

**FIL-PRIM' AWLA TAL-QORTI ĊIVILI**  
**Subbasta Nru 25/18**

Lombard Bank plc (C-1607)

VS

- 1) Pyramid Construction Ltd (C-43595)
- 2) Hamdy Madkour (271205L), bin Gaber u Baheja nee'Elfahreïn, imwieled Tanta fl-Egittu u Angela Madkour (274063M), bint Angelo Spiteri u Antonia nee' Micallef imwiêlda Hal Qormi u t-tnejn residenti Swatar, Msida

**DATA:** 27 ta' Settembru, 2018

**DESKRIZZJONI TAS-SIT:**

1. L-appartamenti bin-numri mhux ufficjali wiehed (1), tlieta (3) u erbgha (4) u kif ukoll il-penthouse sovrastanti l-istess zewg appartamenti (3) u (4) formanti mill-blokk t'appartamenti bl-isem 'Red Rose' bin-numru ufficjali tmienja w'sittin (68) sovrastanti ghall-zewg fondi enumerati ufficjalment sebghin (70) bl-isem 'Sandalwood' u sitta w'sittin (66) bl-isem 'Homer', bid-drittijiet u l-pertinenzi kollha taghhom inkluzi is-sehem indiviz tal-partijiet kollha komuni tal-blokk t'appartamenti
2. Il-garaxx gia bin-numru dsatax ittra B (19B) fi Triq is-Swater, Msida sottopost ghall-fond enumerat ufficjalment bin-numru (70) u bl-isem 'Sandalwood' inkluzi sehem ta' nofs indiviz tar-rampa u l-isazju komuni quddiem il-garaxxijiet u soggett ghas-servitujiet, kondizzjonijiet, drittijiet u pertinenzi kollha



3. Il-garaxx u "box-room" enumerati sitta w' sittin ittra 'A' (66A) gia enumerati bin-numru tmintax ittra 'B' (18B) fi Triq is-Swater, Msida sottopost għall-fond enumerat uffiċjalment bin-numru (66) u bl-isem 'Homer' inkluza sehem ta' nofs indiviz tar-rampa u l-isapzju komuni quddiem il-garaxxijiet u soġġett għas-servitujiet, kondizzjonijiet, drittijiet u pertinenzi kollha

## **1. PREJAMBLU**

Ġejt inkarigat biex inhejji stima peritali u dan kwantu l-proprjajiet li jgibu l-indirizz kif deskritt hawn aktar l-fuq.

Illi wara li l-esponenti żamm aċċess fuq is-sit sovrta indikat fid-data tat-27 ta'

Seettembru, 2018, huwa jinsab f'pożizzjoni li jirrelata s-segwenti:

## 1.1 DOKUMENTI PERTINENTI

1.1.1 Illi l-esponenti qed jehmez pjanta tal-post skond kif approvata mill- Awtorita' tal-lppjanar fis-sena 2008, liema dokumenti qed jiġu mmarkati hekk kif ġej:

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1.1.1.1 Pjanta tas-sit a skala 1:2500, skond kif approvat mill-permess tal-Awtorita' tal-lppjanar fil minor amendment tal- PA3174/08 – Dokument LV1

1.1.1.2 Pjanta tas-sulari kollha, eskluzi il-livell tal-garaxxijiet, skond kif approvat mill-permess tal-Awtorita' tal-lppjanar fil *minor amendment* tal-PA3174/08 – Dokument LV2

Kif ukoll:

1.1.1.3 Pjanta tas-sit a skala 1:2500, mahruga mill-Awtortita ta l-artijiet – Dokument LV3

1.1.1.4 Ritratti tal- apaprtamenti u l-komun – LV 4

## **1.2 DATA U LIMITAZZJONIJIET TAL-VALUTAZZJONI**

1.2.1 Illi din il-valutazzjoni qed issir illum, cioe' 27 ta' Settembru, 2018.

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## **1.3 LIMITAZZJONIJIET TAL-VALUTAZZJONI**

1.3.1 Illi l-esponent ma giex moghti l-hin kollu mehtieg mis-sid, hekk kif kien hemm bzonn biex jigu mittiehda noti, dettalji u kejljiet mehtiega.

1.3.2 Illi l-esponent ma setax jaccessa iz-zoni kollha tal-appartamenti msemija minhabba l-istat f'kazijiet perikoluz u l-ammont ta' materjal u mbarazz mitluq fil-kmamar, tant li jillimitaw l-access.

## 1.4 L-ISTAT TAL-PROPRJETA'

### APPARTAMENT 1

- 1.4.1 Il-valutazzjoni qiegħda tikkonsidra l-istat tal-propjeta' fid-data tal-aċċess.
- 1.4.2 Dan huwa appartament li fih joqogħod s-sid.
- 1.4.3 L-appartament jikkonsisti fi 3 kmamar tas-sodda, ufficċju żgħir, 2 kmamar tal-banju wahda minnhom *ensuite*, kċina u kamra ta' l-ikel. Il- post bhalissa jservi bhala residenza tas-sid u l-familja tieghu.
- 1.4.4 Fil- livell ta' l-appartament enumerat wiehed (1), jidher li l-bini huwa komplut bis-sistema tal-elettriku u ilma inkluz il-komun. Il- propjeta' jidher li mqabbda mas-sistema tad- drenagg' pubbliku.
- 1.4.5 L-art hija kompluta bil-madum, ħitan miksija bil- gips, twieqi tal-aluminju, xkaffef, u ghamajjar ohra, dawn msemmija ghalkemm mhux ta' kwalita' gholja huma kkunsidrati accettabli. Il-tarag tal-komun ghalkemm miksi bl-irham sa l-ewwel sular (biss), mhuwiex komplut bil- għubijiet nieqsa u' bla poggaman.
- 1.4.6 Wahda mill-kmamar tas-sodda, bl-*ensuite* magħha jidhru li baqaw mhux kompluti, bil-gebel mhux miksi, madum mkisser u b'aperturi mkissrin. F'certu kazijiet hemm sinjali li l-post mhux mibni skond is-sengha.

### **APPARTAMENT 3**

- 1.4.7 L-appartament jikkonsisti fi 3 kmamar tas-sodda, kcina zghira, kamra tal-banju, kamra ta' l-ikel u sitting room.
- 1.4.8 L-appartament ghadu gebel u saqaf. F'certu postijiet speċjalment jidher li l-istruttura ghadha mhix lesta u hemm postijiet fejn ghad jridu jighalqu bil-gebel.
- 1.4.9 Il-fatt li l-post ilu tul ta' zmien konsiderevoli bla aperturi jkabbar ir-riskju ta' deterjorazzjoni ta' l-istruttura. Hemm indikazzjonijiet cari li l-kostruzzjoni ma saritx skond is-sengha.

### **APPARTAMENT 4**

- 1.4.10 L-appartament jikkonsisti fi 3 kmamar tas-sodda, kcina zghira, kamra tal-banju, kamra ta' l-ikel u sitting room.
- 1.4.11 L-appartament ghadu gebel u saqaf. F'certu postijiet speċjalment jidher li l-istruttura ghadha mhix lesta u hemm postijiet fejn ghad jridu jighalqu bil-gebel.
- 1.4.12 Il-fatt li l-post ilu tul ta' zmien konsiderevoli bla aperturi jkabbar ir-riskju ta' deterjorazzjoni ta' l-istruttura. Hemm indikazzjonijiet cari li l-kostruzzjoni ma saritx skond is-sengha.

## **PENTHOUSE**

1.4.13 Il-*Penthouse* ghadha gebel u saqaf. F'certu postijiet jidher li l-istruttura ghadha mhix lesta u hemm postijiet fejn ghad jridu jighalqu bil-gebel.

1.4.14 Il-post jikkonsisti fi 3 kmamar tas-sodda, zewg kmamar tal-banju, wahda minnhom ensuite, kcina, kamra ta' l-ikel u sitting room mdaqqsin.

1.4.15 Il-fatt li l-post ilu tul ta' zmien konsiderevoli bla aperturi jkabbar ir-riskju ta' deterjorazzjoni ta' l-istruttura. Hemm indikazzjonijiet cari li l-kostruzzjoni ma saritx skond is-sengha.

1.4.16 Il-penthouse tgawdi min veduti urbani u l-arja.

## **PARTIJET KOMUNI**

1.4.17 It-tarag mhux komplut u partijiet minnu mhumieq mibnija skond is-sengha, b'tali mod li sezzjonijiet jridu jitkissru u jergaw jinbnew ghax ma giex mhazzez sew u l-livelli ma jaqblux. It-tarag miksi bl-irham sa' l-ewwel sular biss u dan bil-gnubijiet nieqsa u bla poggaman.

1.4.18 Il-lift ghadu ma twahhalx.



**1.5 L-UŻU LI KIEN QED ISIR MILL-PROPRJETA' FID-DATA LI SARET REFERENZA  
GHALIHA META ĠIET VALUTATA L-PROPRJETA', INKLUŻA L-INFORMAZZJONI  
DWAR JEKK IL-PROPRJETA' KINITX FL-ISTESS ŻMIEN SUĠĠETTA GHAL DRITTIJET  
TA' TERZI BĦALMA HUMA ENFITEWSI, UŻU, UŻUFRUTT JEW KERA**

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**APPARTAMENTI 1, 3, 4 u PENTHOUSE**

- 1.5.1 Illi riferibilmient għad-data ta' meta l-propjeta' in disamina qed tiġi valutata, f'dan il-każ nhar il-27 ta' Settembru, 2018, din l-imsemmija propjeta' kienet munita bis-segwenti:
- 1.5.2 Il-Blokka tinsab fi triq is-Swatar gewwa l-Imsida faccata l-iskola ta' St. *Michael's Foundation*. Din hija pożizzjoni ċentrali fil-periferija ta' zona residenzjali attraenti u vicin ta bosta facilitajiet inklużi skejjel, banek, hwienet tal-merca, ufficini, l-isptar u l-Universita'. In-naha l-oħra tat-triq, cioe' il-parti ta' fuq (Punent) tat-triq, hija wahda aktar kummercjali.
- 1.5.3 L-użu propost huwa wiehed residenzjali. L-appartament numru 1 huwa biss okkupa. Il-kumplement cioe' l-appartamenti bin-numri 3, 4 u il-*penthouse* huma vojta; fil-fatt dawn għadhom fi stat ta' *gebel u saqaf*.
- 1.5.4 Il-garaxxijiet jintuzaw mis-sid. L-esponent ma' ngħatax l-opportunita' li jispezzjoni l-garaxxijiet fit-tul min gewwa pero' huwa evidenti li dawn jesaw mill-anqas sa zewg karożzi zghar jew wahda kbira. Wiehed mil-garaxxijiet, cioe' dak enumerat 18B għandu wkoll box-room.

**1.6 RESTRIZZJONIJIET LI JOHORĠU MILL-ISKEMA SKONT IL-PJANI LOKALI, U**  
**/JEW RAĠUNIJIET PERTINENTI OHRA**

1.6.1 Illi magħdud ma dak li ntqal fil-paragrafi ta' qabel, l-esponenti jixtieq iżid li, riferibilment għad-data ta' meta l-proprjeta' in disamina qed tiġi valutata, f'dan il-każ nhar il-27 ta' Settembru 2018, il-proprjeta' in disamina kienet in oltre munita bis-segwenti:

1.6.2 Skond il-Pjanijiet Lokali tal-Awtorita' tal-Ippjanar ta' 2006, 'North Harbour Malta Local Plan, Msida & Pieta Area Policy Map MP 1', din il-proprjeta' tinsab f' zona residenzjali fejn filwaqt li l-uzu kummercjali mhux permess, il-parti ta' fuq (punent) tat-triq, hija wahda pjuttost kummercjali b'diversi ufficini u għalhekk huwa possibli li zvilupp ta' natura mhux eskusivament residenzjali jigi permess.

1.6.3 In oltre, irid jittiehed kont tas-segwenti fatti ċirkostanti li jinċidu fuq il-valur in disamina:

- Il-proprjeta' tinsab fi triq pjuttost traffikuza u vicin tal-bypass ta' Birkirkara.
- Il-proprjeta' tinsab faccata ta' skola u t-triq hija suggetta għal-traffiku u storbju mizjud f'hinijiet partikolari matul il-gimgha.

## **1.7 IL-METODU TAL-VALUTAZZJONI**

1.7.1 Illi sabiex wasal għall-valur, l-esponenti adotta din il-metodologija, u dan wara li huwa ħa konjizzjoni tar-restrizzjonijiet u raġunijiet pertinenti kif premessi:

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1.7.2 Il- '*Comparative Method*' qed jiġi użat biex iwassal għal-valur tal-proprjeta.

Skond rapport tal-Perit Denis Camilleri, 'Property market mechanisms of the Maltese islands 2017, Table 4: Affordable property rates €/sqm for the Maltese islands over a 35 year period', il-valur medju ta' post residenzjali f'Malta huwa ta' €1718/metru kwadru, bi tkabbir medju ta' 6.56% fis-sena li jfisser €1,830.7/metru kwadru fl-2018. Dawn il- valuri gew mizjuda bi 15% biex aktar jirriflettu l- prezz tas-suq kurrenti. Il-garaxxijiet qed jiġi valutati skond proprjeta simili fl-inhawi.

Min dawn tnaqqsu is-segwenti:

- Spezzej ta' permessi tal-Awtorita ta' L-ippjanar, tariffi ta' perizja u spejjeż ohra relatati
- Spejjeż biex jitkomplew l-appartamenti u l-penthouse bil-kisi u zebgha, jissewwew partijiet mibnija mhux skond is-sengha u biex jinghadda l-elettriku, ilma, drenagg, jitwahhlu l-aperturi u l-postijiet jigu abitabbli b'tali mod li jkun jista jinhareg ic-certifikat tal-Compliance ta' l-istess awtorita':

### **1.8 VALUR TAL-PROPRJETA'**

Wara li kkunsidrajt dawn il-punti, il-lok fejn tinsab il-propjeta, kif ukoll il-valur tal-propjeta fil-prezent, nistma dawn l-appartamenti, *penthouse* u garaxxijiet bhala liberi u franki fl-ammonti segwenti:

| <b>Appartament</b> | <b>Arja Approssimativa</b> | <b>Valur (€)</b> |
|--------------------|----------------------------|------------------|
| Appartament 1      | 91.3                       | 182,214.35       |
| Appartament 3      | 89                         | 142,372.15       |
| Appartament 4      | 91                         | 146,586.21       |
| <i>Penthouse</i>   | 168.1                      | 308,901.77       |
| Garaxx 19B         | <i>2-car semi-basement</i> | 35,000           |
| Garaxx 18B         | <i>2-car semi-basement</i> | 35,000           |

1.9 KUNFLITT TA' INTERESS

Illi b'dan niddikjara li ma kelli ebda kunflitt ta' interess fid-data tal-valutazzjoni.

**Mark Caruana**  
B.A. (Hons), M.Sc. A. & C.G.  
84, Triq il-Ballut,  
Attard ATD 2090  
Tel: 79449106

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FIRMA PERIT MARK CARUANA – ESPERT TAL-QORTI

WARRANT NO. 653

Illum ..... 08. NOV. 2018 .....

Ipprezentata mill Att Mark Caruana

bla 1 wicket/1 dokumenti

Illum 09.11.2018

DEHER IL-PERIT IEG M'FENNIKU Mark Caruana

4694621 LEF "LOA FIDELMEN"  
U ONESTAMENT L-INKARIGU MOGATI LILU

DEPUTY REGISTRAR

**Mark Spiteri**  
Deputy Registrar  
Courts of JUSTICE (Malta)

## **Dokument LV1**



**Maniera Group**  
PO Box 200, Għalfetta  
Tel: 240976, Fax: 240977, 11, Modra MST 00, MALTA  
Tel: 1356 420097, Fax: 1356 420097

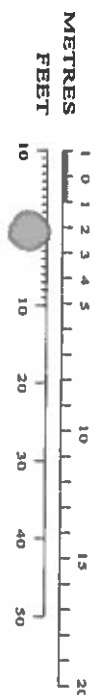
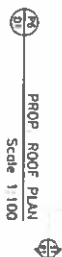
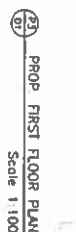
Colin Zammit Date Issued: 18/4/02

- Users noting additions or corrections to this map are kindly requested to inform the Mapping Unit

Form No. MU 002

## **Dokument LV2**





|   | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z | AA | AB | AC | AD | AE | AF | AG | AH | AI | AJ | AK | AL | AM | AN | AO | AP | AQ | AR | AS | AT | AU | AV | AW | AX | AY | AZ | BA | BB | BC | BD | BE | BF | BG | BH | BI | BJ | BK | BL | BM | BN | BO | BP | BQ | BR | BS | BT | BU | BV | BW | BX | BY | BZ | CA | CB | CC | CD | CE | CF | CG | CH | CI | CJ | CK | CL | CM | CN | CO | CP | CQ | CR | CS | CT | CU | CV | CW | CX | CY | CZ | DA | DB | DC | DD | DE | DF | DG | DH | DI | DJ | DK | DL | DM | DN | DO | DP | DQ | DR | DS | DT | DU | DV | DW | DX | DY | DZ | EA | EB | EC | ED | EE | EF | EG | EH | EI | EJ | EK | EL | EM | EN | EO | EP | EQ | ER | ES | ET | EU | EV | EW | EX | EY | EZ | FA | FB | FC | FD | FE | FF | FG | FH | FI | FJ | FK | FL | FM | FN | FO | FP | FQ | FR | FS | FT | FU | FV | FW | FX | FY | FZ | GA | GB | GC | GD | GE | GF | GG | GH | GI | GJ | GK | GL | GM | GN | GO | GP | GQ | GR | GS | GT | GU | GV | GW | GX | GY | GZ | HA | HB | HC | HD | HE | HF | HG | HH | HI | HJ | HK | HL | HM | HN | HO | HP | HQ | HR | HS | HT | HU | HV | HW | HX | HY | HZ | IA | IB | IC | ID | IE | IF | IG | IH | II | IJ | IK | IL | IM | IN | IO | IP | IQ | IR | IS | IT | IU | IV | IW | IX | IY | IZ | JA | JB | JC | JD | JE | JF | JG | JH | JI | IJ | JK | KL | JM | JN | JO | JP | JQ | JR | JS | JT | JU | JV | JW | JX | JY | JZ | KA | KB | KC | KD | KE | KF | KG | KH | KI | KJ | KK | KL | KM | KN | KO | KP | KQ | KR | KS | KT | KU | KV | KW | KX | KY | KZ | LA | LB | LC | LD | LE | LF | LG | LH | LI | LJ | LK | LL | LM | LN | LO | LP | LQ | LR | LS | LT | LU | LV | LW | LX | LY | LZ | MA | MB | MC | MD | ME | MF | MG | MH | MI | MJ | MK | ML | MM | MN | MO | MP | MQ | MR | MS | MT | MU | MV | MW | MX | MY | MZ | NA | NB | NC | ND | NE | NF | NG | NH | NI | NJ | NK | NL | NM | NN | NO | NP | NQ | NR | NS | NT | NU | NV | NW | NX | NY | NZ | OA | OB | OC | OD | OE | OF | OG | OH | OI | OJ | OK | OL | OM | ON | OO | OP | OQ | OR | OS | OT | OU | OV | OW | OX | OY | OZ | PA | PB | PC | PD | PE | PF | PG | PH | PI | PJ | PK | PL | PM | PN | PO | PP | PQ | PR | PS | PT | PU | PV | PW | PX | PY | PZ | QA | QB | QC | QD | QE | QF | QG | QH | QI | QJ | QK | QL | QM | QN | QO | QP | QQ | QR | QS | QT | QU | QV | QW | QX | QY | QZ | RA | RB | RC | RD | RE | RF | RG | RH | RI | RJ | RK | RL | RM | RN | RO | RP | RQ | RR | RS | RT | RU | RV | RW | RX | RY | RZ | SA | SB | SC | SD | SE | SF | SG | SH | SI | SJ | SK | SL | SM | SN | SO | SP | SQ | SR | SS | ST | SU | SV | SW | SX | SY | SZ | TA | TB | TC | TD | TE | TF | TG | TH | TI | TJ | TK | TL | TM | TN | TO | TP | TQ | TR | TS | TT | TU | TV | TW | TX | TY | TZ | UA | UB | UC | UD | UE | UF | UG | UH | UI | UJ | UK | UL | UM | UN | UO | UP | UQ | UR | US | UT | UU | UV | UW | UX | UY | UZ | VA | VB | VC | VD | VE | VF | VG | VH | VI | VJ | VK | VL | VM | VN | VO | VP | VQ | VR | VS | VT | VU | VV | VW | VX | VY | VZ | WA | WB | WC | WD | WE | WF | WG | WH | WI | WJ | WK | WL | WM | WN | WO | WP | WQ | WR | WS | WT | WU | WV | WW | WX | WY | WZ | XA | XB | XC | XD | XE | XF | XG | XH | XI | XJ | XK | XL | XM | XN | XO | XP | XQ | XR | XS | XT | XU | XV | XW | XX | XY | XZ | YA | YB | YC | YD | YE | YF | YG | YH | YI | YJ | YK | YL | YM | YN | YO | YP | YQ | YR | YS | YT | YU | YV | YW | YX | YY | YZ | ZA | ZB | ZC | ZD | ZE | ZF | ZG | ZH | ZI | ZJ | ZK | ZL | ZM | ZN | ZO | ZP | ZQ | ZR | ZS | ZT | ZU | ZV | ZW | ZX | ZY | ZZ |
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| question | answer                                                 |
|----------|--------------------------------------------------------|
| 1        | what are the elements?                                 |
| 2        | the world's top technology nations are in asia/pacific |
| 3        | china and india are making great progress              |
| 4        | china 2007 is 10 years ahead of us                     |
| 5        | china will be strong                                   |
| 6        | but china's big tech strategy                          |
| 7        | china's effort to                                      |
| 8        | expand into latin america                              |

### Author's Note

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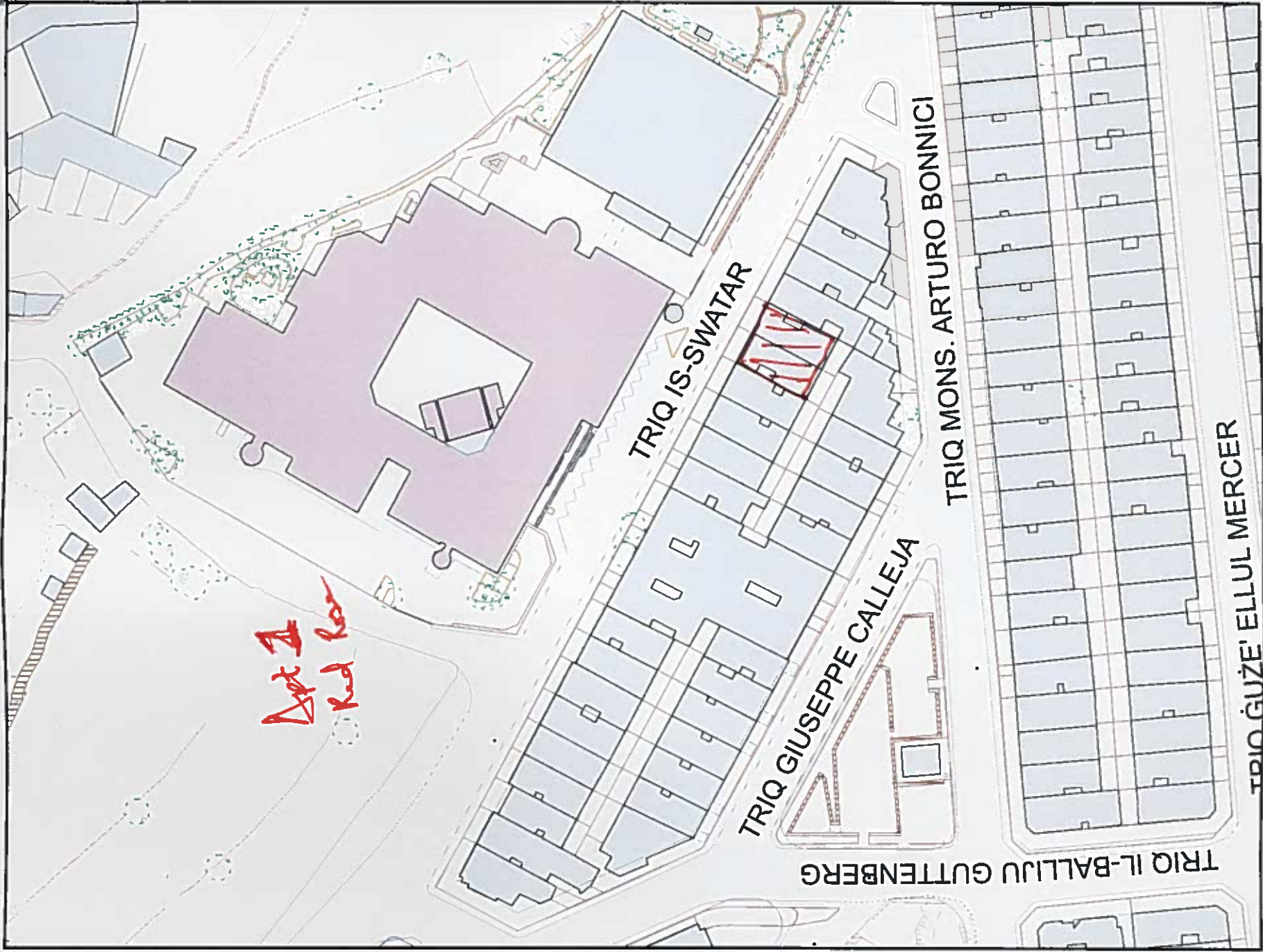
|              |                                    |
|--------------|------------------------------------|
| Client       | MR. MANNERY MARY ON                |
| SSN          | ACT 8088<br>TUD H 88747AL<br>M0004 |
| MR. 8700 TUD |                                    |

**MANIERA GROUT**  
PO BOX 68777 LITTLE ROCK AR 72206  
Tel: 501-944-0000  
E-Mail: [sales@maniera.com](mailto:sales@maniera.com)

[illegible]

## **Dokument LV3**





Dep. 1  
K. L. R.

0 20 40 60 80 100m  
Scale 1:1000

Scale 1:1000

0 20 40 60 80 100m

Gvern ta' Malta

Pjanta tas-Sit 1:2500 Site Plan

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: 96023 E

Map Number:

Pożizzjoni Ċentrali: x = 53090

Centre Coordinates: y = 72898

Parti min S.S.: 5272

Extracted from S.S.:

Data: 12/10/2018

Date:

Perit:

Architect:

Maxx Caruana

Timbru tal-Perit:

Architect's Stamp:

**Mark Caruana**

B.A. (Hons), M.Sc. A. & C.E.  
54, Triq il-Ballut,  
Alder ATD 2090  
Tel: 79449106

Qies (metri kwadri):

Area (square metres):

91.3 m<sup>2</sup>

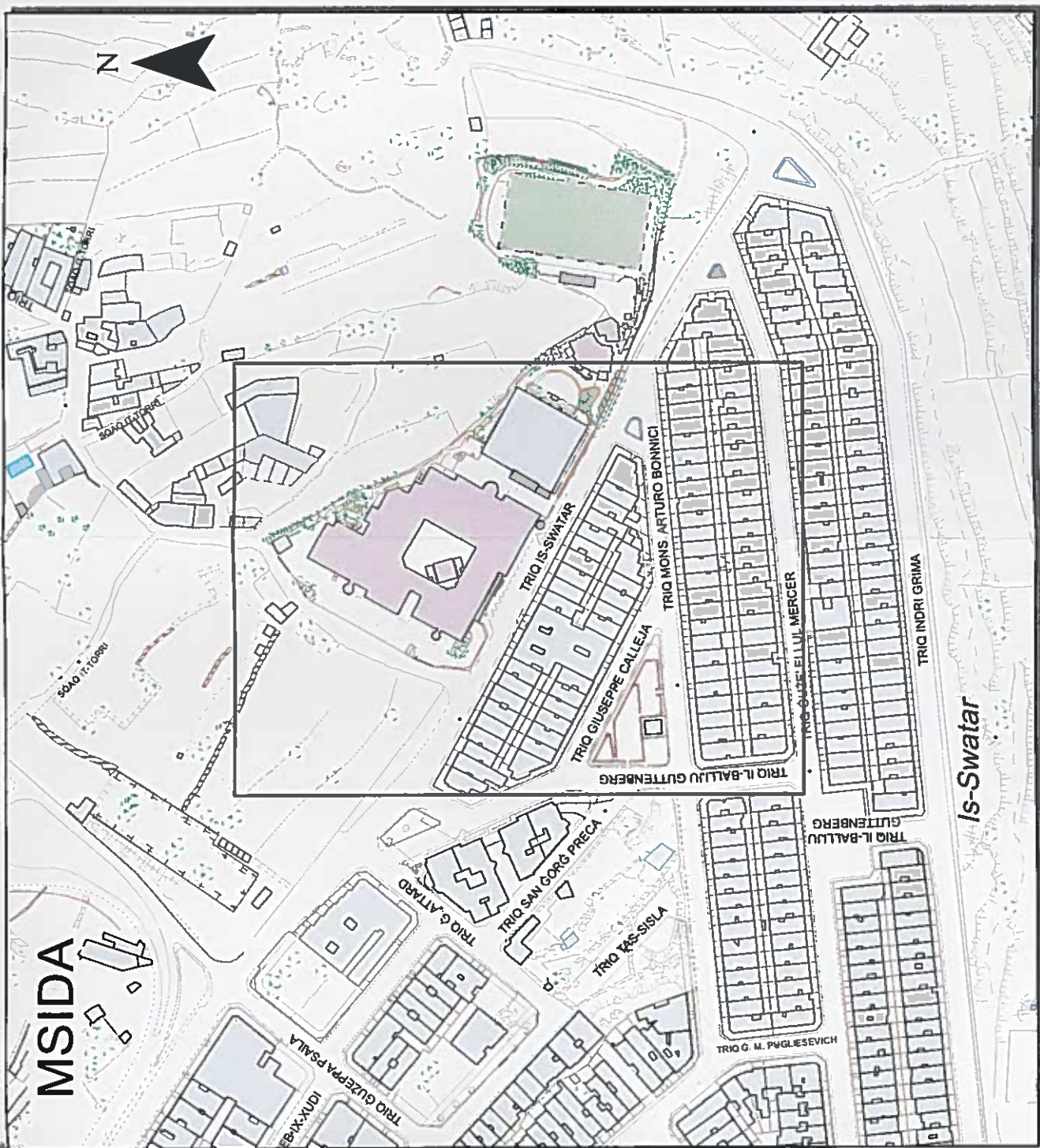
Firma ta' l-Applikant:

Applicant's Signature:

IR 84635

Dritt imħallas  
Fee Paid





## Gvern ta' Malta

**Pjanta tas-Sit 1:2500 Site Plan**

**Government of Malta**

**Government of Malta**

# Registru ta' l-Artijiet

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

Nru tal-Mappa: **96011 E**  
Map Number:

Pożizzjoni Ċentrali:  $x = 53098$   
Centre Coordinates:  $y = 72899$

Parti min S.S.: 5272  
 Date: 12/10/2018  
 Date:   
 Extracted from S.S:

Perit:  
Architect:

black Coccoloba

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

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

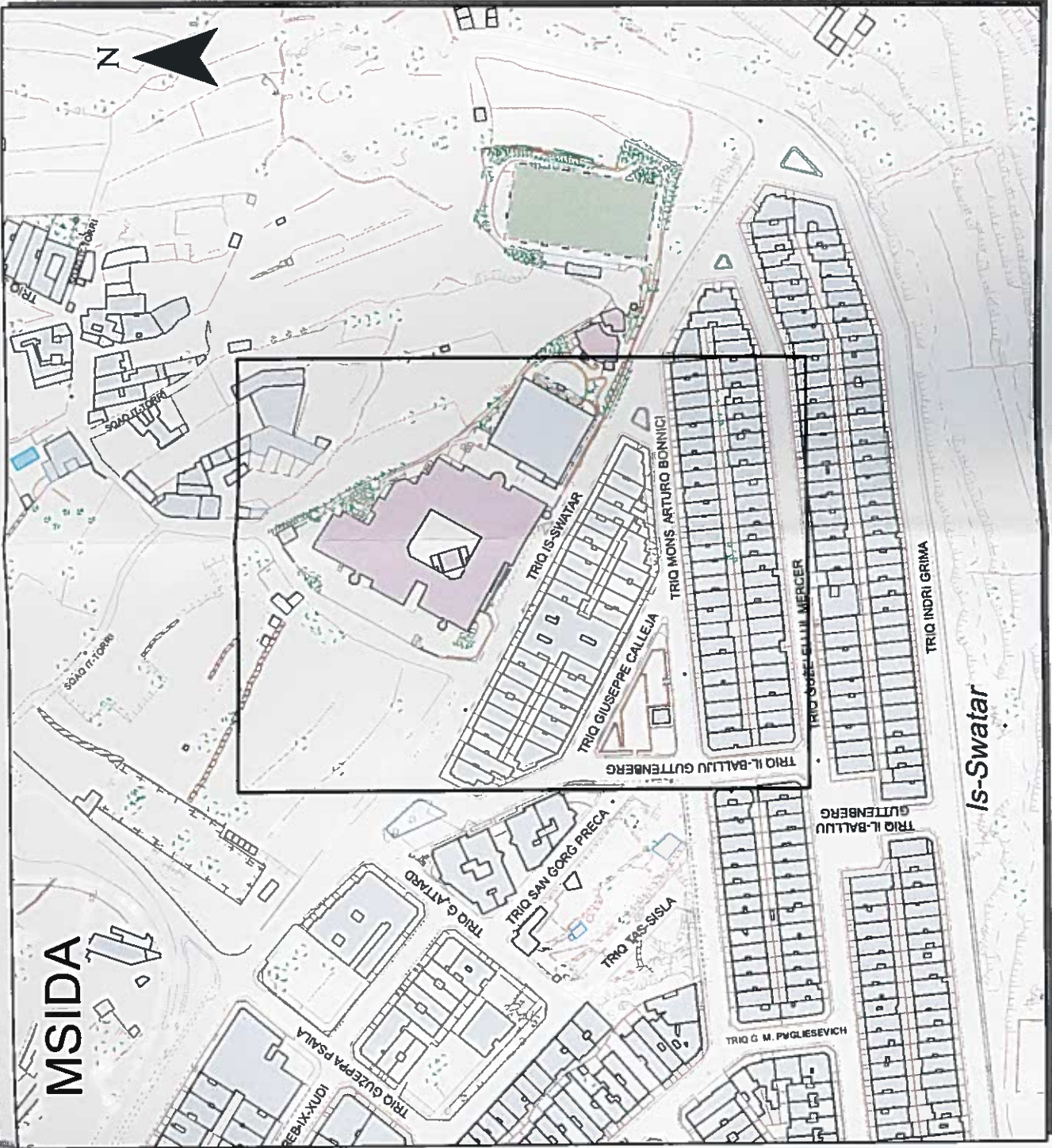
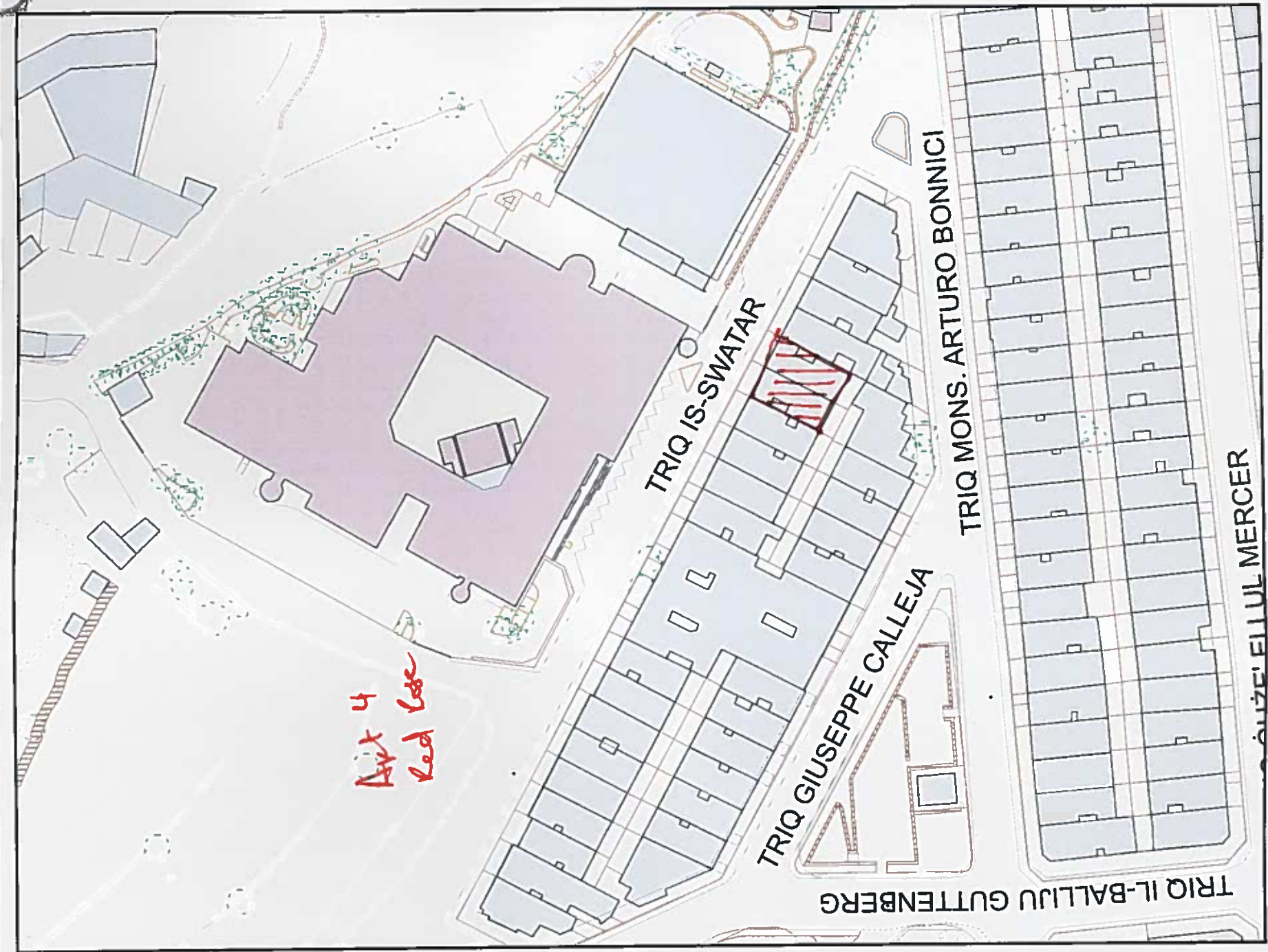
**Mark Caruana**  
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54, Triq il-Ballut,  
Altard ATD 2090  
Tel: 79449106

**Firma ta' l-Applikant:**  
**Applicant's Signature:**

Dritt imhallas  
Fee Paid

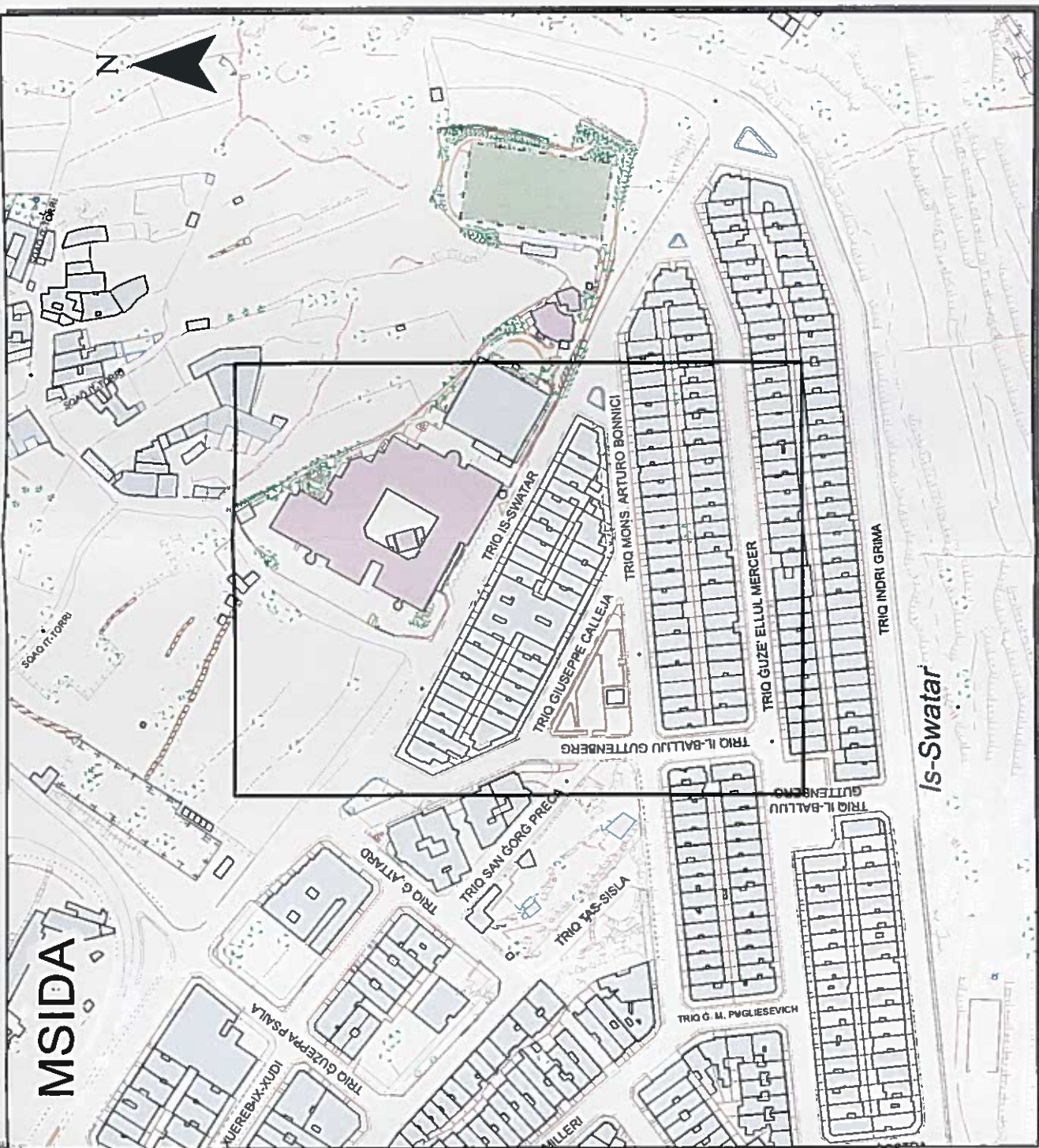
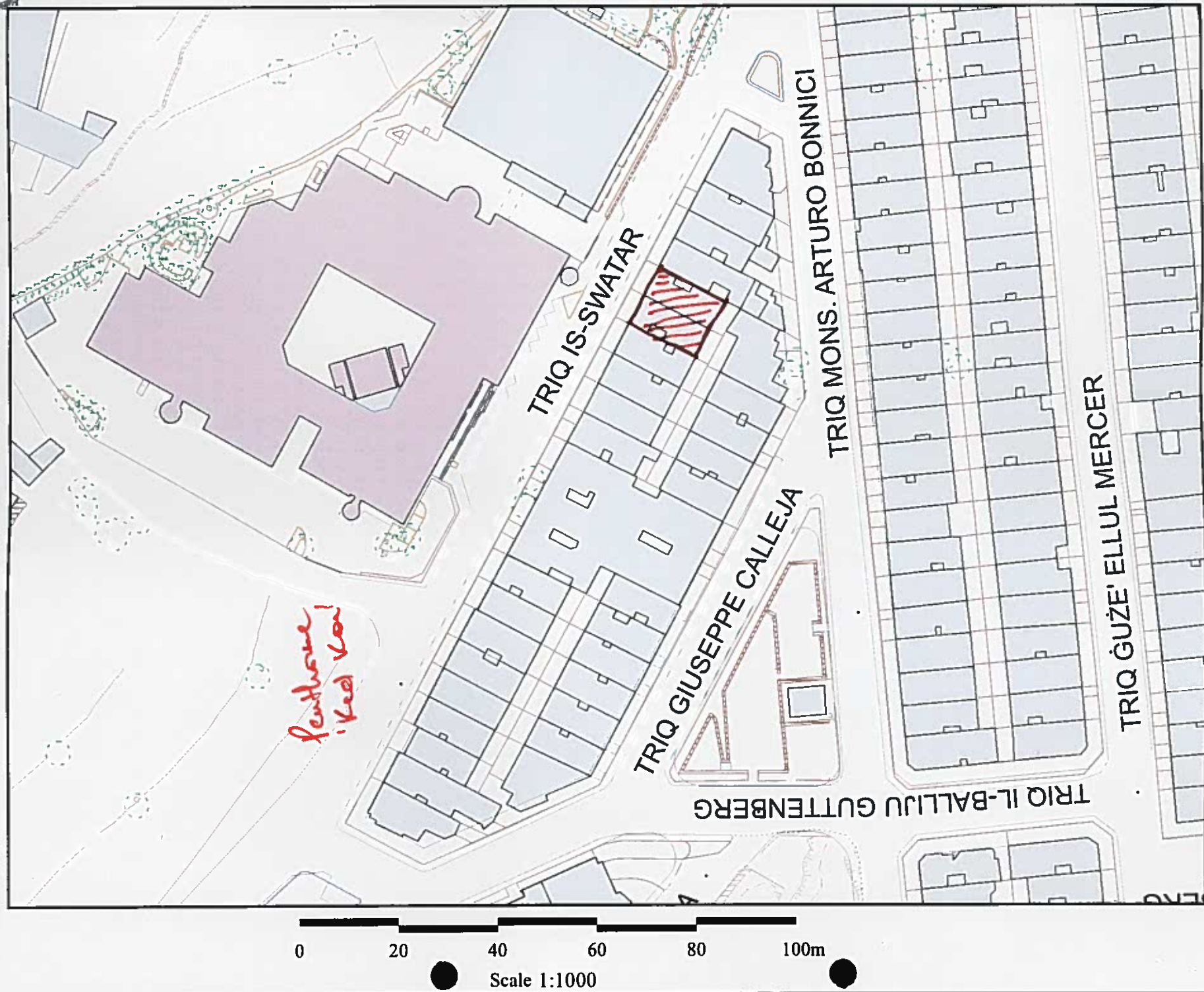
**IR 84631**





|                         |  |                                            |  |                         |  |                                            |  |
|-------------------------|--|--------------------------------------------|--|-------------------------|--|--------------------------------------------|--|
| Gvern ta' Malta         |  | Pjanta tas-Sit 1:2500                      |  | Site Plan               |  | 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: 96014 E  |  | Pożizzjoni Ċentrali: x = 53096             |  | Parti min S.S.: 5272    |  | Data: 12/10/2018                           |  |
| Map Number:             |  | Centre Coordinates: y = 72900              |  | Extracted from S.S.:    |  | Date:                                      |  |
| Perit: Mark Caruana     |  | Qies (metri kwadri): 91m <sup>2</sup>      |  | Area (square metres):   |  |                                            |  |
| Architect: Mark Caruana |  | Firma ta' l-Applicant:                     |  | Applicant's Signature:  |  |                                            |  |
| Timbru tal-Perit:       |  | Mark Caruana                               |  | Dritt imballas Fee Paid |  | LR 84633                                   |  |
| Architect's Stamp:      |  | Mark Caruana                               |  |                         |  |                                            |  |





## Gvern ta' Malta

| Pianta tas-Sit | 1:2500 | Site Plan |
|----------------|--------|-----------|
|----------------|--------|-----------|

**Government of Malta**

# Registru ta' l-Artijet

*Casa Bolino. 116. Triq il-Punent, Valleria*

# Land Registry

*Casa Bolino, 116, Triq il-Punent, Valletta*

**Nru tal-Mappa: 96019 E**

**Pożizzjoni Ċentrali: x = 53085**

Parti min S.S.: 5277

Data: 12/10/2018

**Map Number:**

*Extracted from S.S.:*

**Perit:**

**Architect:**

✓ Ach Cerebrum

 $168.1 \text{ m}^2$ 

**Timbru tal-Perit:**

Architect's Stamp:

**Mark Caruana**  
M.Sc. A. & C.E.

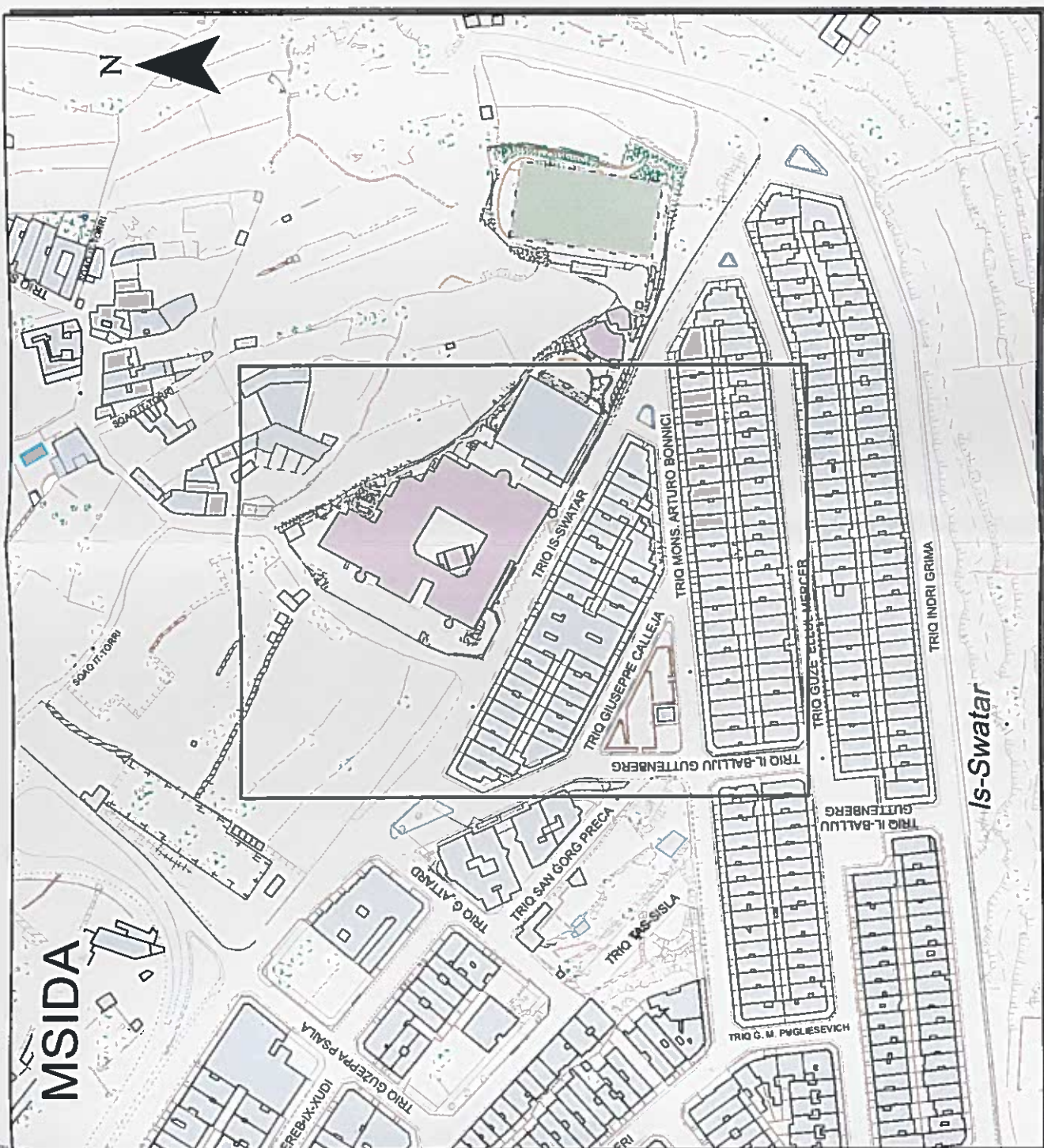
S.A. (Hons). M.Sc. A. & C.  
5A, Triq il-Ballut.  
Allard ATD 2090  
Tel: 79449106

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

**Dritt imhallas**  
*Fee Paid*

**IR 84634**





## Gvern ta' Malta

**Pjanta tas-Sit 1:2500 Site Plan**

**Government of Malta**

## Registru ta' l-Artijiet

*Casa Bolino, 116, Triq il-Punent, Valletta*

# Land Registry

*Casa Bolino, 116, Triq il-Pument, Valletta*

Nru tal-Mappa: 06030 F

**Nru tal-Mappa: 96030 E**

**Pozizzjoni Ċentrali: x = 53092**

**Centre Coordinates:  $y = 72902$**

Parti min S.S.: 5272

*Extracted from S.S.*

Data: 12/10/2018

Date: \_\_\_\_\_

Perit:

**Architect:**

**Timbru tal-Perit:**

**Architect's Stamp:**

**Mark Caruana**

B.A. (Hons). M.Sc. A. & C.E.

54. Triq il-Ballut.

**Tel: 79449106**

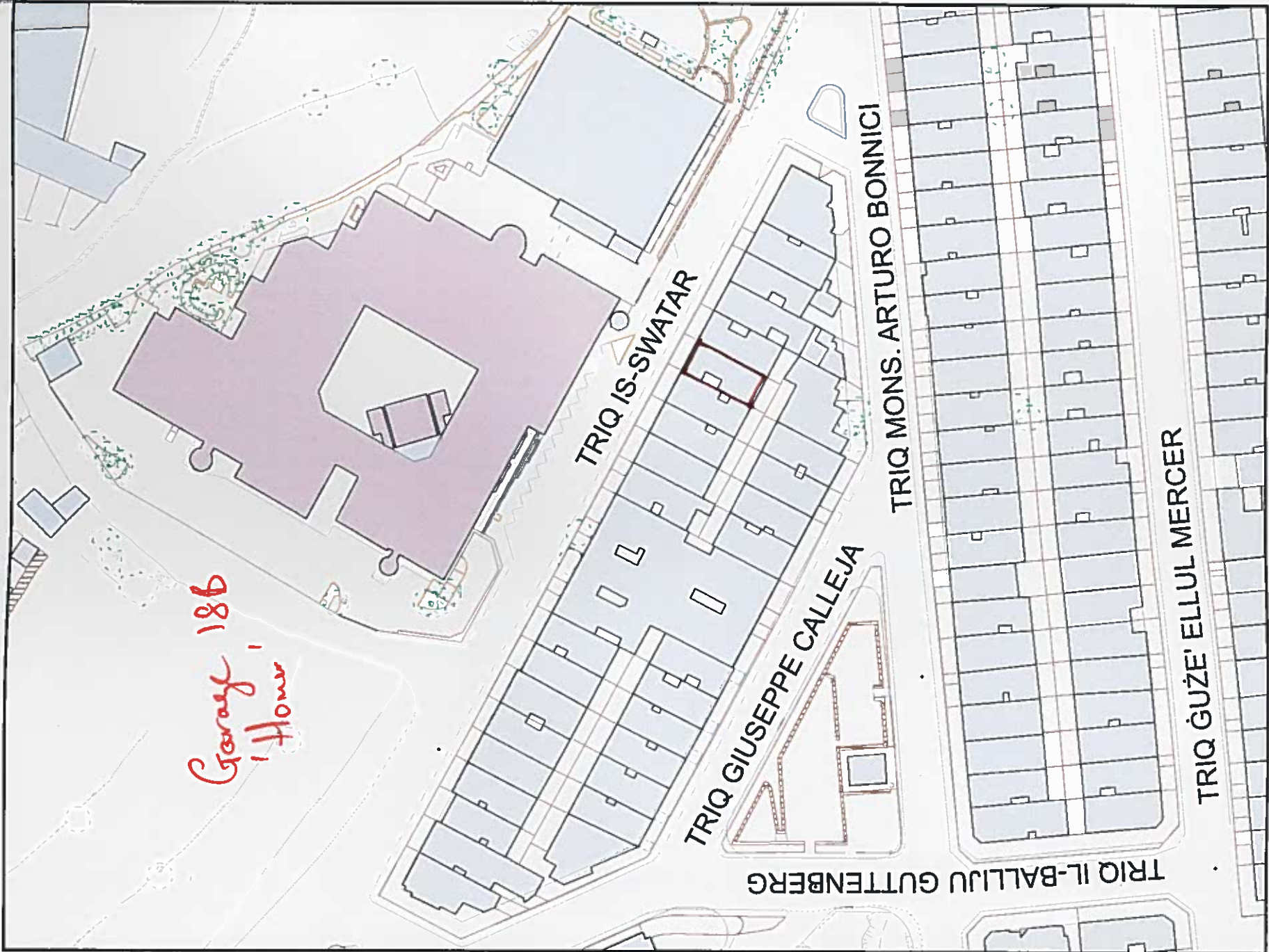
| $y^+$ | $ G _{\max}$ ( $G^+_w = 0.05$ ) | $ G _{\max}$ ( $G^+_w = 0.1$ ) | $ G _{\max}$ ( $G^+_w = 0.2$ ) | $ G _{\max}$ ( $G^+_w = 0.3$ ) |
|-------|---------------------------------|--------------------------------|--------------------------------|--------------------------------|
| 0     | 0.05                            | 0.10                           | 0.20                           | 0.30                           |
| 20    | 0.05                            | 0.10                           | 0.20                           | 0.30                           |
| 40    | 0.05                            | 0.10                           | 0.20                           | 0.30                           |
| 60    | 0.05                            | 0.10                           | 0.20                           | 0.30                           |
| 80    | 0.05                            | 0.10                           | 0.20                           | 0.30                           |
| 100m  | 0.05                            | 0.10                           | 0.20                           | 0.30                           |

Scale 1:1000

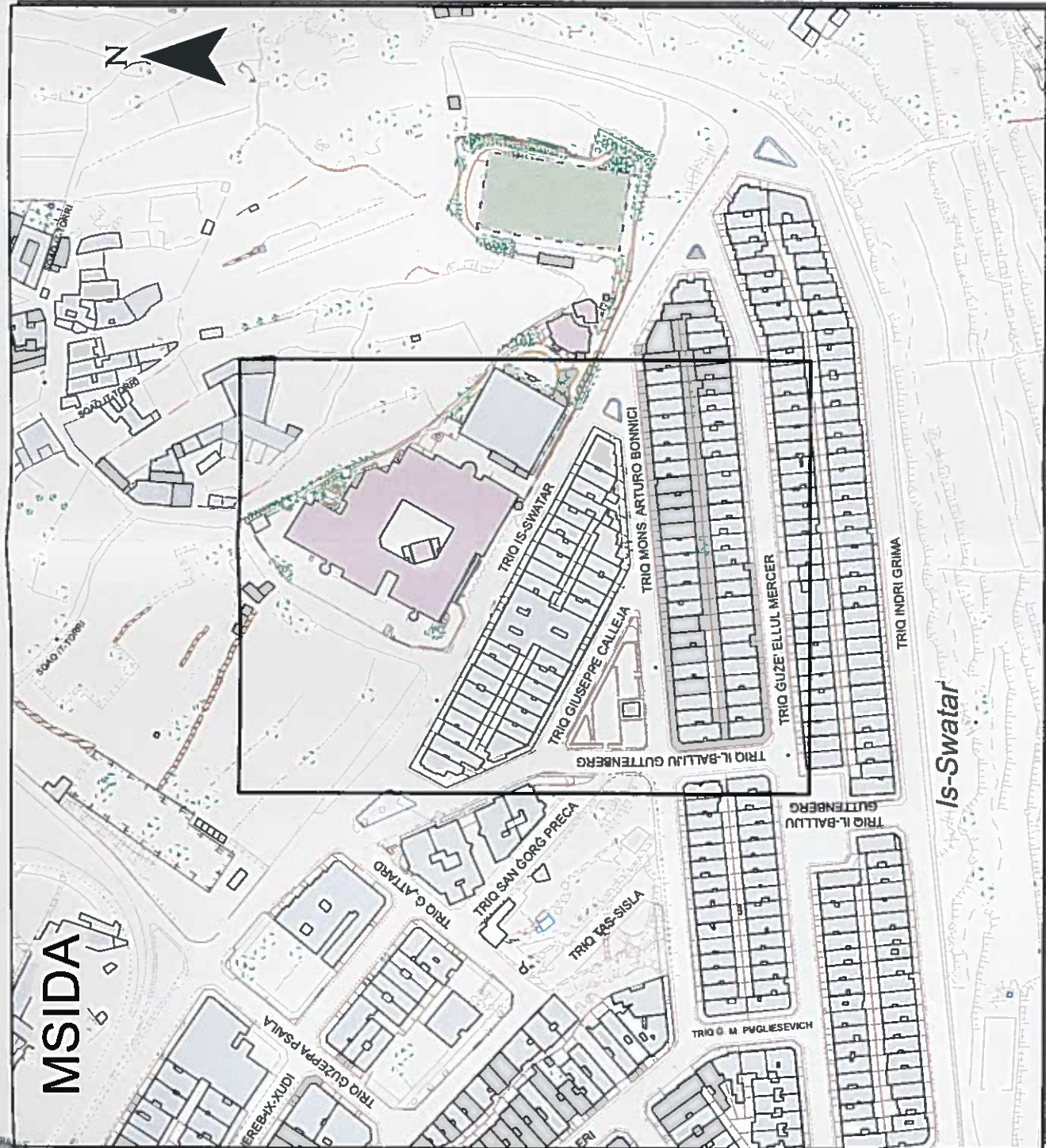
LR 84637

**Dritt imhallas  
Fee Paid**





Garage 186  
House



|                                            |                                |                                            |                  |                         |  |
|--------------------------------------------|--------------------------------|--------------------------------------------|------------------|-------------------------|--|
| Gvern ta' Malta                            |                                | Pjanta tas-Sit 1:2500                      |                  | Site Plan               |  |
| Registru ta' l-Artijiet                    |                                | Government of Malta                        |                  | Land Registry           |  |
| Casa Bolino, 116, Triq il-Punent, Valletta |                                | Casa Bolino, 116, Triq il-Punent, Valletta |                  |                         |  |
| Nru tal-Mappa: 96027 E                     | Pozizzjoni Ċentrali: x = 53091 | Parti min S.S.: 5272                       | Data: 12/10/2018 |                         |  |
| Map Number:                                | Centre Coordinates: y = 72887  | Extracted from S.S.:                       | Date:            |                         |  |
| Perit:                                     | Mark Caruana                   | Qies (metri kwadri):                       |                  |                         |  |
| Architect:                                 | Mark Caruana                   | Area (square metres):                      |                  |                         |  |
| Timbru tal-Perit:                          | Mark Caruana                   | Firma ta' l-Appikant:                      |                  |                         |  |
| Architect's Stamp:                         | Mark Caruana                   | Applicant's Signature:                     |                  |                         |  |
|                                            |                                |                                            |                  | Dritt imballas Fee Paid |  |
|                                            |                                |                                            |                  | LR 84636                |  |



## Doukument LV4 - Ritratti

### Appartement 1



| 18







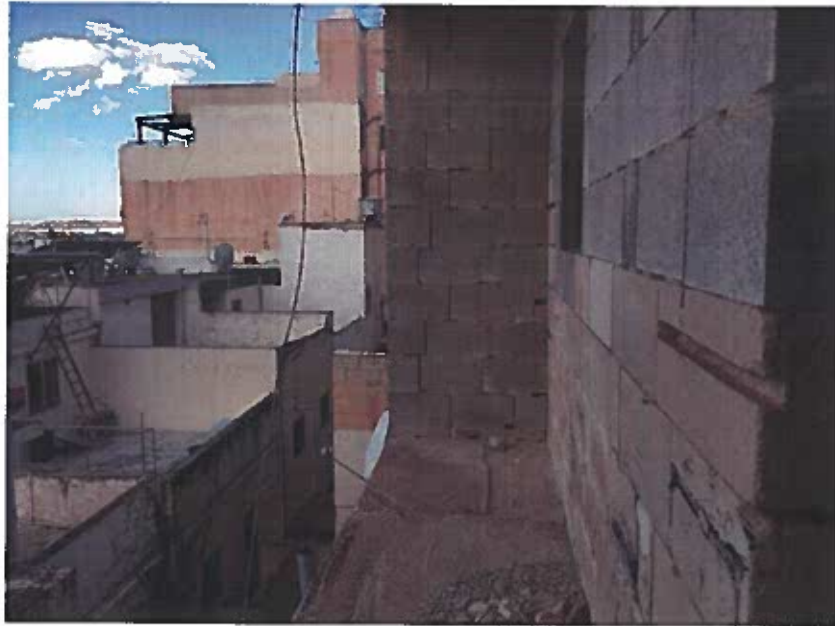


**Appartement 3**



| 21





**Appartement 4**



| 23







## Penthouse









**Komun**











**PART III  
EIGHTH SCHEDULE**

**Physical Attributes of Immovable Property**

Locality Swatar

Address Apt No 1  
Red Rute  
Tringis - Swatar  
Swatar - Haida

Total Footprint of  
Area Transferred \* ≈ 91.3 sq.mt

**Tick where applicable**

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

|                         |                                         |                                                |                                     |                                                    |
|-------------------------|-----------------------------------------|------------------------------------------------|-------------------------------------|----------------------------------------------------|
| <b>Type of Property</b> | <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 |                                     |                                                    |

|                        |                                                |                                        |                                  |
|------------------------|------------------------------------------------|----------------------------------------|----------------------------------|
| <b>Age of Premises</b> | <input checked="" type="checkbox"/> 0-20 years | <input type="checkbox"/> Over 20 years | <input type="checkbox"/> Pre WW2 |
|------------------------|------------------------------------------------|----------------------------------------|----------------------------------|

|                     |                                   |                                       |                                           |
|---------------------|-----------------------------------|---------------------------------------|-------------------------------------------|
| <b>Surroundings</b> | <input type="checkbox"/> Sea View | <input type="checkbox"/> Country View | <input checked="" type="checkbox"/> Urban |
|---------------------|-----------------------------------|---------------------------------------|-------------------------------------------|

|                    |                                           |                                  |                                        |                                     |
|--------------------|-------------------------------------------|----------------------------------|----------------------------------------|-------------------------------------|
| <b>Environment</b> | <input checked="" type="checkbox"/> Quiet | <input type="checkbox"/> Traffic | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Industrial |
|--------------------|-------------------------------------------|----------------------------------|----------------------------------------|-------------------------------------|

|                              |                                           |                                           |                                       |
|------------------------------|-------------------------------------------|-------------------------------------------|---------------------------------------|
| <b>State of Construction</b> | <input checked="" type="checkbox"/> Shell | <input type="checkbox"/> Semi-finished ** | <input type="checkbox"/> Finished *** |
|------------------------------|-------------------------------------------|-------------------------------------------|---------------------------------------|

|                          |                               |                                   |                               |
|--------------------------|-------------------------------|-----------------------------------|-------------------------------|
| <b>Level of Finishes</b> | <input type="checkbox"/> Good | <input type="checkbox"/> Adequate | <input type="checkbox"/> Poor |
|--------------------------|-------------------------------|-----------------------------------|-------------------------------|

|                                                        |                                               |                                         |                                         |                                           |
|--------------------------------------------------------|-----------------------------------------------|-----------------------------------------|-----------------------------------------|-------------------------------------------|
| <b>Amenities</b><br><i>Tick as many as appropriate</i> | <input type="checkbox"/> With Garden          | <input type="checkbox"/> With Pool      | <input 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 |

|                 |                                            |                                                          |                                           |
|-----------------|--------------------------------------------|----------------------------------------------------------|-------------------------------------------|
| <b>Airspace</b> | <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: 27/Sep/2018

Perit's Signature: \_\_\_\_\_

Warrant Number: \_\_\_\_\_

Rubber Stamp: \_\_\_\_\_

**Mark Caruana**  
CA (Hons), M.Sc. A. & C.F.  
SA, The II-Ballut.  
Attard ATD 2090  
Tel: 70446105



**PART III  
EIGHTH SCHEDULE**

**Physical Attributes of Immovable Property**

Locality Swamp

Address Appt No 4  
Red Rose  
Triq il-Swamp  
Swamp - Meida

Total Footprint of  
Area Transferred \* 91 sq.mt

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

|                         |                                         |                                                |                                     |                                                    |
|-------------------------|-----------------------------------------|------------------------------------------------|-------------------------------------|----------------------------------------------------|
| <b>Type of Property</b> | <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 |                                     |                                                    |

|                        |                                                |                                        |                                  |
|------------------------|------------------------------------------------|----------------------------------------|----------------------------------|
| <b>Age of Premises</b> | <input checked="" type="checkbox"/> 0-20 years | <input type="checkbox"/> Over 20 years | <input type="checkbox"/> Pre WW2 |
|------------------------|------------------------------------------------|----------------------------------------|----------------------------------|

|                     |                                   |                                       |                                           |
|---------------------|-----------------------------------|---------------------------------------|-------------------------------------------|
| <b>Surroundings</b> | <input type="checkbox"/> Sea View | <input type="checkbox"/> Country View | <input checked="" type="checkbox"/> Urban |
|---------------------|-----------------------------------|---------------------------------------|-------------------------------------------|

|                    |                                           |                                  |                                        |                                     |
|--------------------|-------------------------------------------|----------------------------------|----------------------------------------|-------------------------------------|
| <b>Environment</b> | <input checked="" type="checkbox"/> Quiet | <input type="checkbox"/> Traffic | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Industrial |
|--------------------|-------------------------------------------|----------------------------------|----------------------------------------|-------------------------------------|

|                              |                                           |                                           |                                       |
|------------------------------|-------------------------------------------|-------------------------------------------|---------------------------------------|
| <b>State of Construction</b> | <input checked="" type="checkbox"/> Shell | <input type="checkbox"/> Semi-finished ** | <input type="checkbox"/> Finished *** |
|------------------------------|-------------------------------------------|-------------------------------------------|---------------------------------------|

|                          |                               |                                   |                               |
|--------------------------|-------------------------------|-----------------------------------|-------------------------------|
| <b>Level of Finishes</b> | <input type="checkbox"/> Good | <input type="checkbox"/> Adequate | <input type="checkbox"/> Poor |
|--------------------------|-------------------------------|-----------------------------------|-------------------------------|

|                                                        |                                               |                                         |                                         |                                           |
|--------------------------------------------------------|-----------------------------------------------|-----------------------------------------|-----------------------------------------|-------------------------------------------|
| <b>Amenities</b><br><i>Tick as many as appropriate</i> | <input type="checkbox"/> With Garden          | <input type="checkbox"/> With Pool      | <input 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 |

|                 |                                            |                                                          |                                           |
|-----------------|--------------------------------------------|----------------------------------------------------------|-------------------------------------------|
| <b>Airspace</b> | <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: 27/Sep/2018

Perit's Signature: \_\_\_\_\_

Warrant Number: 653

Rubber Stamp:

**Mark Caruana**  
B.A.(Hons), M.Sc. A. & C.E.  
54, Triq il-Ballut,  
Attard ATD 2090  
Tel: 79449106

**PART III  
EIGHTH SCHEDULE**

**Physical Attributes of Immovable Property**

Locality SWATAR

Address Apt No 3  
Red Rose  
Trq is - Swatar  
Swatar - Hsida

Total Footprint of  
Area Transferred \* 89 sq.mt

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

|                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                |                                                                          |                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>Type of Property</b><br><input type="checkbox"/> Villa<br><input type="checkbox"/> Penthouse<br><input type="checkbox"/> Terraced House                                                                                                                                                                                                                                                               | <input type="checkbox"/> Semi-Detached<br><input type="checkbox"/> Mezzanine<br><input type="checkbox"/> Ground Floor Tenement | <input type="checkbox"/> Bungalow<br><input type="checkbox"/> Maisonette | <input checked="" type="checkbox"/> Flat/Apartment<br><input type="checkbox"/> Farmhouse |
| <b>Age of Premises</b><br><input checked="" type="checkbox"/> 0-20 years<br><input type="checkbox"/> Over 20 years<br><input type="checkbox"/> Pre WW2                                                                                                                                                                                                                                                   |                                                                                                                                |                                                                          |                                                                                          |
| <b>Surroundings</b><br><input type="checkbox"/> Sea View<br><input type="checkbox"/> Country View<br><input checked="" type="checkbox"/> Urban                                                                                                                                                                                                                                                           |                                                                                                                                |                                                                          |                                                                                          |
| <b>Environment</b><br><input checked="" type="checkbox"/> Quiet<br><input type="checkbox"/> Traffic<br><input type="checkbox"/> Entertainment<br><input type="checkbox"/> Industrial                                                                                                                                                                                                                     |                                                                                                                                |                                                                          |                                                                                          |
| <b>State of Construction</b><br><input checked="" type="checkbox"/> Shell<br><input type="checkbox"/> Semi-finished **<br><input type="checkbox"/> Finished ***                                                                                                                                                                                                                                          |                                                                                                                                |                                                                          |                                                                                          |
| <b>Level of Finishes</b><br><input type="checkbox"/> Good<br><input type="checkbox"/> Adequate<br><input type="checkbox"/> Poor                                                                                                                                                                                                                                                                          |                                                                                                                                |                                                                          |                                                                                          |
| <b>Amenities</b><br><i>Tick as many as appropriate</i><br><input type="checkbox"/> With Garden<br><input checked="" type="checkbox"/> No Garage<br><input type="checkbox"/> With Pool<br><input type="checkbox"/> One Car Garage<br><input type="checkbox"/> With Lift<br><input type="checkbox"/> Two Car Garage<br><input type="checkbox"/> With Basement<br><input type="checkbox"/> Multi Car Garage |                                                                                                                                |                                                                          |                                                                                          |
| <b>Airspace</b><br><input checked="" type="checkbox"/> Ownership of Roof<br><input checked="" type="checkbox"/> No Ownership of Roof<br><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: 27/sep/2018

Perit's Signature: \_\_\_\_\_

Warrant Number: 653

Rubber Stamp: \_\_\_\_\_

  
**Mark Caruana**  
 S.A. (Hons). M.Sc. A. & C.E.  
 84, Trq il-Ballut.  
 Attard ATD 2090  
 Tel: 79449106

**PART III  
EIGHTH SCHEDULE**

**Physical Attributes of Immovable Property**

Locality SWATAR

Address Penthouse  
Red Rose  
Trig is - Swatar  
Swatar - Msida

Total Footprint of  
Area Transferred \* ≈ 168.1 sq.mt

**Tick where applicable**

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

|                                                        |                                                       |                                                |                                           |                                           |
|--------------------------------------------------------|-------------------------------------------------------|------------------------------------------------|-------------------------------------------|-------------------------------------------|
| <b>Type of Property</b>                                | <input type="checkbox"/> Villa                        | <input type="checkbox"/> Semi-Detached         | <input type="checkbox"/> Bungalow         | <input type="checkbox"/> Flat/Apartment   |
|                                                        | <input checked="" 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 |                                           |                                           |
| <b>Age of Premises</b>                                 | <input checked="" type="checkbox"/> 0-20 years        | <input type="checkbox"/> Over 20 years         | <input type="checkbox"/> Pre WW2          |                                           |
| <b>Surroundings</b>                                    | <input type="checkbox"/> Sea View                     | <input type="checkbox"/> Country View          | <input checked="" type="checkbox"/> Urban |                                           |
| <b>Environment</b>                                     | <input checked="" type="checkbox"/> Quiet             | <input type="checkbox"/> Traffic               | <input type="checkbox"/> Entertainment    | <input type="checkbox"/> Industrial       |
| <b>State of Construction</b>                           | <input checked="" type="checkbox"/> Shell             | <input type="checkbox"/> Semi-finished **      | <input type="checkbox"/> Finished ***     |                                           |
| <b>Level of Finishes</b>                               | <input type="checkbox"/> Good                         | <input type="checkbox"/> Adequate              | <input type="checkbox"/> Poor             | <i>N/A</i>                                |
| <b>Amenities</b><br><i>Tick as many as appropriate</i> | <input type="checkbox"/> With Garden                  | <input type="checkbox"/> With Pool             | <input 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 |
| <b>Airspace</b>                                        | <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: 27/sep/2018

Perit's Signature: \_\_\_\_\_

Warrant Number: \_\_\_\_\_

Rubber Stamp: \_\_\_\_\_

**Mark Caruana**

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54, Trig il-Ballut,  
Altard ATD 2090  
Tel: 79449106