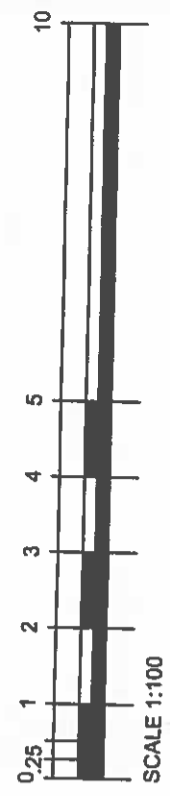
52.



Roof
 (as Existing)
 1:100

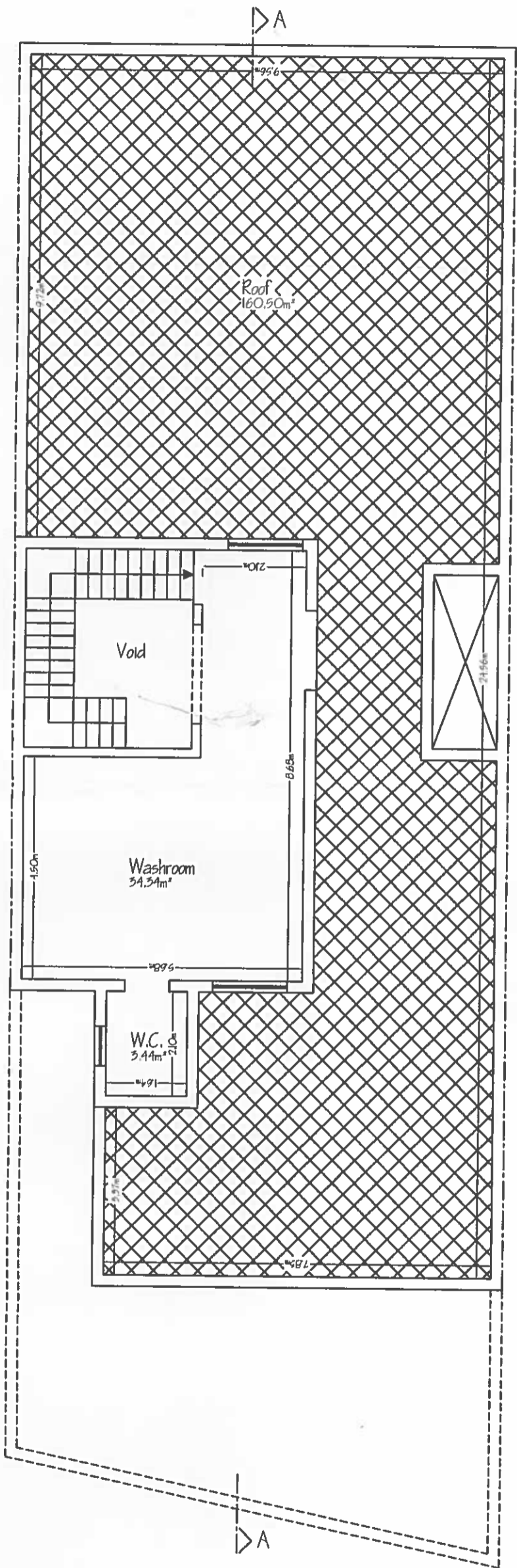
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NOTE: ALL DIMENSIONS ARE IN MM



PERIT DANIEL GRIMA 565B ST PAUL'S STREET, ST PAUL'S BAY SPB3418 Mob. (00356) 79708668		PROJECT TITLE: SURVEY	REV. NO.: -	DATE: 13/11/17	PERIT DANIEL GRIMA ARCHITECT AND CIVIL ENGINEER	CHECKED BY: DG
DRAWN BY: DG		DRAWING TITLE: ROOF PLAN	SCALE: 1:100	DRAWING NO.: BU03/11/17	ARCH. I/C.: DG	LOCATION: 'SANTA MARJA', TRIQ INDRI BORG, HAZ-ZEBBUG, MALTA

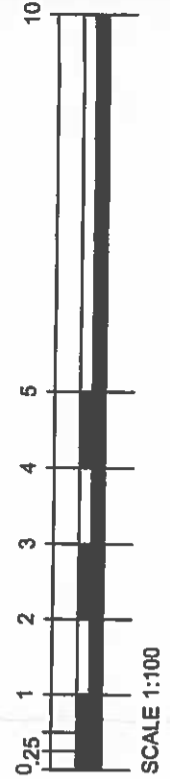
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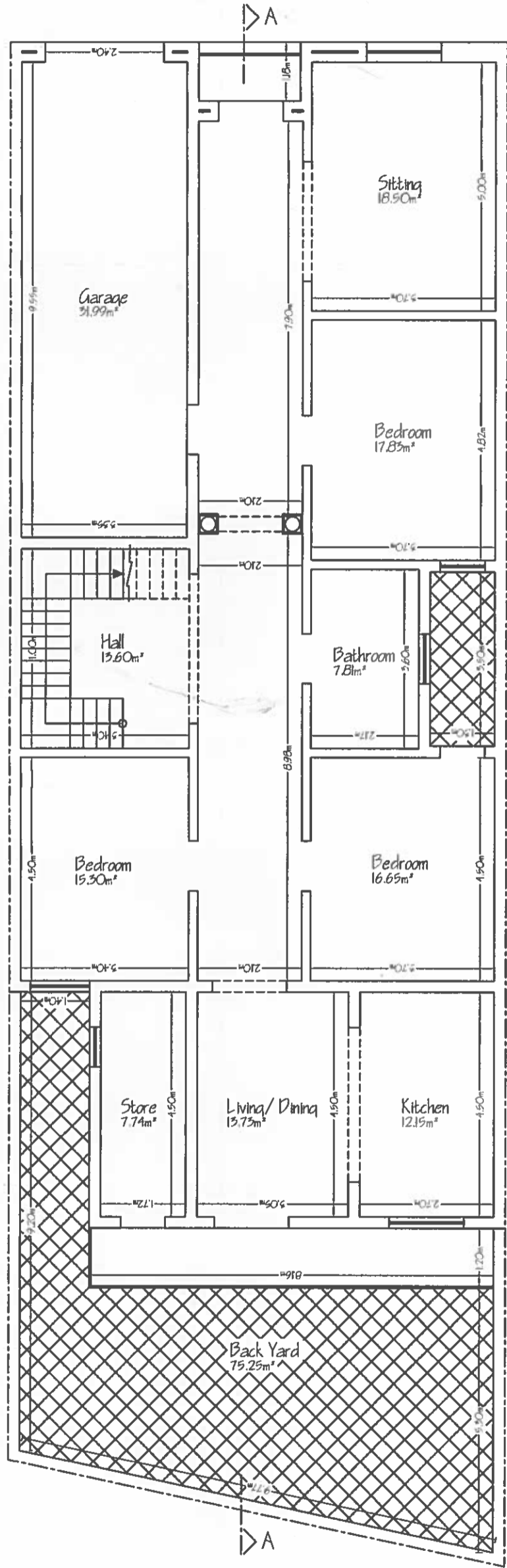
First Floor
(as Existing)
1:100

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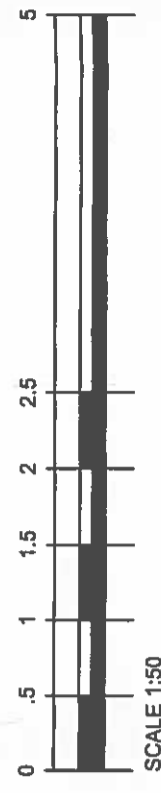
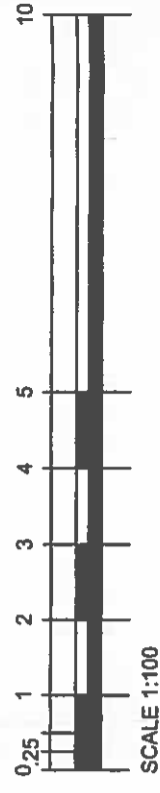
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DRAWN BY: DG	DRAWING TITLE: FIRST FLOOR PLAN	SCALE: 1:100	DRAWING NO.: BU02/11/17	ARCH. ITC.: DG	LOCATION: 'SANTA MARJA', TRIQ INDRI BORG, HAZ-ZEBBUG, MALTA



Ground Floor
(as Existing)
1:100

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NOTE: ALL DIMENTIONS ARE IN MM



PROJECT TITLE: SURVEY	REV. NO.: -	DATE: 13/11/17	CHECKED BY: DG
DRAWING TITLE: GROUND FLOOR PLAN	SCALE: 1:100	PERIT DANIEL GRIMA ARCHITECT AND CIVIL ENGINEER	ARCH. I/C: DG
DRAWN BY: DG	DRAWING NO.: BU01/11/17	LOCATION: 'SANTA MARIA', TRIQ INDRI BORG, HAZ-ZEBBUG, MALTA	

PERIT DANIEL GRIMA
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Photo 13



Photo 14



Photo 15



Photo 16

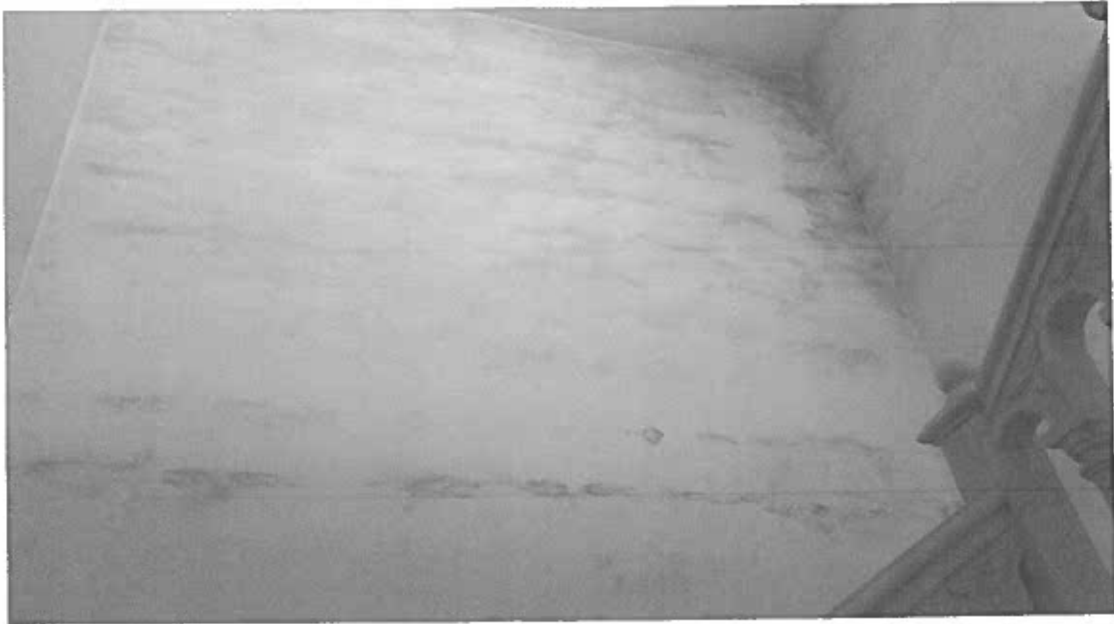


Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

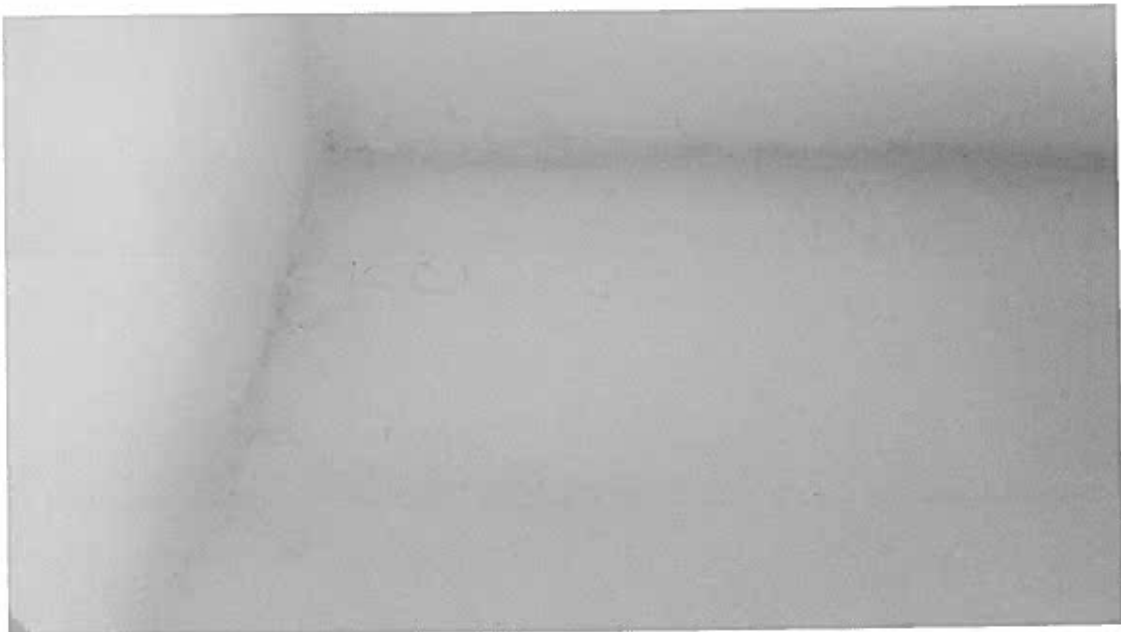


Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

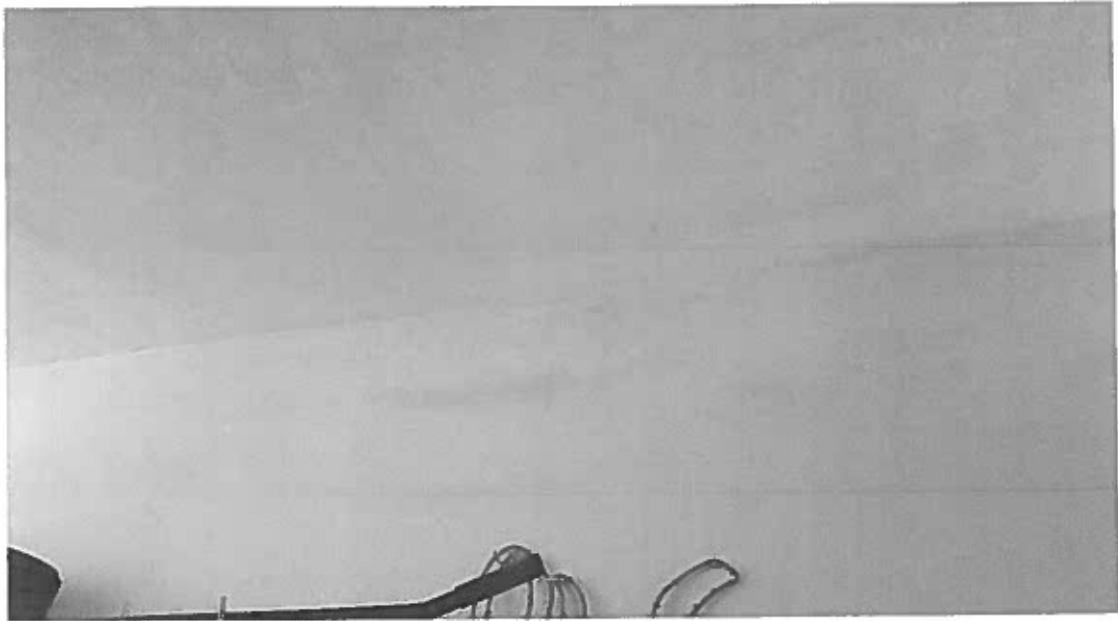


Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

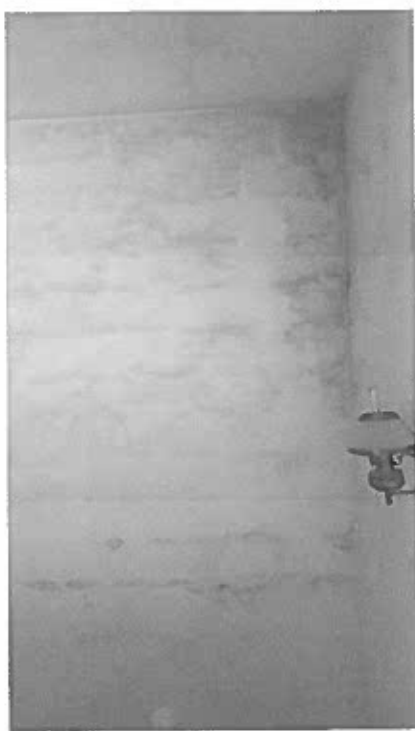


Photo 39



Photo 40

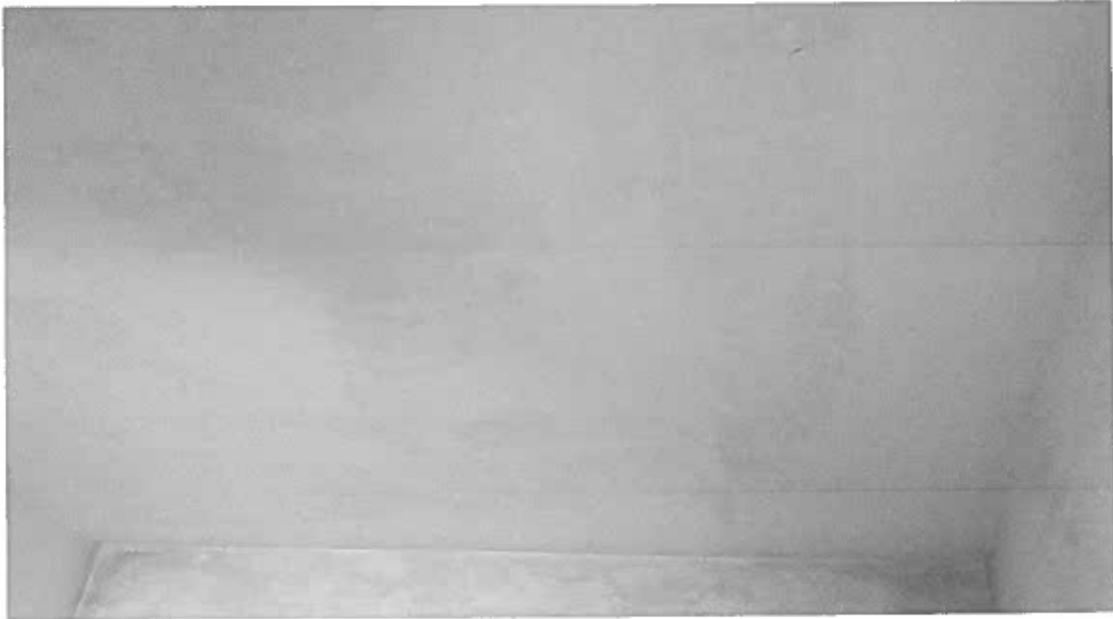


Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49

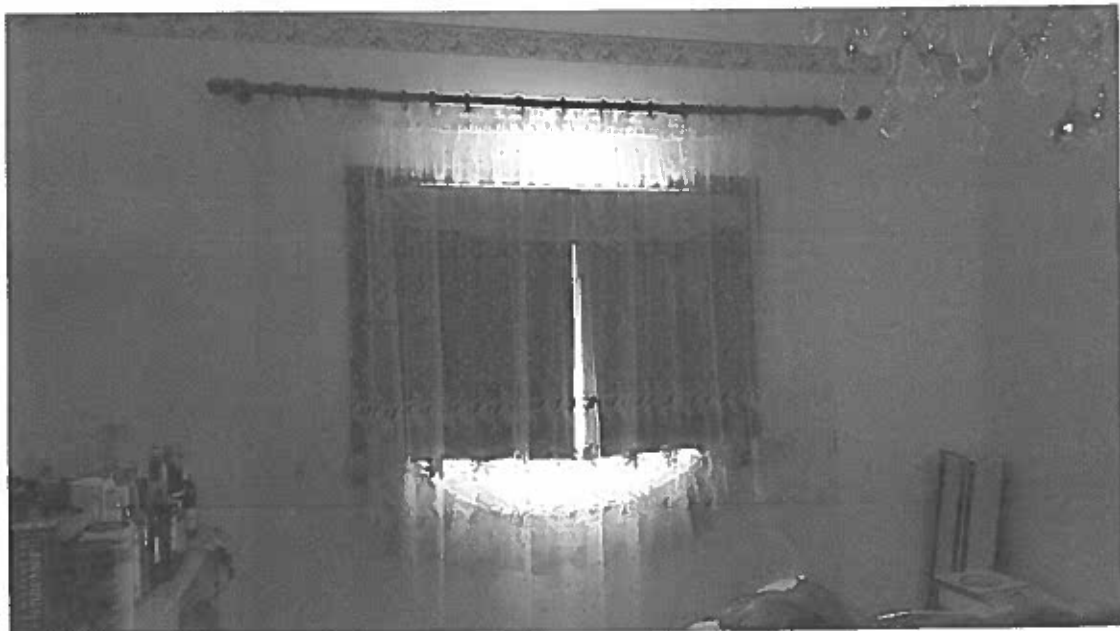


Photo 50



Photo 51



Photo 52

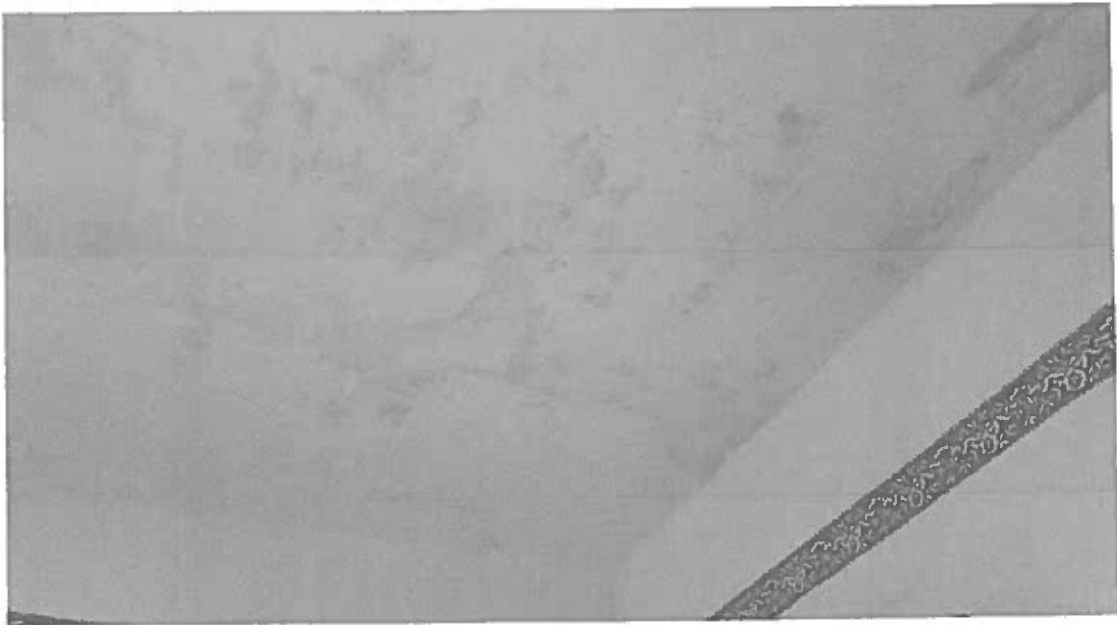


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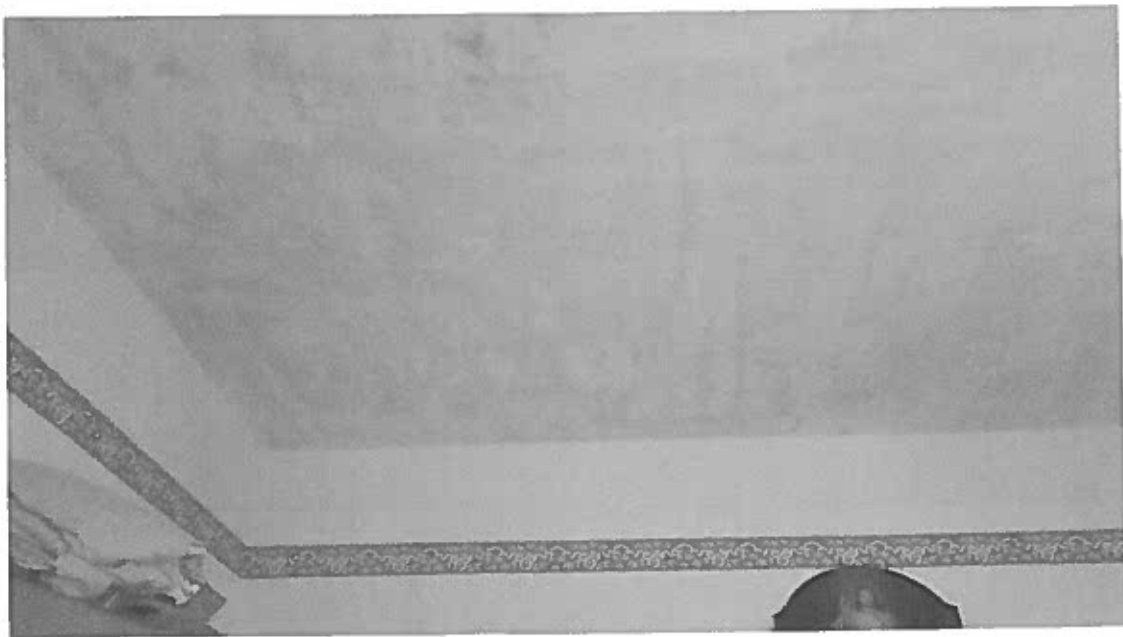


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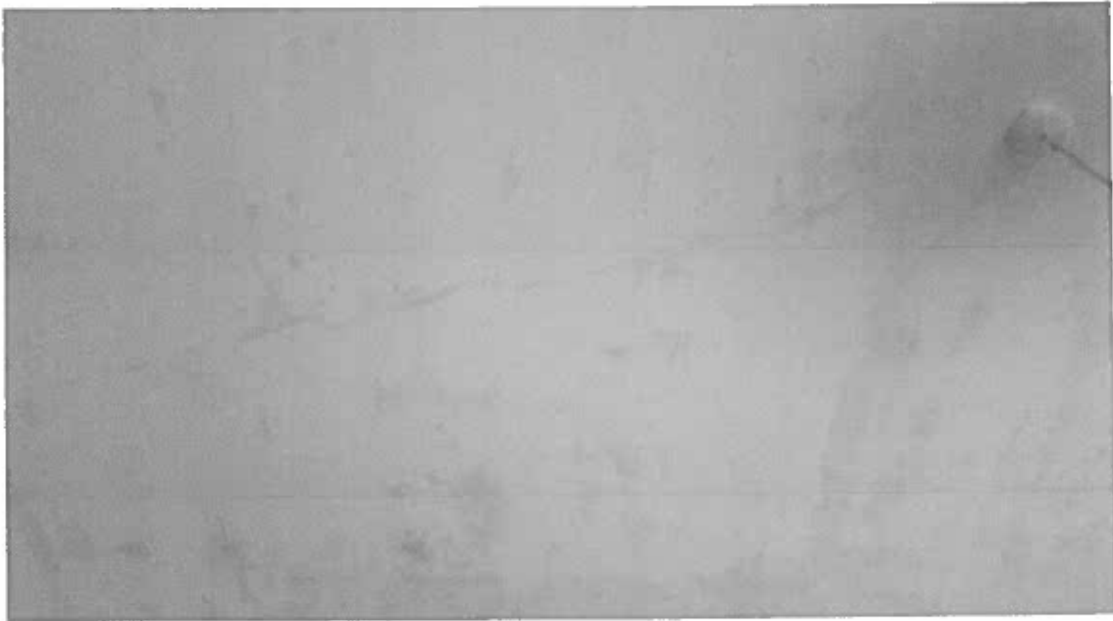


Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70

84



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Perit Daniel Grima

Architect & Civil Engineer

565B, St. Paul's Street,

St. Paul's Bay, SPB 3418,

Malta.

Mob. No. +356 79708668

FIL-PRIM'AWLA TAL-QORTI CIVILI

88

Subbasta No. 72/2016

Bank of Valletta p.l.c.

Vs.

Pauline Bugeja

RELAZZJONI TA' L-AIC DANIEL GRIMA

**PART III
EIGHTH SCHEDULE**

89

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 type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input checked="" 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 checked="" type="checkbox"/> Country View	<input 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	<input checked="" type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
<i>Tick as many as appropriate</i>	<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 checked="" type="checkbox"/> Ownership of Roof	<input 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: 16th November 2017

Perit's Signature:

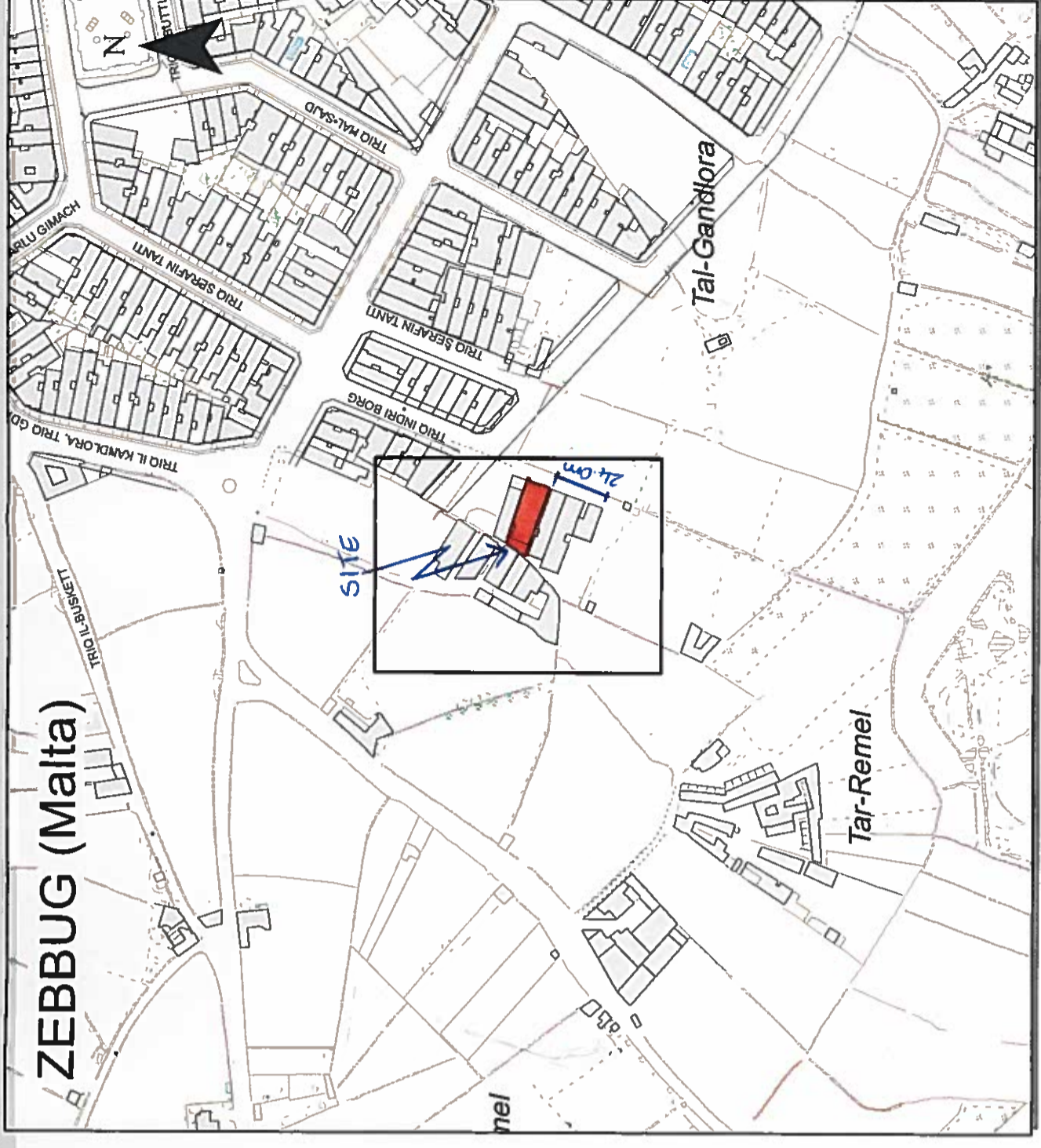
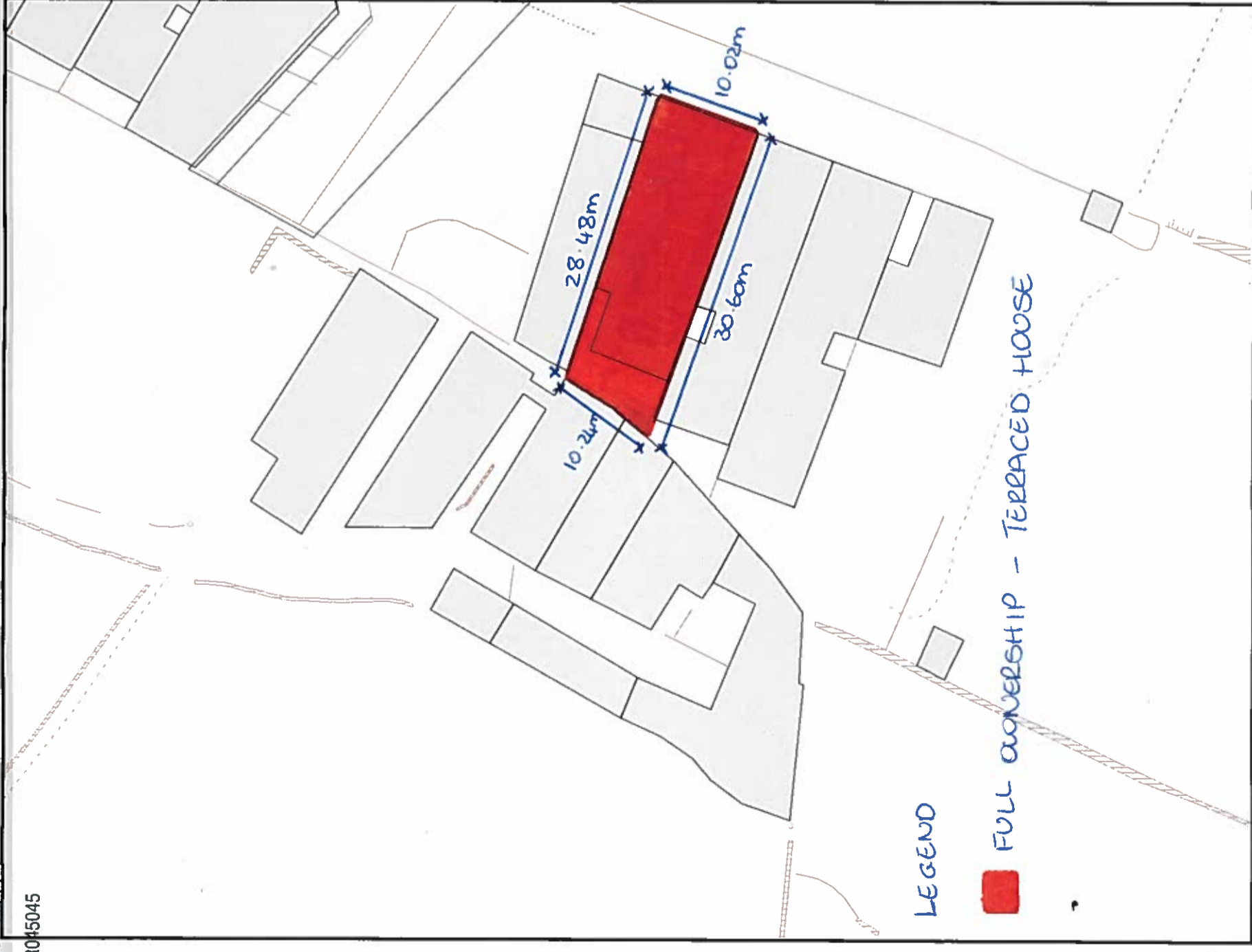


Warrant Number:

Rubber Stamp:

PERIT DANIEL GRIMA
 SEEA(Hons) MSc Struc Eng A&CE
 Warrant Number: 0528
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 St. Paul's Bay SPB 3418
 Tel. (+356) 21578384
 Mob. (+356) 79708668
 email dangri@go.net.mt

LR045045



Pjanta tas-Sit 1:2500 Site Plan

Gvern ta' Malta

Government of Malta

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



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

Nru tal-Mappa: 52031 E Map Number:	Pozizzjoni Ċentrali: x = 48917 Centre Coordinates: y = 69720	Parti min S.S.: 4869 Extracted from S.S.:	Data: 20/11/2017 Date:
Perit: Architect:	PERIT DANIEL GRIMA REG. (Profession) M.B. (Structural Eng. A.C.E.) Warrant Number: 0528 565 B St Paul's Street, St Paul's Bay SPB 3418 Tel. (+356) 21578384 Mob. (+356) 79708668 e-mail dangri@go.net.mt	Qies (metri kwadri): 296.0 (CIRCA) Area (square metres):	
Timbru tal-Perit: Architect's Stamp:		Firma ta' l-Applikant: Applicant's Signature:	

FIL-PRIM' AWLA TAL-QORTI CIVILI

Fl-Atti tas-Subbasta No. 72/2016 fl-ismijiet

Bank of Valletta plc.

Vs

Pauline Bugeja




10 ta' Ġunju, 2018

NOTA ADDIZIONALI

- RELAZZJONI TA L-ESPERT GUDIZZJARU L-PERIT DANIEL GRIMA -

Nesponi bir-rispett, allegat ma din in-nota addizionali li ghanda tinqara mar-rapport gia sottomess.

 **PERIT DANIEL GRIMA**
BE&A (Hons) MSc struc Eng A&CE
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Tel. (+356) 21578384
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e-mail dangri@go.net.mt

Perit Daniel Grima
BE&A (Hons.) MSc. Struc. Eng. (Surrey) A&CE

ILLUM..... 18/6/18
DEHER IL-PERIT LEGALITEKNIKU..... DANIEL GRIMA
..... LI HALEF LI QEDA FEDELMENT 23987
U ONESTAMENT L-INKARIGU MOGHTI LILU

DEPUTAT REGISTRATUR

14 JUN 2018

Illum

Ipprezentata mill Perit Daniel Grima

bla dok/b dokumenti


Marbeck Spiteri
Deputat Registratur
Coun. S. G. 1000 3)

FIL-PRIM' AWLA TAL-QORTI CIVILI

FI-Atti tas-Subbasta No. 72/2016 fl-ismijiet

Bank of Valletta plc.

Vs

Pauline Bugeja

10 ta' Ġunju, 2018

NOTA ADDIZIONALI GHAR-RELAZZJONI TA L-ESPERT GUDIZZJARU

L-PERIT DANIEL GRIMA

Il-fond bla numru ufficjali u bl-isem "Santa Marija" fi Triq Indri Borg, Żebbuġ, Malta huwa okkuppat mis-sinjura Pauline Bugeja (371461M), Audrey Bugeja (507491M), Maria Bugeja (476794M) u Sarah Bugeja (476694M), hekk kif jidher fir-Registru Elettorali ta' Mejju 2017. Is-sidien tal-fond fuq imsemmi huma William u Pauline mizzewgin Bugeja.



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14 JUN 2018

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Ipprezentata mill Perit Daniel Grima

bla dok/b dokumenti

Narbeck Spiteri
Deputy Registrar
COURT OF JUSTICE

