

FIL-PRIM AWLA TAL- QORTI CIVILI

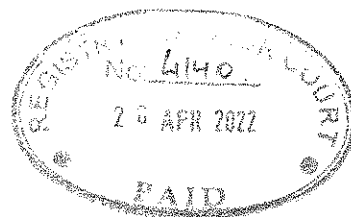
RIKORS NUMRU 37/2018

BONNICI NOEL SIVE NOE (KI327064M) ET

VS

MCCF PROPERTIES COMPANY LIMITED (C41387)

Differita 26 ta' April 2022



FIL-PRIM AWLA TAL- QORTI CIVILI

RIKORS NUMRU 37/2018

BONNICI NOEL SIVE NOE (KI327064M) ET

VS

MCCF PROPERTIES COMPANY LIMITED (C41387)

Rapport tal-Perit Edgar Caruana Montaldo

Tesponi bir-rispett:

Illi l-esponenti giet appuntata fl-udjenza ta' l-15 ta' Ottubru 2018 minn din l-Onorabbli Qorti *biex tiddetermina l-prezz tal-fond* Celine Court u Celine flats fuq Triq Il Wied tar-Ruman L/O Mellieha.

In adempiment tal-inkarigu taghha u bi ftehim mal-partijiet, l-esponenti zammet access fil-fond in kwistjoni, wara diversi suggerimenti ta' dati tal-access, fejn prezenti kien hemm John Bonnici obo Noel Bonnici ghar rikorrenti u l-intimata Charlotte Ciantar obo MCCF properties company ltd. Dan l-access kien mizmum fit-18 ta' Jannar 2022 fejn l-esponenti accediet fuq il-fond in kwistjoni u hadet diversi ritratti illi

huma annessi ma' din ir-relazzjoni. Waqt l-access l-esponenti hadet ukoll xi kejl *ad hoc*¹.

Ghaldaqstant, wara li zammet access, rat l-atti fil-process u evalwat il-konstatazzjonijiet kollha relatati mal-inkarigu taghha, l-esponenti għandha x' jirrelata s-segwent:

Fond in kwistjoni

OSSERVAZZJONIJIET

Illi r-rikorrenti pprezentaw rikors fit-3 ta' Ottubru 2018², fejn elenkaw it-talbiet taghhom lil din l-Onorabbli Qorti Kostituzzjonali.

L-esponenti hadet konjizzjoni ta' tali rikors, kif ukoll dawk tal-intimati u l-atti kollha fil-process odjern.

¹ Tali kejl ittiehed sabiex jigi stabbilit jekk il-fond huwiex konformi mal-figijiet tas-sanita' jew le, u sabiex jigi kkalkulat il-metragg apossimattiv tal-fond in kwistjoni

² Vide rikors tal-attur b'diversi dokumenti annessi

REFERENZI

L-esponenti qed telenka whud minn diversi regolamenti u ligijiet, kif ukoll ricerki, illi huma pertinenti għall-inkarigu tagħha u li għalihom għamlet referenza. Ir-referenzi, l-artikoli u r-regolamenti elenkati huma parti mill-konkluzjonijiet li faslet l-esponenti, kif ukoll bis-sahha ta' snin ta' esperjenza bħala perit fil-prattika privata.

Strategic Plan for the Environment and Development
Development Control Design Policy Guidance and Standards
2015 (DC15), Planning Authority

L.N. 162 of 2016, DEVELOPMENT PLANNING ACT (CAP. 552),
Development Planning (Procedure for Applications and their
Determination) Regulations, 2016

L.N. 356 of 2010, DEVELOPMENT PLANNING ACT (CAP. 356),
Development Planning (Fees) Regulations, 2010
L.N. 74 of
2014 ENVIRONMENT AND DEVELOPMENT PLANNING ACT
(CAP. 504)

Development Planning (Use Classes) Order, 2014

Development Planning Act 2016 (ACT No. VII of 2016)

Local Plans 2006, Planning Authority

Code of Police Laws Chapter 10, Part V. Of Inhabited Areas,
Houses and other Tenements

LN 227/16 Development Planning (Health and Sanitary)
Regulations

Kamra tal-Periti – Valuation Standards for Accredited Valuers
2012

Website ta' Central Bank of Malta

https://nso.gov.mt/en/News_Releases/View_by_Unit/Unit_A5/Price_Statistics/Pages/Property-Price-Index-and-Property-Volume-Index.aspx

http://appsso.eurostat.ec.europa.eu/nui/show.do?dataset=prc_hpi_a&lang=en

<https://landsauthority.org.mt/resources/policies/property-valuation/>

MaltaChamber.org.mt

Chart mill-website tal-Awtorita' tal-Ippjanar

<https://www.pa.org.mt/file.aspx?f=23897>

<https://www.timesofmalta.com/articles/view/20170626/local/in-property-1what-went-up-has-not-come-down>.

<https://www.timesofmalta.com/articles/view/20170821/local/government-publicity-brochure-reveals-rental-rates>

<https://www.pwc.com/mt/en/pwc-malta-press-room/access-to-finance-cited-as-the-top-most-concern-by-a-vibrant-real-estate-industry-in-malta.html>

<https://timesofmalta.com/articles/view/housing-units-now-double-what-there-were-in-1985.701735>

The present housing rentals – its effect on housing affordability – Tenlaw follow up Workshop Malta

<http://www.dhiperiti.com/real-estate-matters/>

Classified tat-The Sunday Times of Malta (Archives)

Kap 158 tal-Ligijiet ta' Malta, indici ta' inflazzjoni

Sale of properties BOV Tenders

Construction Industry and Property Market Report October
2017 KPMG

<https://www.centralbankmalta.org/site/Publications/Research-Bulletin-2020.pdf>

DESKRIZZJONI TAL-FOND IN KWISTJONI

01 Il-proprjetà tikkonsisti fi blokkja residenzjali li tinkludi parkeġġ taht l-art, maisonette fil-pjan terran elevat, żewġ appartamenti u penthouse ġewwa iż-żona ta' żvilupp tal-Mellieħa.

02 L-ispazju għall-parkeġġ jinkludi tliet garaxxijiet li jinkludu storage, bil-garaxx n.1 u n.2 (kull wieħed 7.36m x 2.80m) faċċata tal-garaxx n. 3 (9.35m x 3.20m). Il-Maisonette bl-isem 'Celine Court' fil-livell tal-pjan terran elevat hija aċċessibbli permezz ta' taragġ separat li jwassal għall-kċina/kamra ta' l-ikel/salott (3.77mx 5.77m), kuritur (1.10mx 6.50m), li jwassal għal kamra tal-banju (2.52mx). 1.48m), kamra tas-sodda prinċipali (4.56mx 3.20m) b'en-suite (2.48mx 0.97m), kamra tas-sodda (2.84mx 3.01m) u kamra tas-sodda addizzjonali (2.84mx 1.94m) li tagħti fuq il-bitħa (5.84mx 3.97m). Iż-żewġ appartamenti fil-livell tal-ewwel u t-tieni sular għandhom pjan simili għall-maisonette. Il-penthouse tikkonsisti fi kċina/living/dining room (3.85m x 3.78m), li twassal għall-kamra tas-sodda prinċipali (2.86m x 4.88m), kamra tal-banju (1.72m x 1.90m) u kamra tas-sodda addizzjonali (2.16m x 2.87m).

03 Is-sit huwa irregolari u għandu fond ta' 22.05m u 24.84m rispettivament, b'wisa ta 6.03m. Il-kejl totali tas-sit jammonta għal ċirka 188.6m².

DWAR FINITURI U STRUTTURA

04 Il-faċċata tikkonsisti minn ħajt tal-ġebel/HCB miżbugħ griż skur bil-bibien tal-injam. L-istruttura tikkonsisti f'hitan tal-ġebel u blajjet tal-konkrit. Il-finituri tad-dar huma fi stat generalment tajjeb. Fid-data ta' l-ispezzjoni ma gewx innutati difetti sinifikanti.

DWAR PERMESSI U POTENZJAL

05 Illi permessi ricenti pertinenti għall-fond huma:

- PA7308/06 - To construct basement garages with overlying residential units.
- PA6078/08 - Plot E, Triq il-Wied ta' Ruman, Mellieha

Fid-data ta' l-ispezzjoni gew innotati numru ta' diskrepanzi mil-permessi approvati li jinkludu:

- Il-kamra fl-abitazzjonijiet immarkati bhala 'washroom' qieghdin jigu uzati bhala kmamar tas-sodda.
- Bidliet fil-faccata speċjalment b'rispett ta' galleriji/railings

06 Skond il-Mappa nru. 30 tan-North West Local Plan Mellieha Tas-Sellum Policy Map tal-Awtorita' tal-Ippjanar iz-zona hija meqjusa bhala *Residential Area*.

KUNSIDERAZZJONIJIET

07 Sabiex jasal għall-valur lokatizzju tal-fond in eżami, l-esponenti l-ewwel hejja il-valutazzjoni tal-fond fil-preżent, bhala liberu u frank bhala gwida, flimkien ma' fatturi ohrajn naxxenti mir-referenzi elenkati kif ukoll fatti ohrajn ta' relevanza, sabiex tasal għall-valur lokatizzju.

08 Għar-rigward tal-valur tal-propjeta' għas-snin preċedenti, l-esponenti kkunsidra diversi fatturi, fosthom ir-referenzi elenkati fir-relazzjoni, u tenut kont it-tibdil fil-valur ta' propjeta simili matul is-snin imsemmija, wara li ezaminat diversi studji u kif ukoll ha konjizzjoni tal-valur tal-propjeta' u l-valur lokatizzju tagħhom minn arkivji.

VALUR

09 L-esponenti addotta *il-comparison method* bhala metodu sabiex wasal għall-istima tal-propjeta' mmobbli. Dan il-metodu ta' tqabbil mal-valutazzjoni tal-propjeta' huwa mod li wiehed juża l-valur ta' assi komparabbli mibjugħa riċentement sabiex jigi determinat l-valur ta' propjeta'. F'termini reali, dan ifisser li wiehed jikkonsidra proprjetajiet simili fiż-żona u l-prezzijiet tal-bejgħ li kisbu, sabiex jiggwidaw deċiżjoni ta' valutazzjoni. L-esponenti jispjega illi bis-sahha tal-comparison method, u bis-sahha ta' diversi proprjetajiet illi stma hu stess jew ra hu stess, jew li fuqhom għamel xi applikazzjoni għax-xogħolijiet, kif ukoll proprjetajiet oħrajn, hu setgħa jasal għall-valur. Għaldaqstant *il-comparison method* huwa analizi ta' l-informazzjoni kollha u applikazzjoni ta' tali informazzjoni għall-kaz odjern.

10 Fil-metodu komparattiv jew *comparison method* ta' valutazzjoni, isiru paraguni bejn proprjetajiet li huma simili, iżda fil-verita', qatt identici. Illi hemm is-suppożizzjoni bażika li kull proprjeta' hija unika u eteroġenja. Ir-raġunijiet għall-unicità tiegħu, meta jigi applikat il-metodu komparattiv, huma relatati mal-post, il-kundizzjoni fiżika tiegħu, il-kundizzjonijiet, il-potenzjal u ovjament iz-zmien. L-użu tal-metodu komparattiv bħala dak xieraq għall-valutazzjoni tal-

proprietajiet jeħtieġ suq kompetittiv u d-*data* li tkun vasta, valida u affidabbli.

11 Wara illi l-esponenti hadu konjizzjoni tal-process odjern u kkonsidraw l-fatturi illi jinkludu,

- It-tip, l-lok fejn tinstab il-propjeta,
- Il-kundizzjoni tal-propjeta,
- Konsiderazzjoni ta' propjetajiet paragonabbli,

huma tal-fehma illi l-valur prezenti tas-suq liberu u frank huwa ta' tmien mija u disghin elf Ewro (€890,000)

12 Illi l-valur lokatizzju tal-fond mertu tal-kawza tul iż-żmienijiet stabbiliti fid-digriet mogħti minn din l-Onorabbli Qorti huwa elenkat;-

Tant ghandha x'tirrelata l-esponenti għall- konsiderazzjoni ta' din l-Onorabbli Qorti, salv mertu ohra ta' natura legali.

PERIT EDGAR CARUANA MONTALDO - PERIT TEKNIKU

22 ta' Marzu 2022

10/15

26 APR 2022

EDGAR CARUANA MONTALDO
Wiedet 11

10

Annalise Spiteri
Deputat Registratur
Qorti tal-Gustizzja (Malta)

Ilum

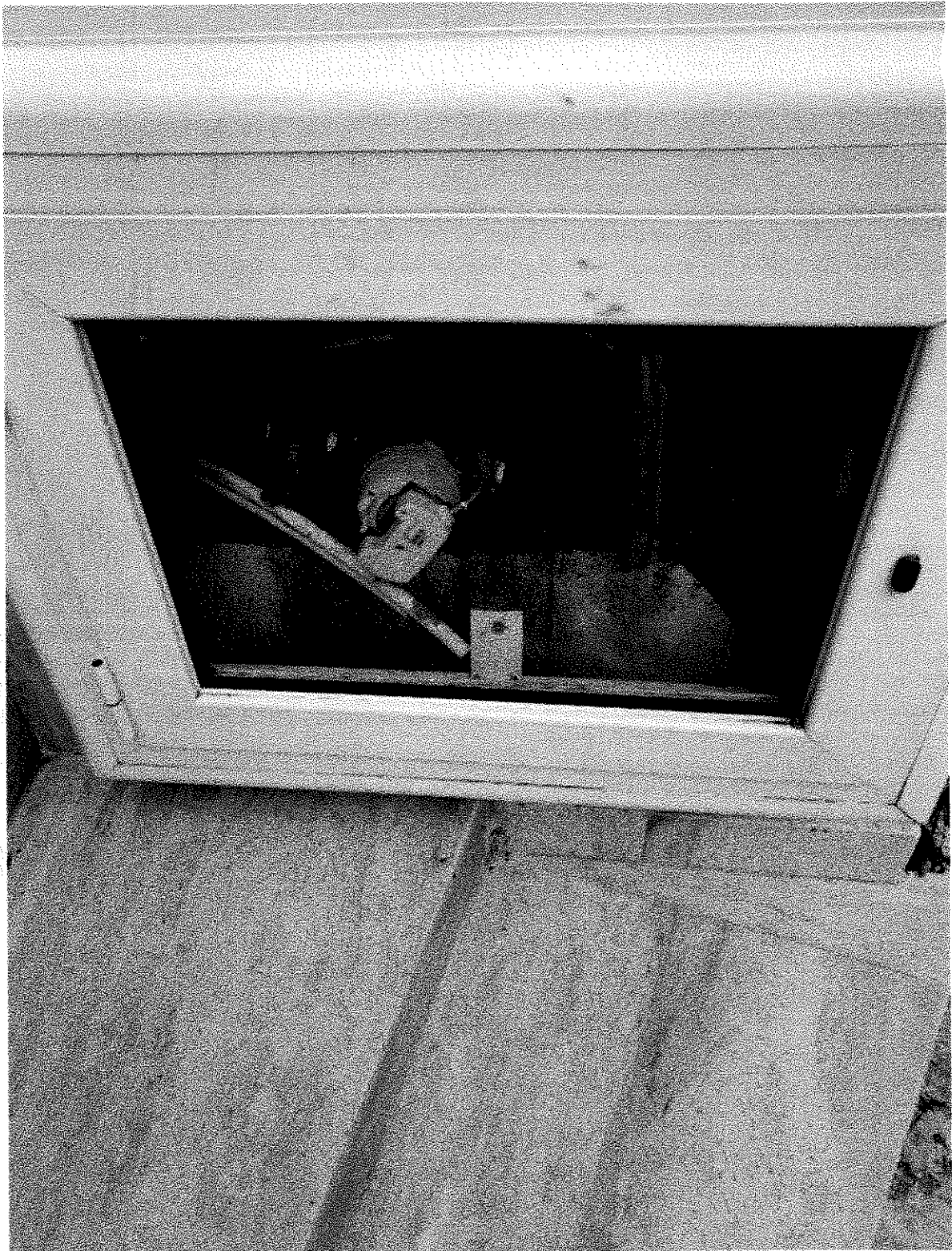
13 Appendici – Rikors



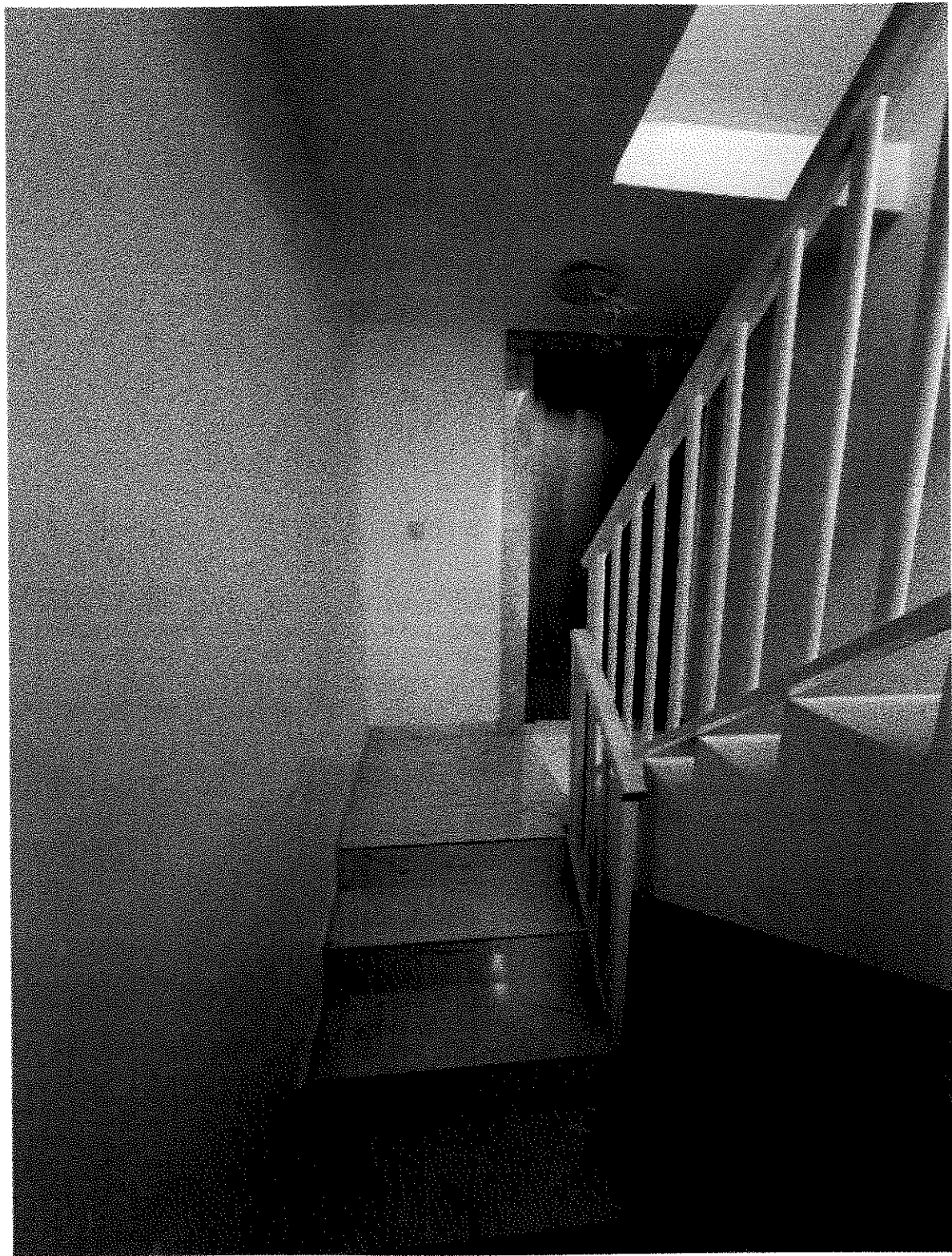
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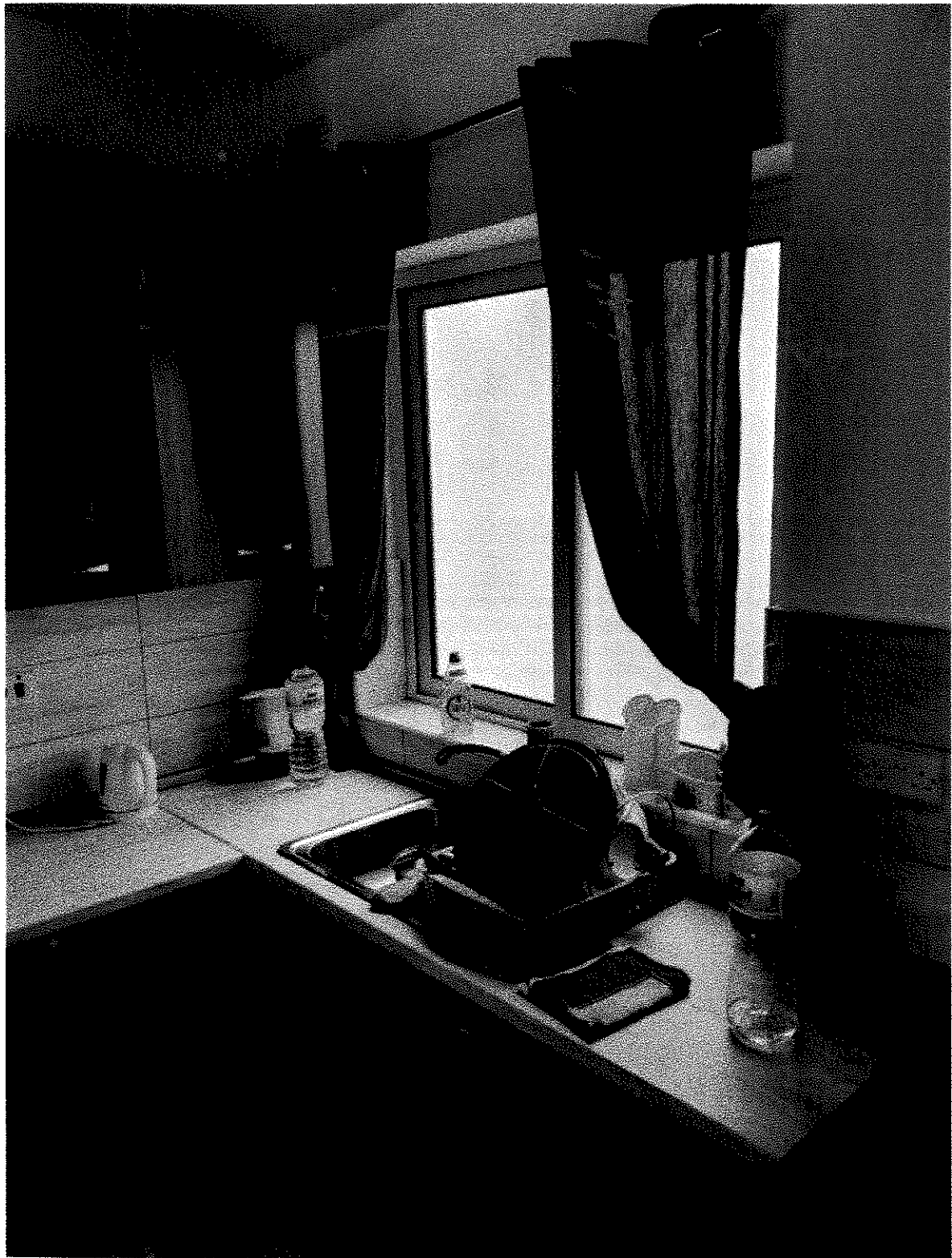
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Ritratt 9 minn 40



Ritratt 10 minn 40

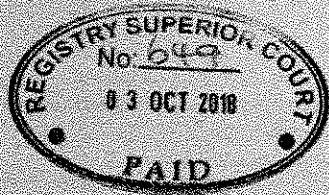


Ritratt 11 minn 40

File Print'Awla tal-Qorti Civili

Noe € 200.00
2 Noj € 12.00
2 Noj € 2.40

€ 214.40



NOE SIVE NOEL BONNICI [KI NRU. 327064M], ROSARIO BONNICI [KI NRU. 245354M], DANIEL BONNICI [KI NRU. 89657M], JOHN BONNICI [KI NRU. 204458M], Joe sive JOSEPH BONNICI [KI NRU. 380665M], MARY ROSE BONNICI [KI NRU. 197556M], JOAN BONNICI [KI NRU. 418765M], MARY BONNICI [KI NRU. 678458M], CAROLINE SIVE CAROL BONNICI [KI NRU. 524873M], CARMEN BONNICI [KI NRU. 170167M]

vs

MCCF Properties Company Limited
(C 41387)

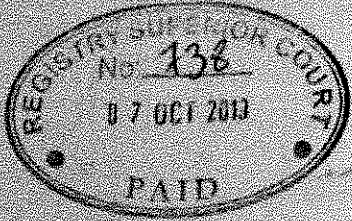
Rikors ta' Noe sive Noel Bonnici [KI nru. 327064M], Rosario Bonnici [KI nru. 245354M], Daniel Bonnici [KI nru. 89657M], John Bonnici [KI nru. 204458M], Joe sive Joseph Bonnici [KI nru. 380665M], Mary Rose Bonnici [KI nru. 197556M], Joan Bonnici [KI nru. 418765M], Mary Bonnici [KI nru. 678458M], Caroline sive Carol Bonnici [KI nru. 524873M], Carmen Bonnici [KI nru. 170167M]

Jesponu bir-rispett:

Illi r-rikorrenti huma kredituri tas-socjeta intimata fis-somma sitta u tletin elf u sitta u disghin Ewro u tnejn u erbghin centezmu tal-Ewro (€36,096.42) rapprezentanti bilanc ta' rifuzjoni ta' depozitu li thallas ai termini tal-konvenju datat tlieta u ghoxrin (23) ta' Ottubru tas-sena elfejn u tmienja (2008) liema konvenju gie estiz permezz ta' skrittura datata tletin (30) ta' Marzu tas-sena elfejn u ghaxra (2010) liema konvenju skada u ghal liema somma s-socjeta intimata ikkostitwiet lilha nnifisha veru, cert u likwidu debitor a favur tar-rikorrenti permezz ta' kuntratt fl-atti tan-Nutar Dottor Mario Bugeja datat sitta u ghoxrin (26) ta' Gunju tas-sena elfejn u hmistax (2015), oltre l-imghax bir-rata ta' tmienja fil-mija (8%) dekorribli mit-tletin (30) ta' Gunju tas-sena elfejn hmistax (2010) sakemm isir il-hlas ghas-saldu, u dan ai termini tal-istess att ta' kostituzzjoni ta' debitu [kopja hawn anness u mmarkat Dok. BB 1] u liema att gie rez ezegwibbli permezz ta' ittra ufficjali datata hmistax (15) ta' April tas-sena elfejn u sittax

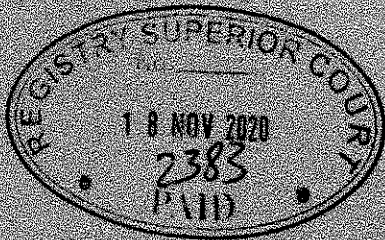
07 OCT 2019

Reg €6.00c
Not €1.20c
Kopli € ✓
Hias € 7.20



18 NOV 2020

Reg €6.00c
Not €1.20c
Kopli € ✓
Hias € 7.20



(2016) bin-numru 1267/16 pprezentata fil-Prim' Awla tal-Qorti Civili [kopja annessa u mmarkata Dok. BB 2];

Illi minkeja li s-socjeta intimata giet debitament interpellata tersaq ghall-hlas permezz ta' ittra ufficjali datata hmistax (15) ta' April tas-sena elfejn u sittax (2016) bin-numru 1267/16 pprezentata fil-Prim' Awla tal-Qorti Civili u debitament notifikata, hija baqghat inadempjenti [vide anness Dok. BB 2];

Illi dan il-kreditu huwa wiehed cert, likwidu u li ghalaq u s-socjeta intimata naqset milli thallas dan id-debitu;

Illi s-socjeta intimata hija proprjetarja ta' **porzjoni diviza ta' art**, mmarkata bhala Plot E, fuq il-pjanta annessa ma' att tan-Nutar Bartolomeo Micallef datat hdax (11) ta' Awissu tas-sena elfejn u tmienja (2008) u mmarkata bhala Dokument X, delineata bl-isfar, formanti parti mill-art maghrufa bhala "Ta Taflija" sive "Tas-Sellum", fi Triq il-Wied tar-Ruman, fil-limiti tal-Mellieha u liema porzjon ghandha kejl superficjali ta' cirka mija u tmienja u tmenin punt sitta metri kwadri (188.6m²) u liema art tikkonfina mill-Punent ma' Triq Wied tar-Ruman, minn fejn hija accessibli, minn Nofsinhar ma' beni ta' Emanuela Bonnici u mit-Tramuntana ma' beni ta' Louis Attard jew l-aventi kawza taghhom, liema porzjoni diviza ta' art giet akkwistata mis-socjeta intimata permezz ta' att datat hdax (11) ta' Awissu tas-sena elfejn u tmienja (2008) in atti tan-Nutar Bartolomeo Micallef fil-volum ittra 'I' fir-Registru Pubbliku ta' Malta numru erbatax-il elf u wiehed u erbghin tas-sena elfejn u wiehed (1 14041/2008) [vide anness Dok. BB 3] u **tal-immobbli u benefikati eretti fuqha** inkluz izda mhux limitatament ghal tlett (3) garaxxijiet f'livell semi-basement, maisonette fil-groundfloor, appartement fil-first floor level, appartement fis-second floor level u penthouse fir-roof level u/jew kwalunkwe immobbli eretti ohra.

Illi r-rikorrenti ghandhom registrat favur taghhom ipoteka generali u kif ukoll ipoteka specjali fuq l-imsemmija porzjon art fuq deskritta u fuq l-immobbli eretti fuqha, liema ipoteki huma debitament iskritti fir-Registru Pubbliku ta' Malta taht iskrizzjoni numru hdax-il elf erba' mija u tnejn u sittin tas-sena elfejn u ghaxra (H 11462/2015) [vide anness Dok. BB 4].

Ghaldaqstant ir-rikorrenti jitlob bir-rispett lil dina l-Onorabbli Qorti joghgobha:

- 1) Tordna l-bejgh fl-irkant tal-**porzjoni diviza ta' art**, mmarkata bhala Plot E, fuq il-pjanta annessa ma' att tan-Nutar Bartolomeo Micallef datat hdax (11) ta' Awissu tas-sena elfejn u tmienja (2008) u mmarkata bhala Dokument X, delineata bl-isfar, formanti parti mill-art maghrufa bhala "Ta Taflija" sive "Tas-Sellum", fi Triq il-Wied tar-Ruman, fil-limiti tal-Mellieha u liema porzjon ghandha kejl superficjali ta' cirka mija u tmienja u tmenin punt sitta metri kwadri (188.6m²) u liema art tikkonfina mill-Punent ma' Triq Wied tar-Ruman, minn fejn hija accessibli, minn Nofsinhar ma' beni ta' Emanuela

Rock awt

tmienja

3/10/18

appartament fis-second floor level u penthouse fir-roof level u/jew kwalunkwe immobbli eretti ohra;

- 4) Tinnomina irkantatur pubbliku sabiex imexxi l-bejgh fl-irkant tal-porzjoni diviza ta' art, mmarkata bhala Plot E, fuq il-pjanta annessa ma' att tan-Nutar Bartolomeo Micallef datat hdax (11) ta' Awissu tas-sena elfejn u tmienja (2008) u mmarkata bhala Dokument X, delineata bl-isfar, formanti parti mill-art maghrufa bhala "Ta Taslija" sive "Tas-Sellum", fi Triq il-Wied tar-Ruman, fil-limiti tal-Mellicha u liema porzjon ghandha kejl superficjali ta' cirka mija u tmienja u tmenin punt sitta metri kwadri (188.6m²) u liema art tikkonfina mill-Punent ma' Triq Wied tar-Ruman, minn fejn hija accessibli, minn Nofsinhar ma' beni ta' Emanuela Bonnici u mit-Tramuntana ma' beni ta' Louis Attard jew l-aventi kawza taghom, liema porzjoni diviza ta' art giet akkwistata mis-socjeta intimata permezz ta' att datat hdax (11) ta' Awissu tas-sena elfejn u tmienja (2008) in atti tan-Nutar Bartolomeo Micallef fil-volum ittra 'I' fir-Registru Pubbliku ta' Malta numru erbatax-il elf u wicied u erbghin tas-sena elfejn u wicied (114041/2008) u tal-immobbli u benefikati eretti fuqha inkluz izda mhux limitatament ghal tlett (3) garaxxijiet f'livell semi-basement, maisonette fil-groundfloor, appartament fil-first floor level, appartament fis-second floor level u penthouse fir-roof level u/jew kwalunkwe immobbli eretti ohra;

Real art
Imeja
3/10/18

U dan taht dawk il-provvedimenti kollha li din l-Onorabli Qorti jidhrilha xierqa u opportuni.

Bl-ispejjez kontra s-socjeta intimata.

Avv Michael Grech
45/19, Strait street, Valletta

PL Joeline Pace Ciscaldi

Avv. Emanuela Camilleri
45/19, Strait street, Valletta

Rikorrenti: 7, Champs de Printemps, Triq Bieb il-Garra, Safi
Intimat: 41, Triq Toni Pace, Mellicha

03 OCT 2018

Ilum

iprezentata mill

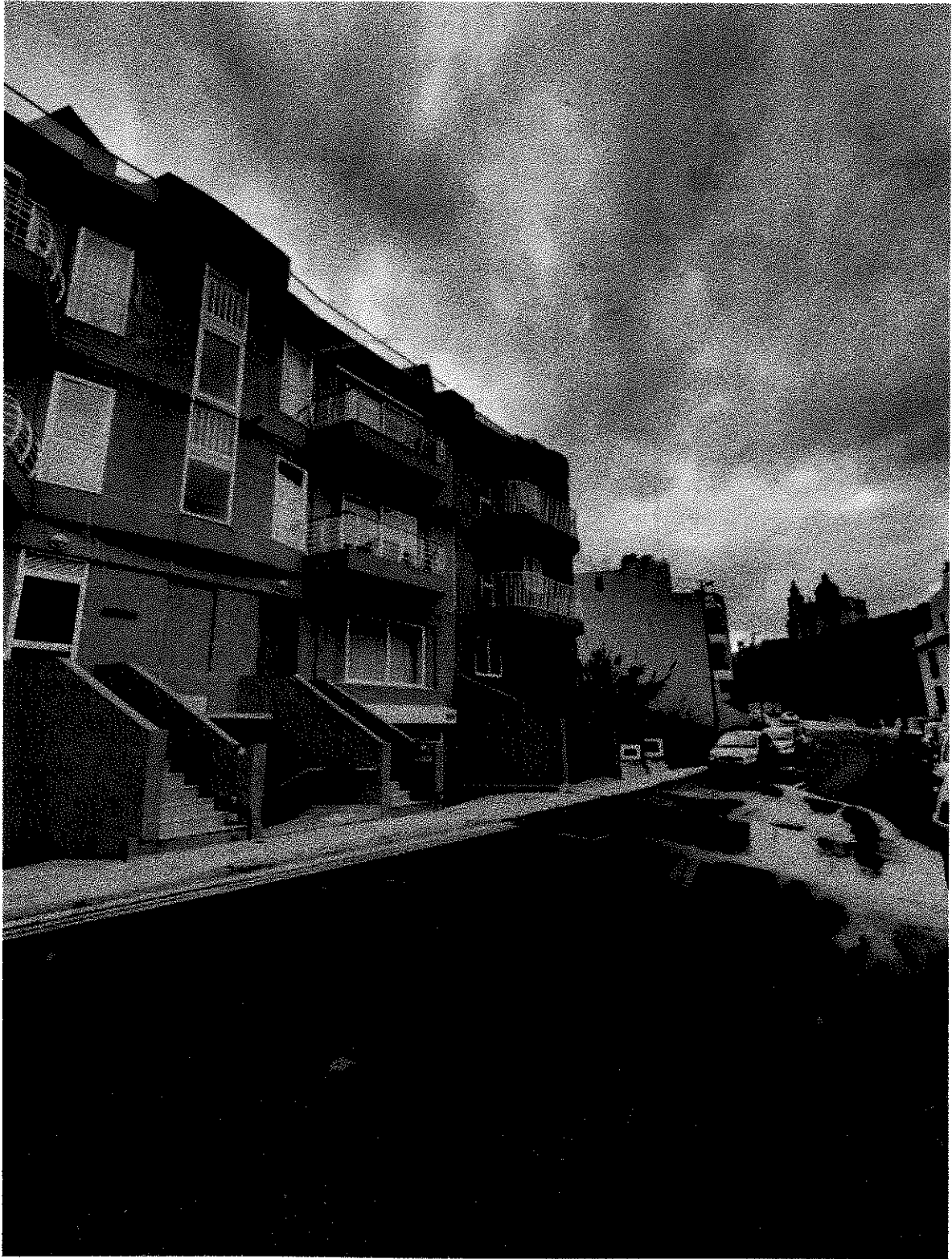
għall-
verba 14)

dokumentu

P.L. J. Pace Ciscaldi

Sharon Tonna
Deputat Registratur
Deputy Registrar
Orati tal-Gustizzja (Malta)
Law Courts (Malta)

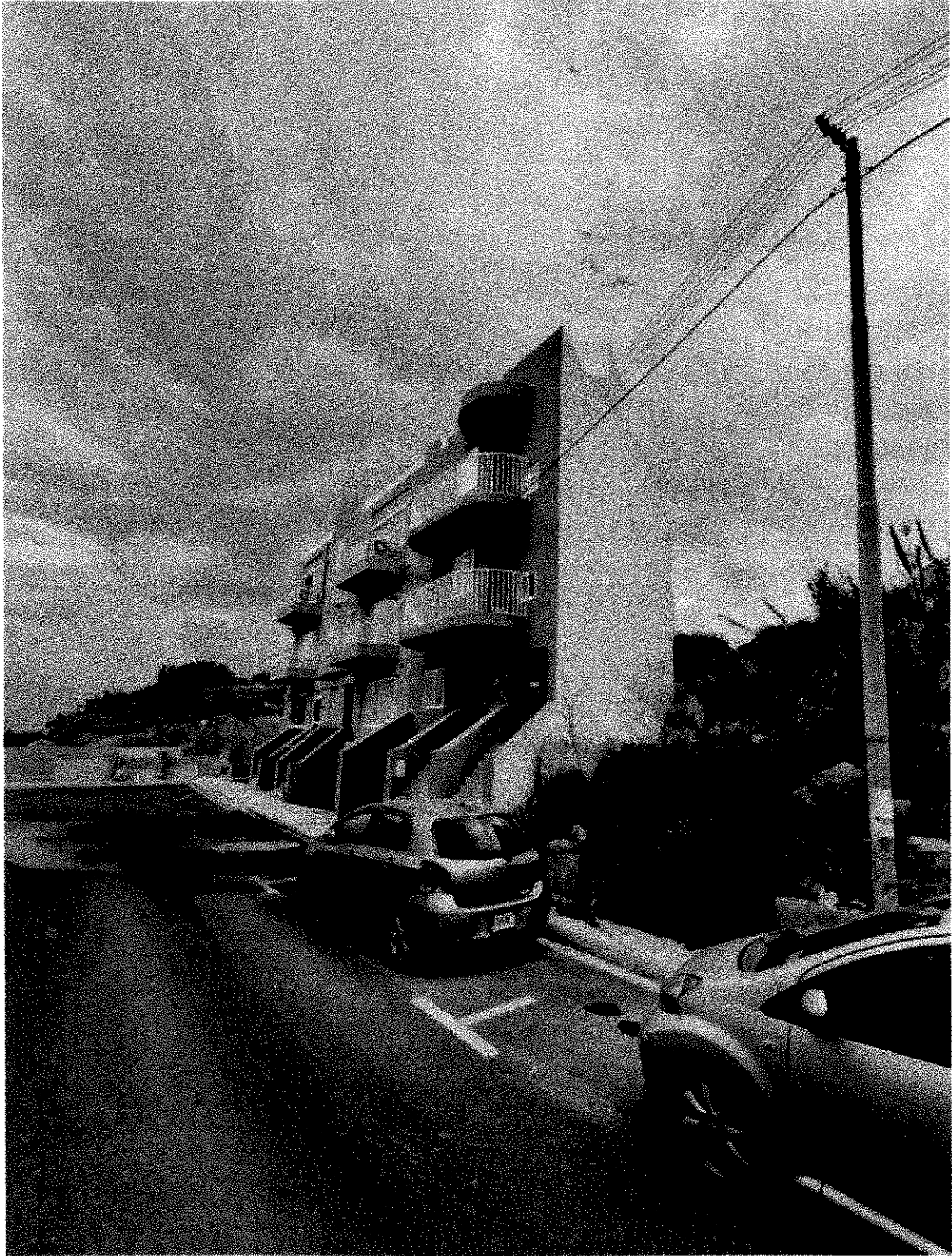
14 Appendici - Ritratti



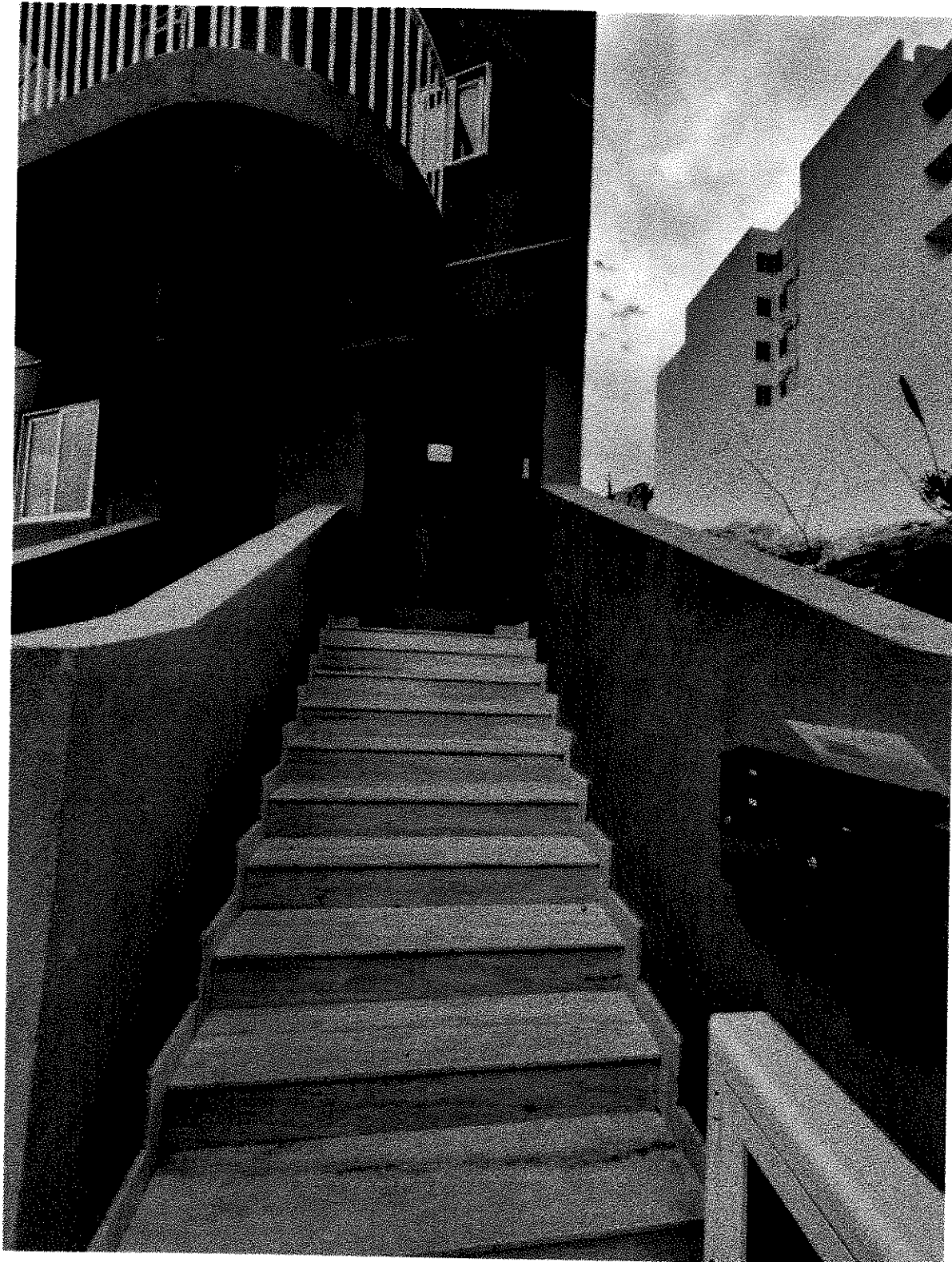
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Ritratt 2 minn 40



Ritratt 3 minn 40



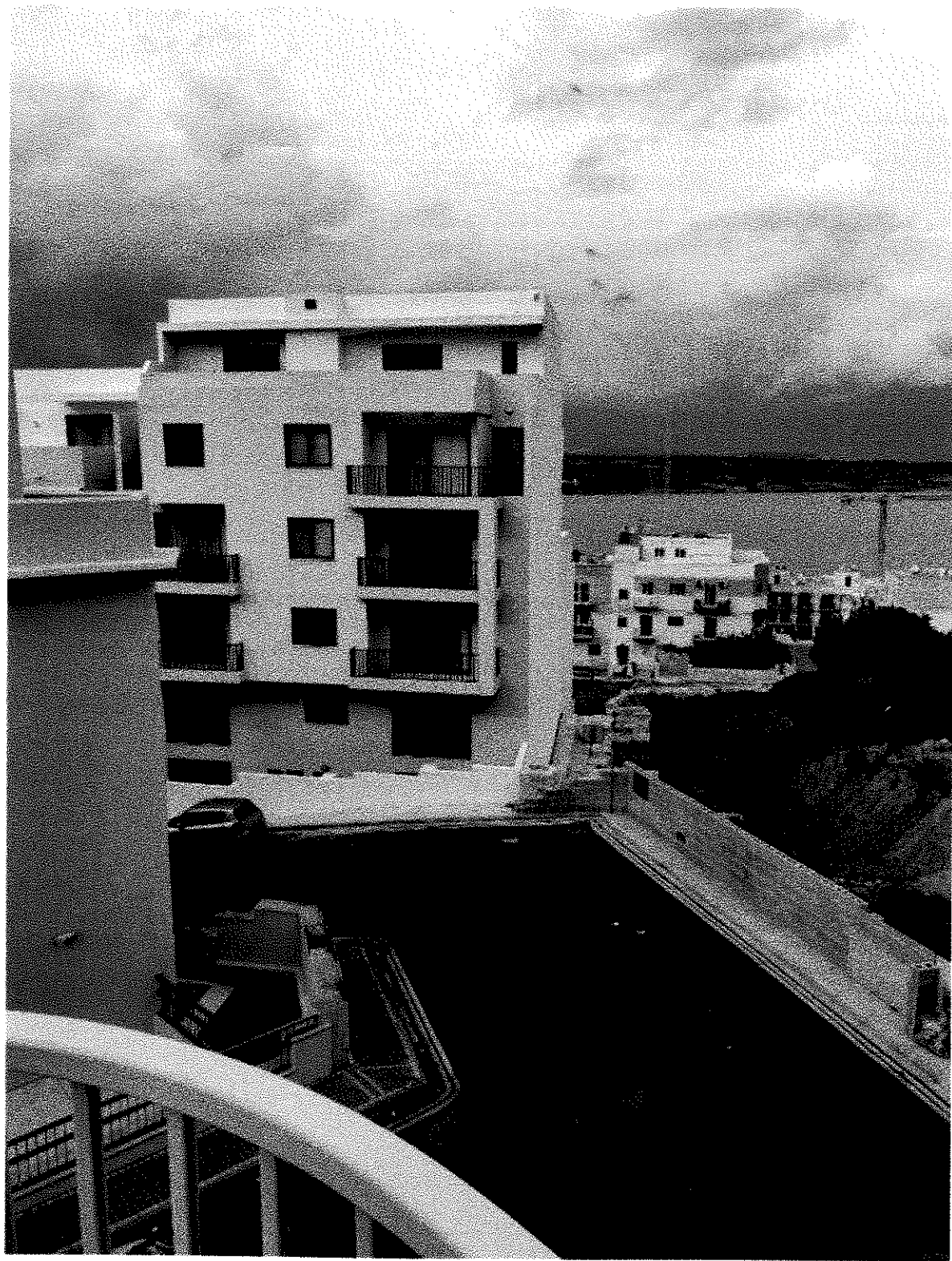
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Ritratt 5 minn 40



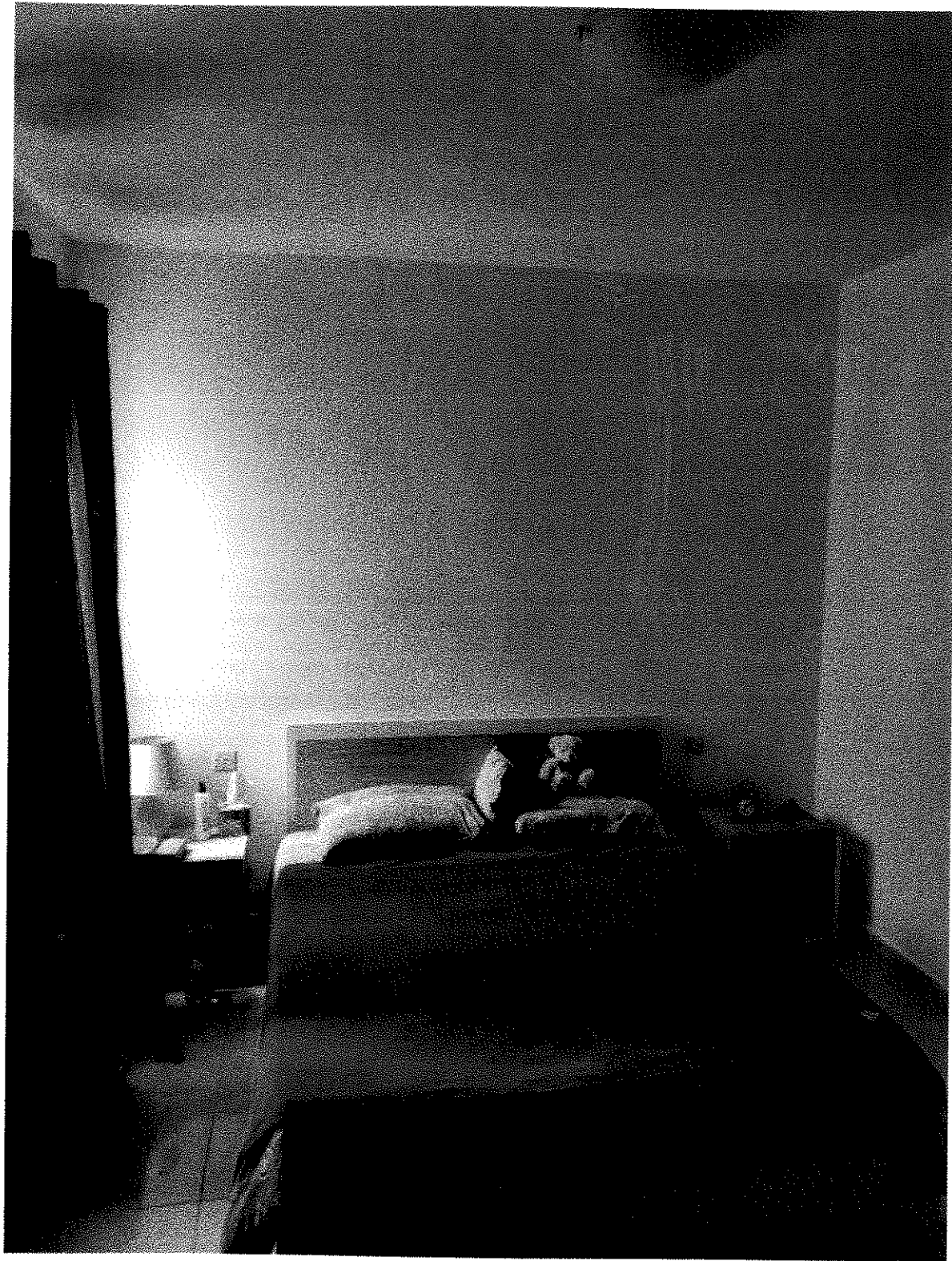
Ritratt 6 minn 40



Ritratt 12 minn 40



Ritratt 13 minn 40



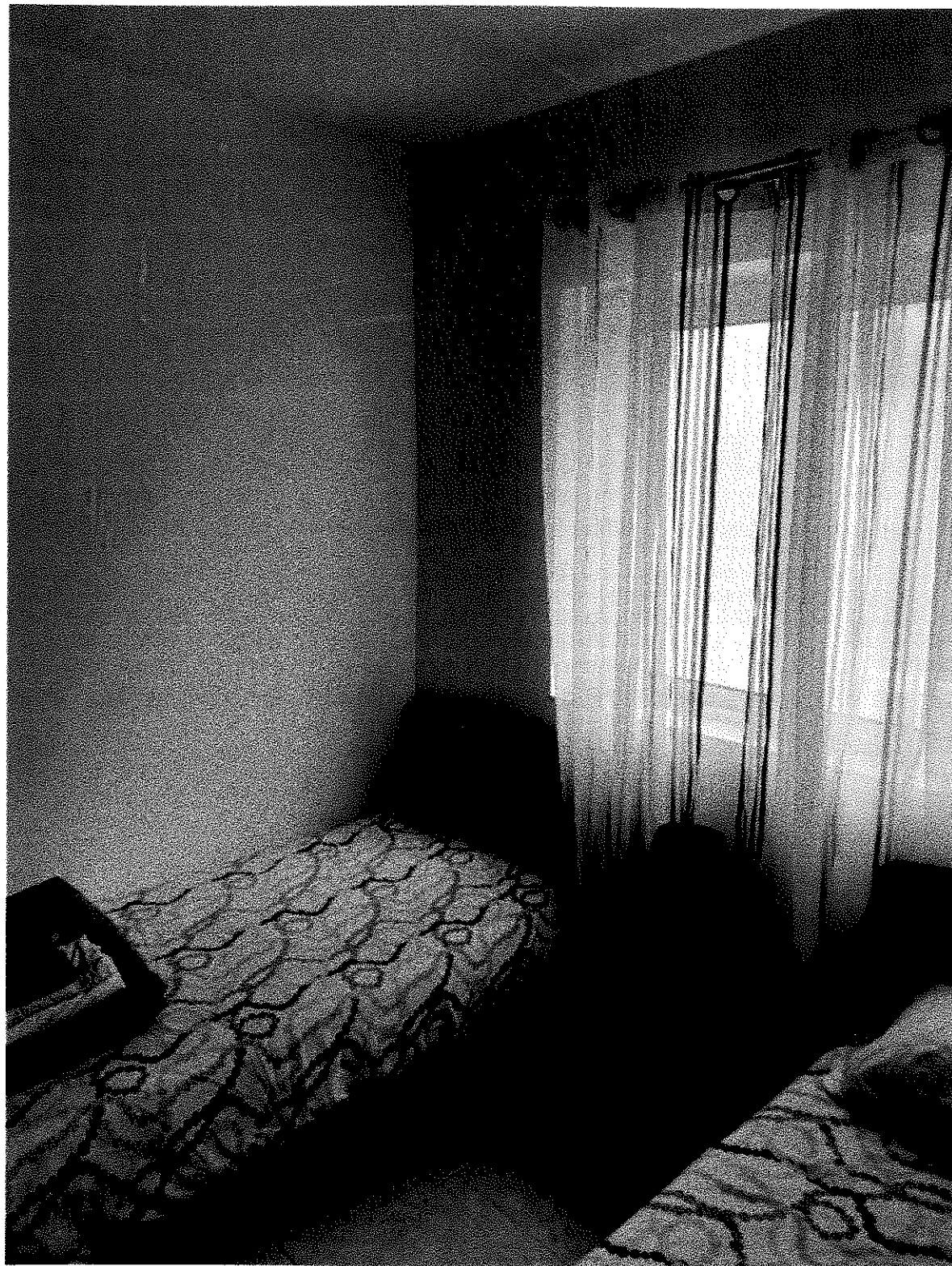
Ritratt 14 minn 40



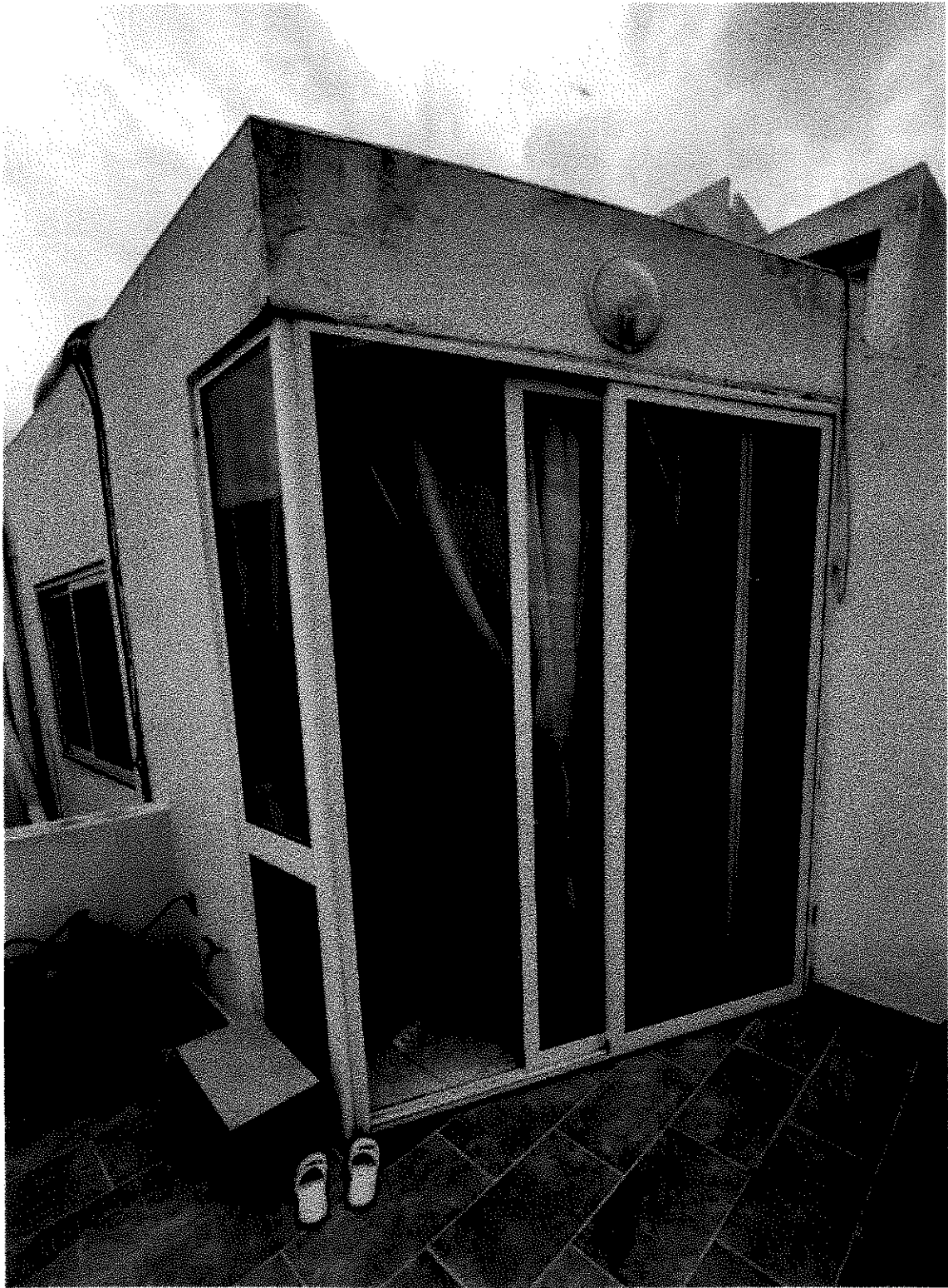
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Ritratt 16 minn 40



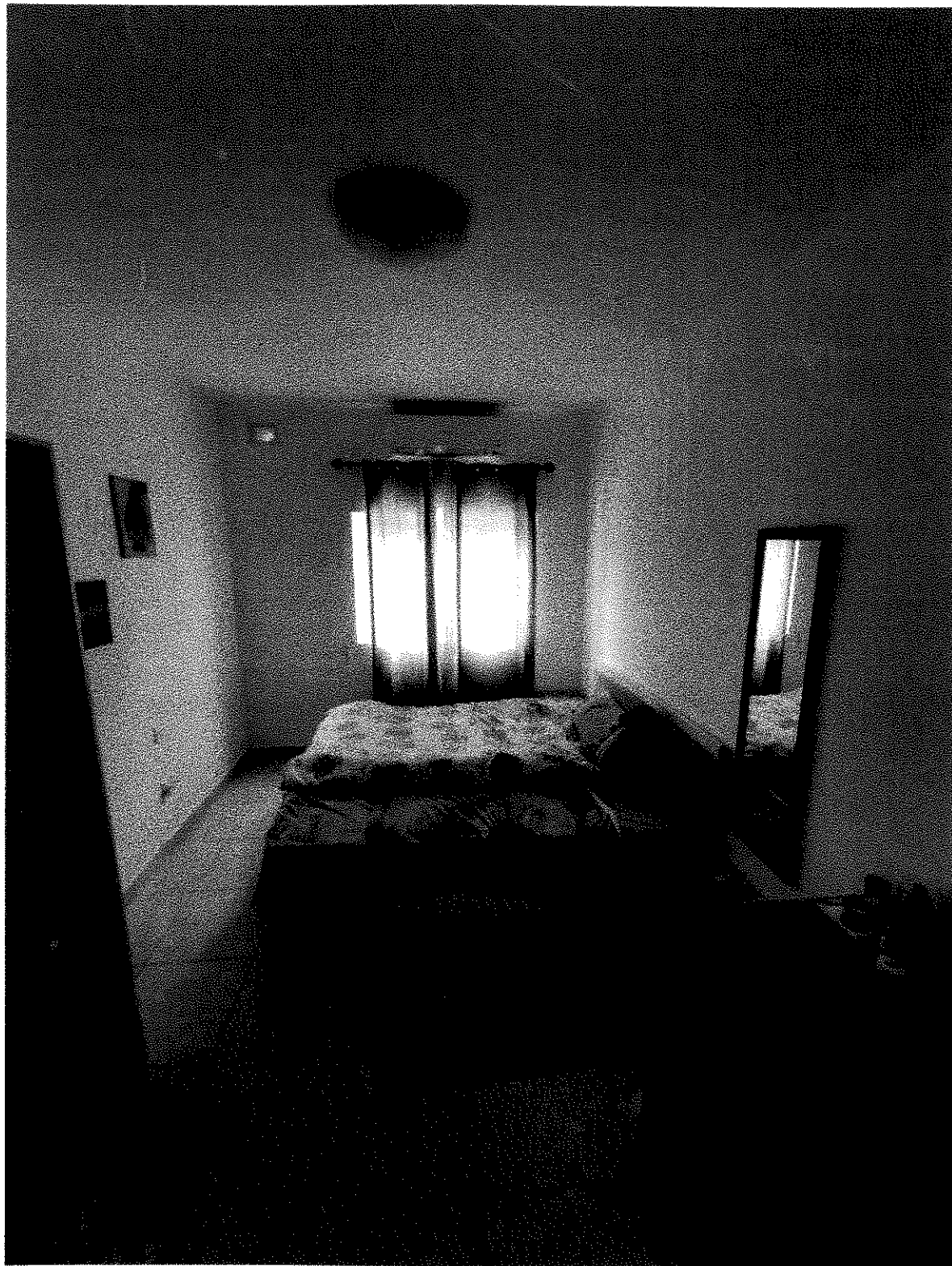
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Ritratt 18 minn 40



Ritratt 19 minn 40



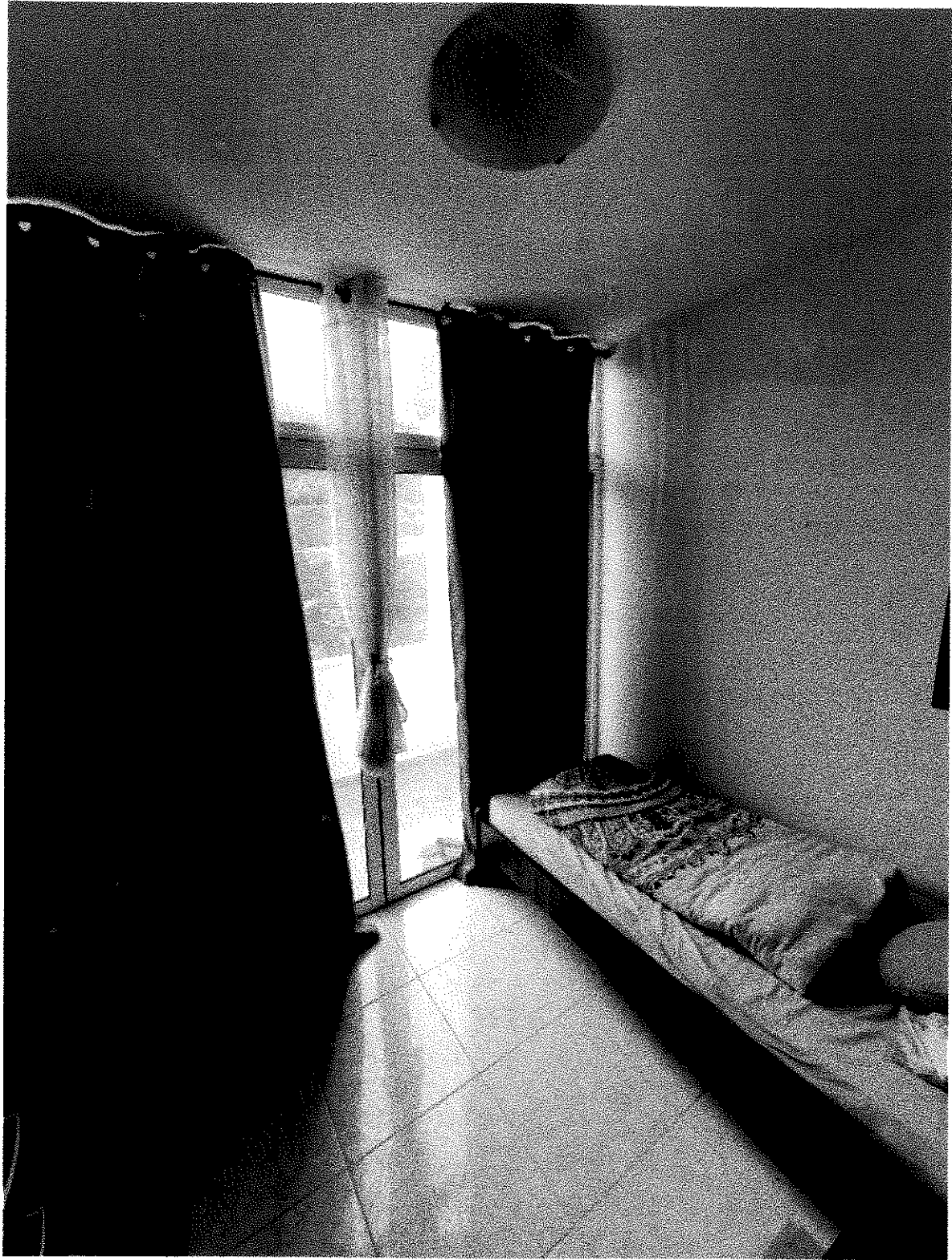
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Ritratt 21 minn 40



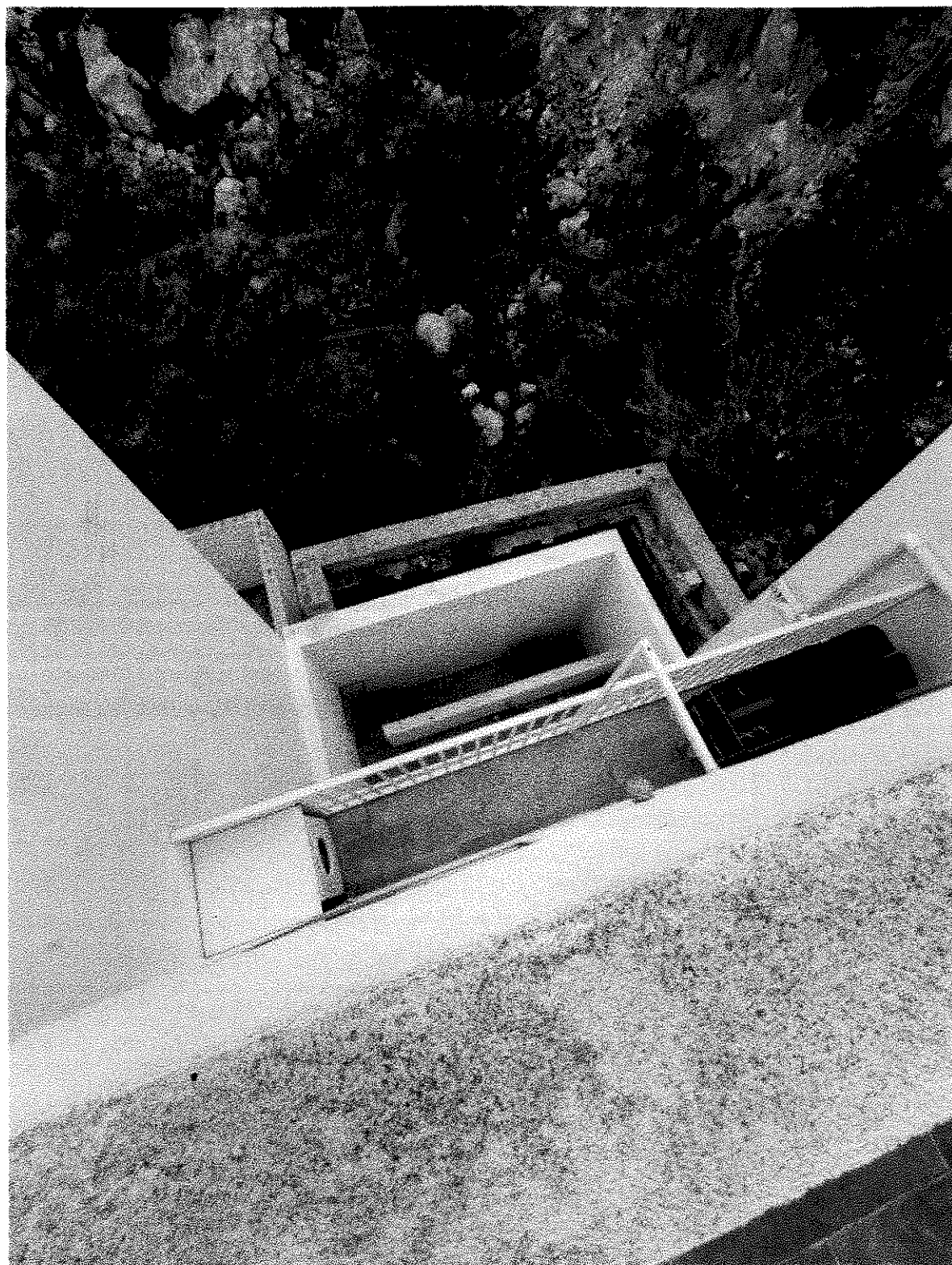
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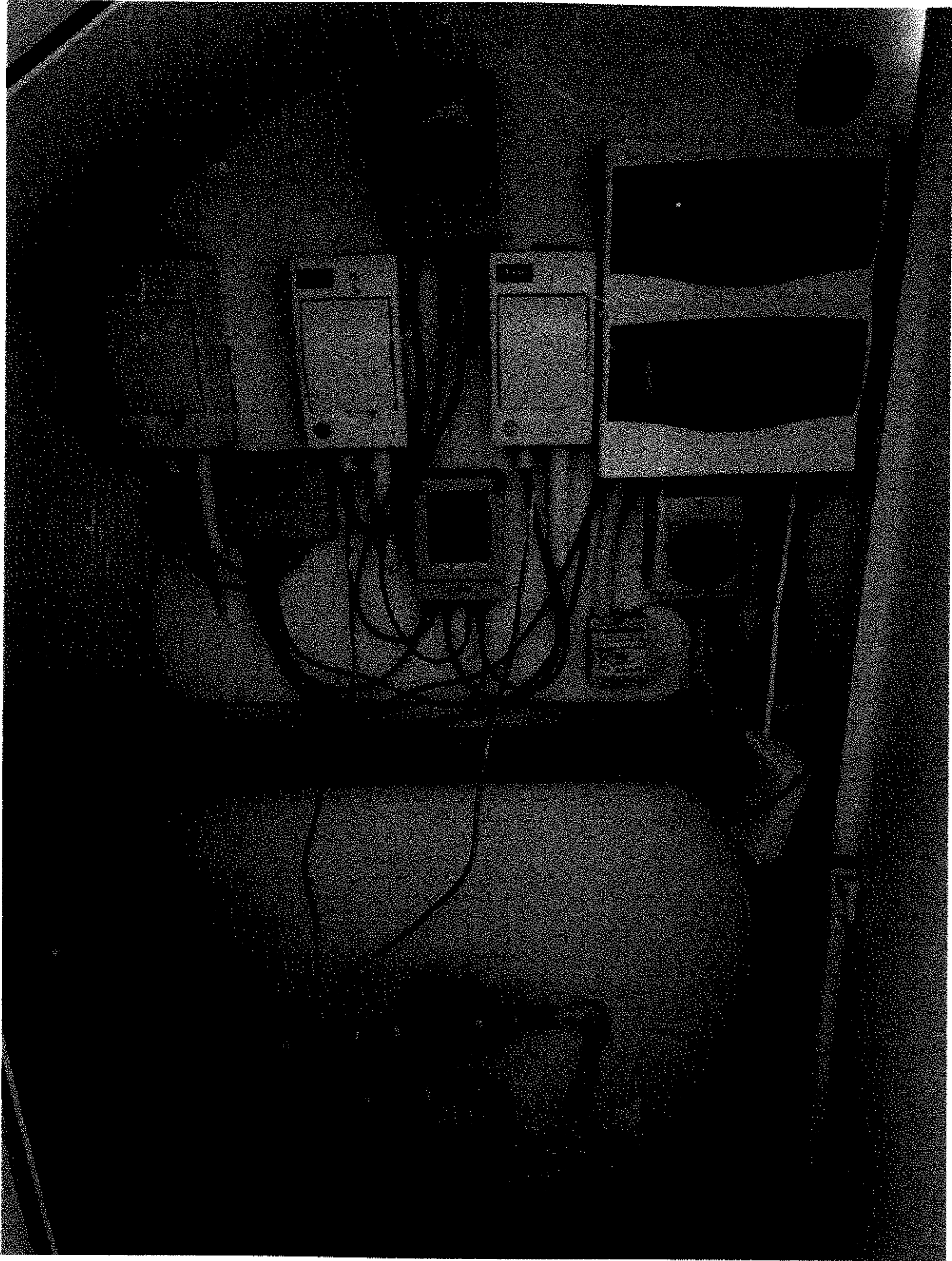
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Ritratt 24 minn 40



Ritratt 25 minn 40



Ritratt 26 minn 40



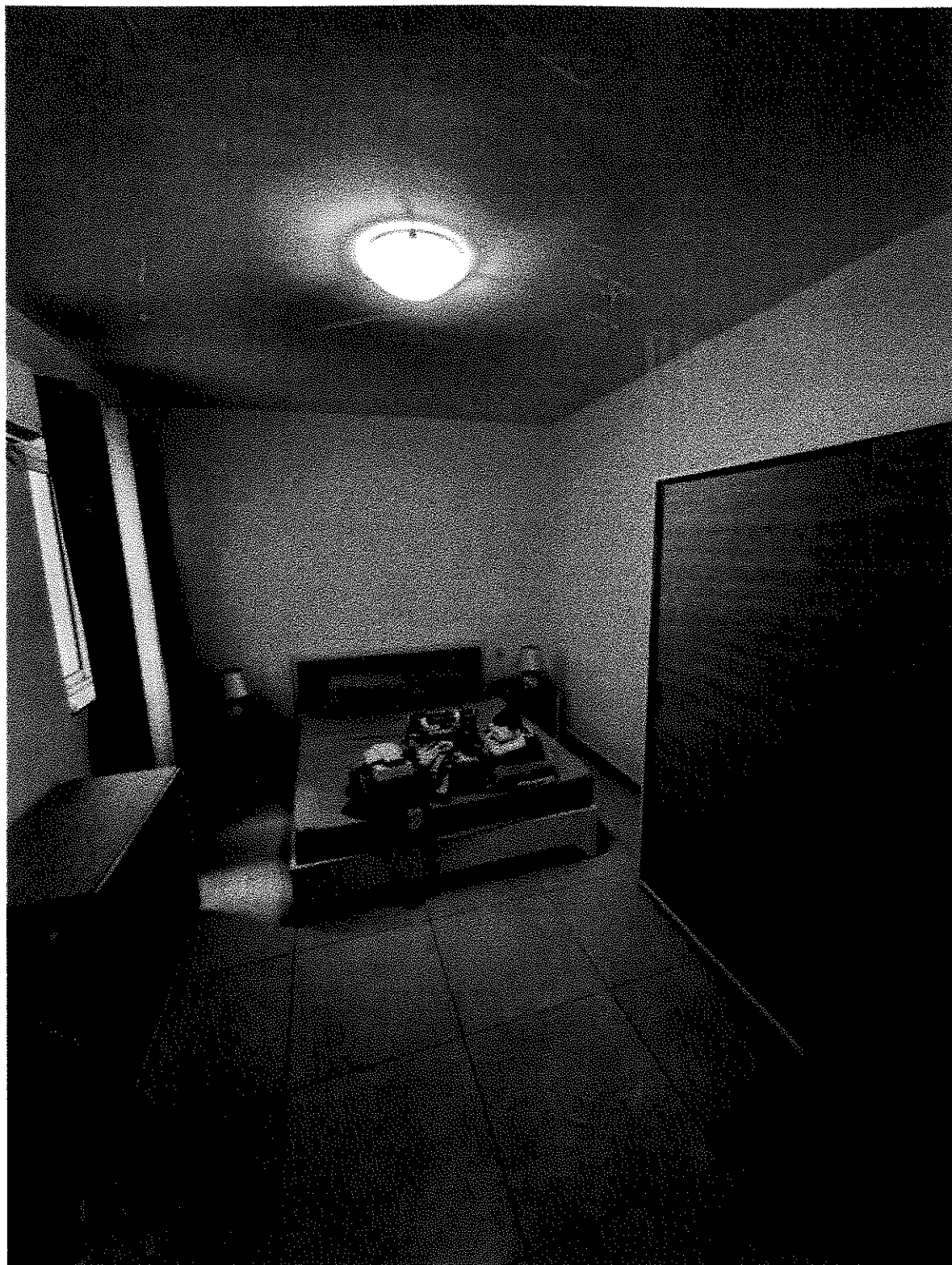
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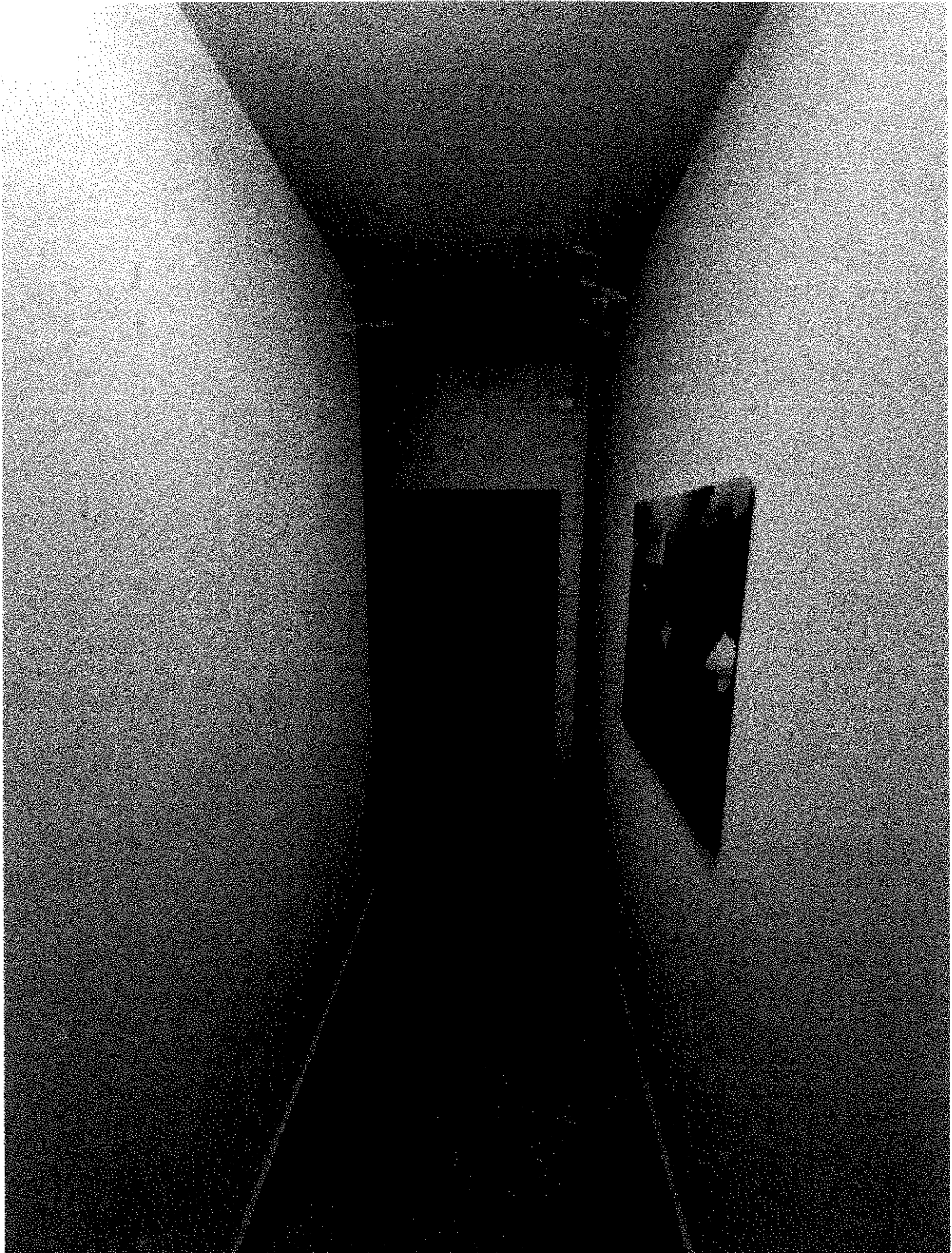
Ritratt 29 minn 40



Ritratt 30 minn 40



Ritratt 31 minn 40



Ritratt 32 minn 40



Ritratt 33 minn 40



Ritratt 34 minn 40



Ritratt 35 minn 40



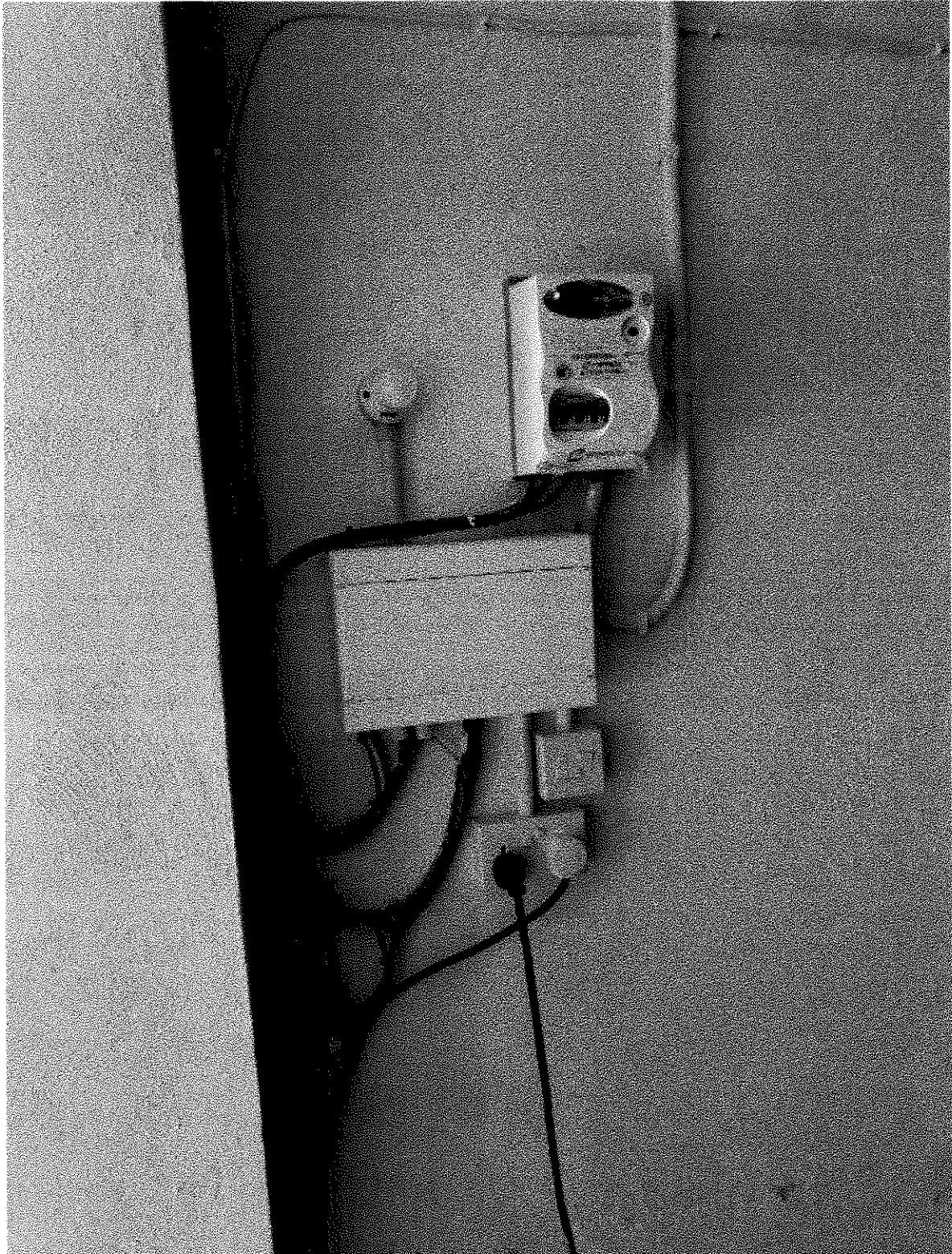
Ritratt 36 minn 40



Ritratt 37 minn 40



Ritratt 38 minn 40



Ritratt 39 minn 40



Ritratt 40 minn 40

16 Appendici – Workings

Referenza	Alliance: SGAR84556	Alliance: SRGR79325	Alliance: SRGR79786	Alliance: SRGR79784	Alliance: SGAR14165
Lokalita	Mellieha	Mellieha	Mellieha	Mellieha	Mellieha
Tip ta' Propjeta	Garage	Garage	Garage	Garage	Garage
Finituri	Fully finished	Fully finished	Fully finished	Fully finished	Fully finished
Kejl (m ²)	36	19	43.35	33	31
Prezz (€)	55,000	30,000	69,250	53,500	45,000
Prezz/m ² (€)	1,528	1,579	1,597	1,621	1,452
Prezz Medju/m ² (€)	1,555				
Prezz aggstat	1,400				

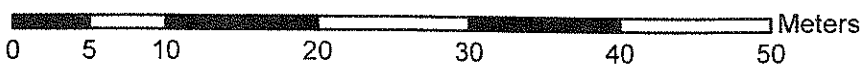
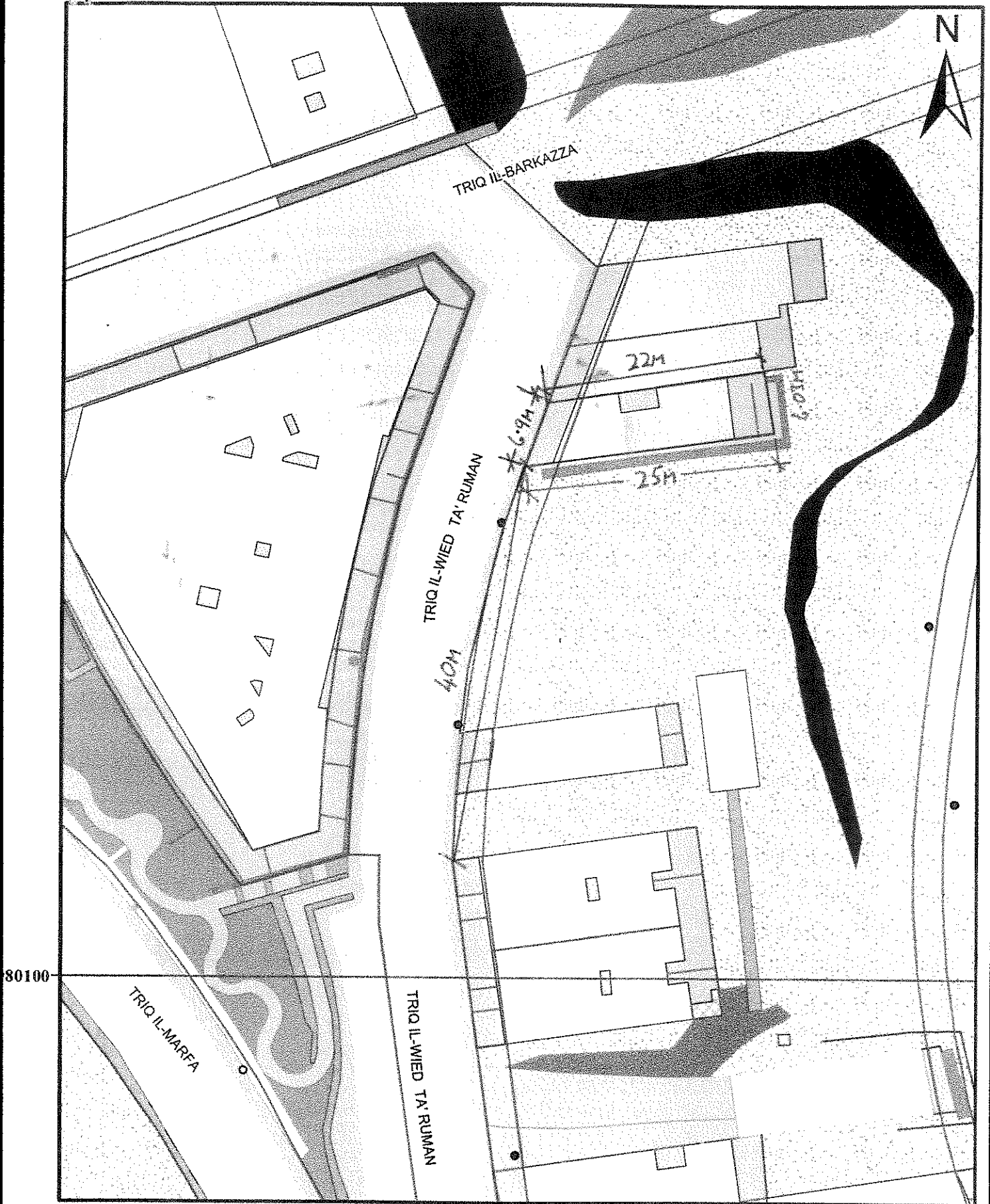
Referenza	SMEGF1027 01	Alliance: SMSN9601	Alliance: SMSN8776	Frank Salt: 038331	Frank Salt: 038333
Lokalita	Mellieha	Mellieha	Mellieha	Mellieha	Mellieha
Tip ta' Propjeta	Maisonette	Maisonette	Maisonette	Maisonette	Maisonette
Kmamar tas-Sodda	3	3	3	3	3
Kmamar tal-Banju	2	2	2	2	2
Veduti	Town views	Town views	Town views	Town views	Town views
Finituri	Fully-finished	Fully-finished	Fully-finished	Fully-finished	Fully-finished
Kejl intern (m ²)	139	124	113.5	130	116
Kejl estern (m ²)	25	26	34.6	15	16
Kejl aggstat (€)	145.25	130.5	122.15	133.75	120
Prezz (€)	285,000	270,000	300,000	245,000	235,000
Prezz/m ² (€)	1,962	2,069	2,456	1,832	1,958
Prezz Medju/m ² (€)	2,055				
Prezz aggstat	1,850				

Referenza	Alliance: SAPT10955 6	Alliance: SAPT10674 7	Alliance: SAPT10282 7	Frank Salt: 215675	Frank Salt: 038337
Lokalita	Mellieha	Mellieha	Mellieha	Mellieha	Mellieha
Tip ta' Propjeta	Apartment	Apartment	Apartment	Apartment	Apartment
Kmamar tas-Sodda	3	3	3	3	3
Kmamar tal-Banju	2	2	2	2	2
Veduti	Town views	Town views	Town views	Town views	Town views
Finituri	Fully-finished	Fully-finished	Fully-finished	Fully-finished	Fully-finished

Kejl intern (m ²)	125	136	139	125	117
Kejl estern (m ²)	26	20	14	15	14
Kejl aġġustat (€)	131.50	141	142.5	128.75	120.5
Prezz (€)	277,000	300,000	265,000	270,000	245,000
Prezz/m ² (€)	2,106	2,128	1,860	2,097	2,033
Prezz Medju/m ² (€)	2,045				
Prezz aġġustat	1,840				

Referenza	Frank Salt: 319344	Frank Salt: 510294	Frank Salt: SPTH10284 3	Alliance: SPTH11151	Alliance: SPTH9639
Lokalita	Mellieha	Mellieha	Mellieha	Mellieha	Mellieha
Tip ta' Propjeta	Penthouse	Penthouse	Penthouse	Penthouse	Penthouse
Kmamar tas-Sodda	2	2	2	2	2
Kmamar tal-Banju	2	2	2	2	2
Veduti	Town views	Town views	Town views	Town views	Town views
Finituri	Fully- finished	Fully- finished	Fully- finished	Fully- finished	Fully- finished
Kejl intern (m ²)	147	135	115	100	109
Kejl estern (m ²)	53	15	35	26	26
Kejl aġġustat (€)	160.25	138.75	123.75	106.5	115.5
Prezz (€)	375,000	319,000	315,000	310,000	300,000
Prezz/m ² (€)	2,340	2,299	2,545	2,911	2,597
Prezz Medju/m ² (€)	2,539				
Prezz aġġustat	2,285				

Livell: Basement	Tul (m)	Wisa (m)	Kejl intern (m)	Kejl estern (m ²)	Valur (€)
Garaxx 1	7.36	2.80	20.61		28848
Garaxx 2	7.36	2.80	20.61		28848
Garaxx 3	9.35	3.20	29.92		41884
Ċirkolazzjoni			64.00		44796
Livell: 0	Tul (m)	Wisa (m)	Kejl intern (m)	Kejl estern (m ²)	Valur (€)
Maisonette - Celine Court			83.00		153541
Ċirkolazzjoni			26.00		24049
Xaft u backyard			0.00	30	13874
Livelli: 1-2 - Celine flats	Tul (m)	Wisa (m)	Kejl intern (m)	Kejl estern (m ²)	Valur (€)
Appartament nru. 1			83.00		152747
				10	4601
Appartament nru. 2			83.00		152747
				10.00	4601
Ċirkolazzjoni			28.00		25765



1:500

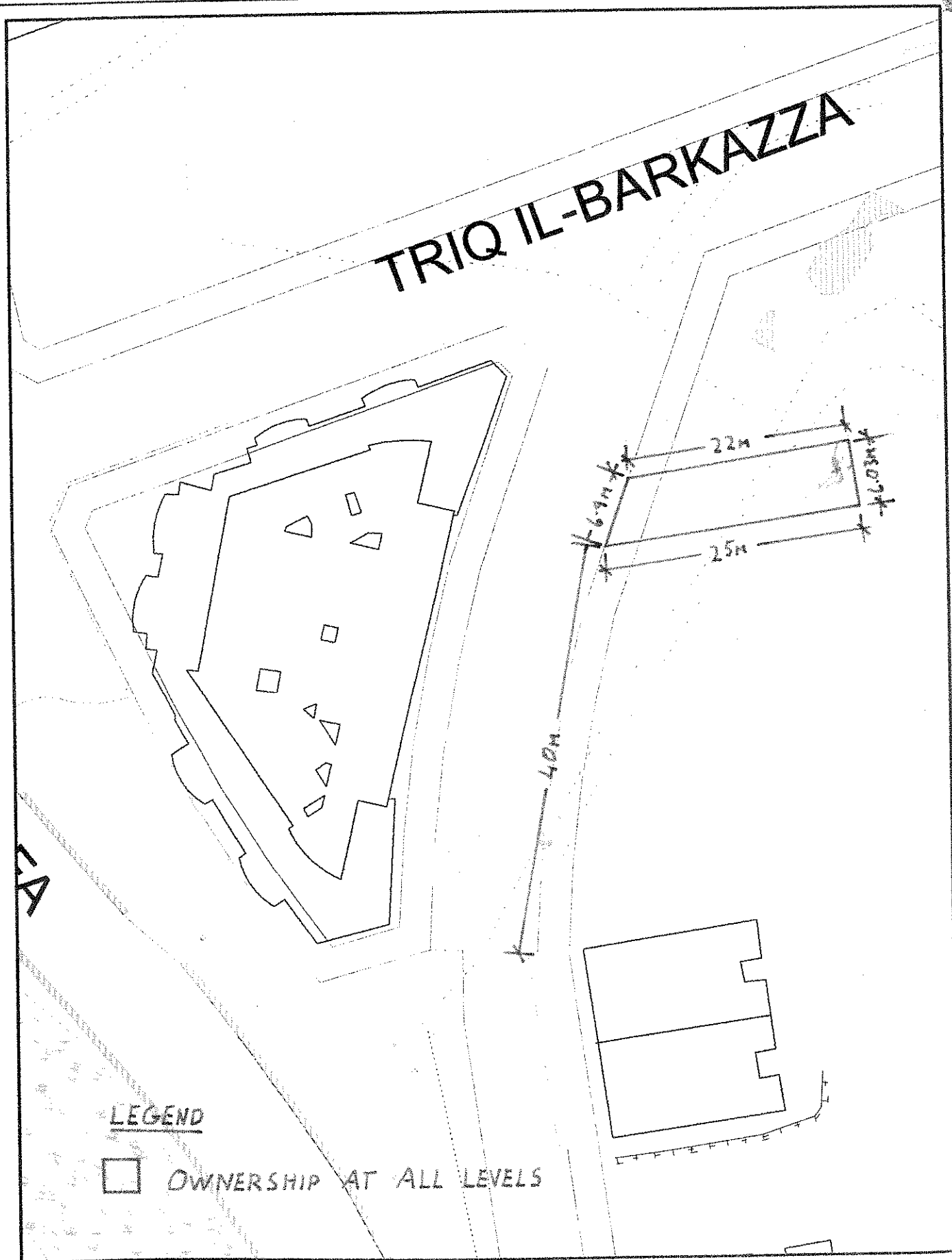
Date Printed: 25/04/2022

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 ERDF.02.030 - SintegraM data, (2018), Developing Spatial Data Integration for the Maltese Islands, Planning Authority.
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 Data captured from: 2018 aerial photography. 2020 unmanned aerial vehicles(UAVs).
 WGS 1984 UTM Zone 33N EPSG: 32633 M.S.L. (Mean sea level). Scale factor at the central meridian 0.9996.
 Central meridian has a false origin of 500,000m at 150 East of Greenwich.
 Northern coordinates have an origin of 0m at the Equator.
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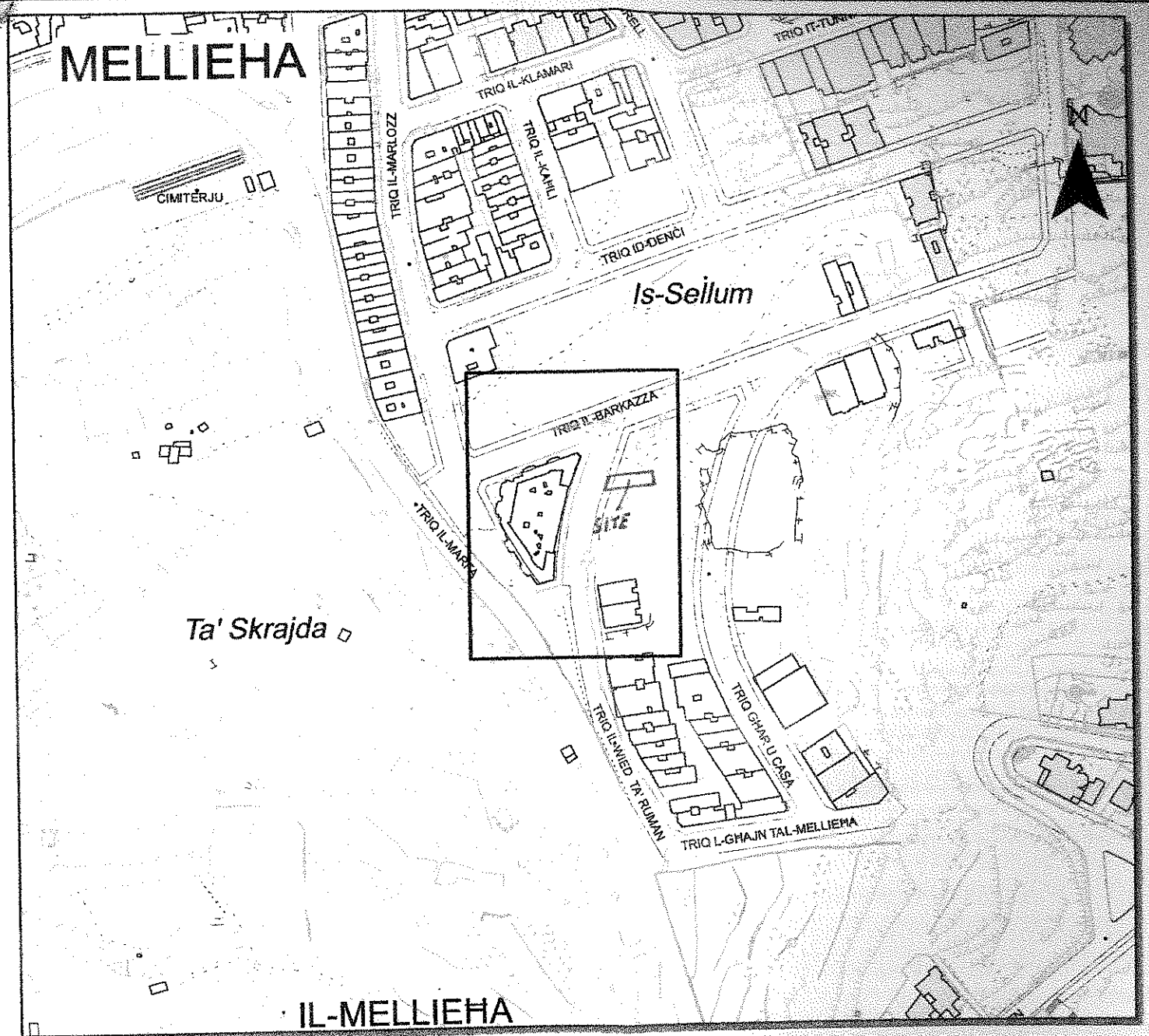


PLANNING AUTHORITY

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



Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija ghar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta



Land Registration Agency

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: Map Number:	254970 E	Pozizzjoni Ċentrali: x = 42498 Centre Coordinates: y = 80339	Parti min S.S.: 4280 Extracted from S.S:	Data: 22/03/2022 Date:
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Perit:

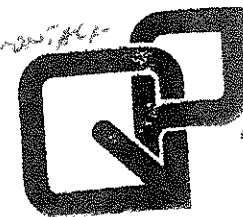
Architect:

Timbru tal-Perit:

Architect's Stamp:

EDGAR CALVINHO

LAPART NO 302



Qies (metri kwadri):

Area (square metres):

Firma ta' l-Applikant:

Applicant's Signature:

CILIA 188.60m²

LR 267420

Dritt imħallas
Fee Paid

**PART III
EIGHTH SCHEDULE**

Physical Attributes of Immovable Property

Locality Mellieha

Address Celine Court Celine Flats
Triq il-Wied tar-Ruman
1/O Mellieha

Total Footprint of Area Transferred * 188.60 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 checked="" 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 type="checkbox"/> With Lift	<input checked="" type="checkbox"/> With Basement
	<input type="checkbox"/> No Garage	<input type="checkbox"/> One Car Garage	<input type="checkbox"/> Two Car Garage	<input checked="" 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

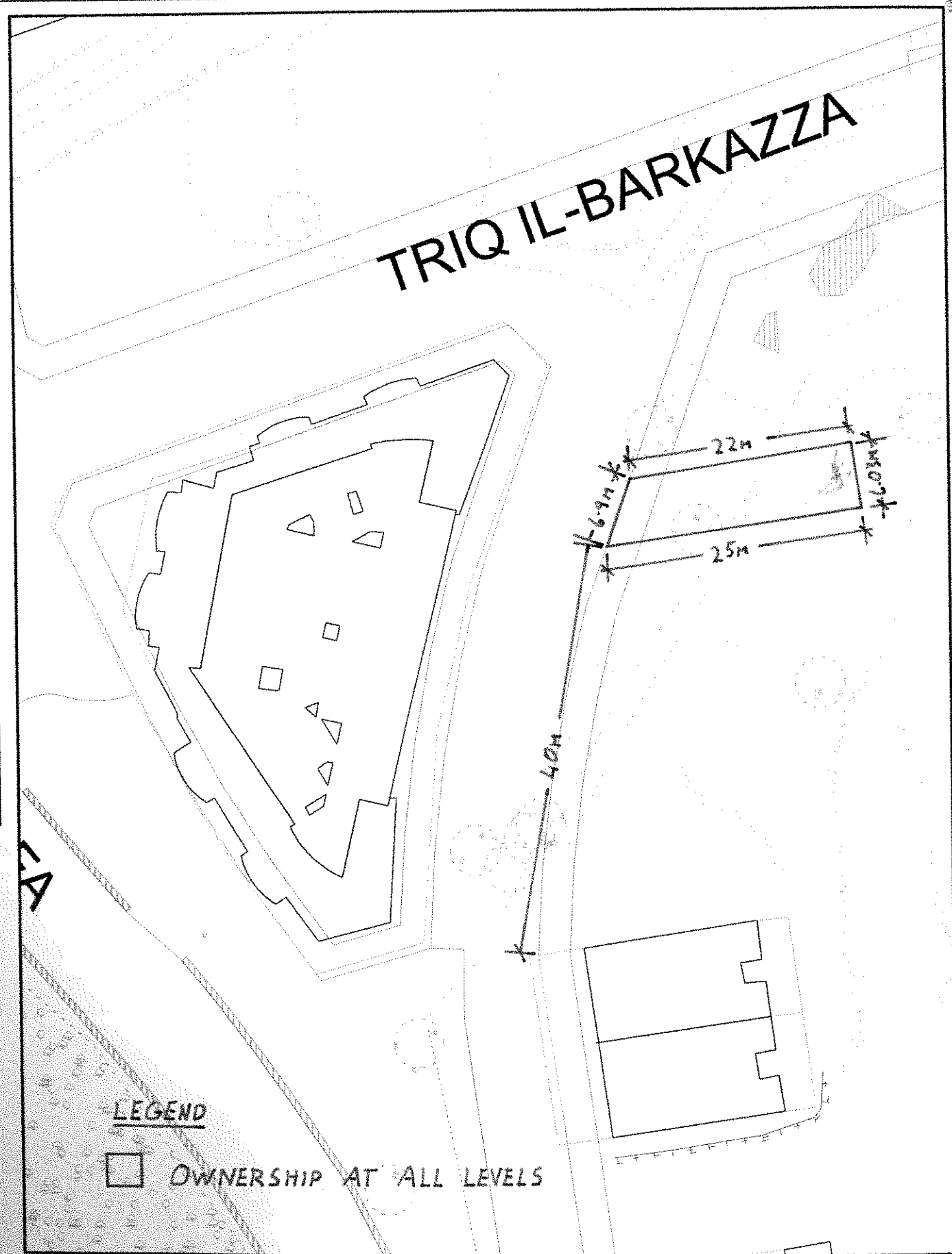
Date: 22/03/2022

Perit's Signature: 

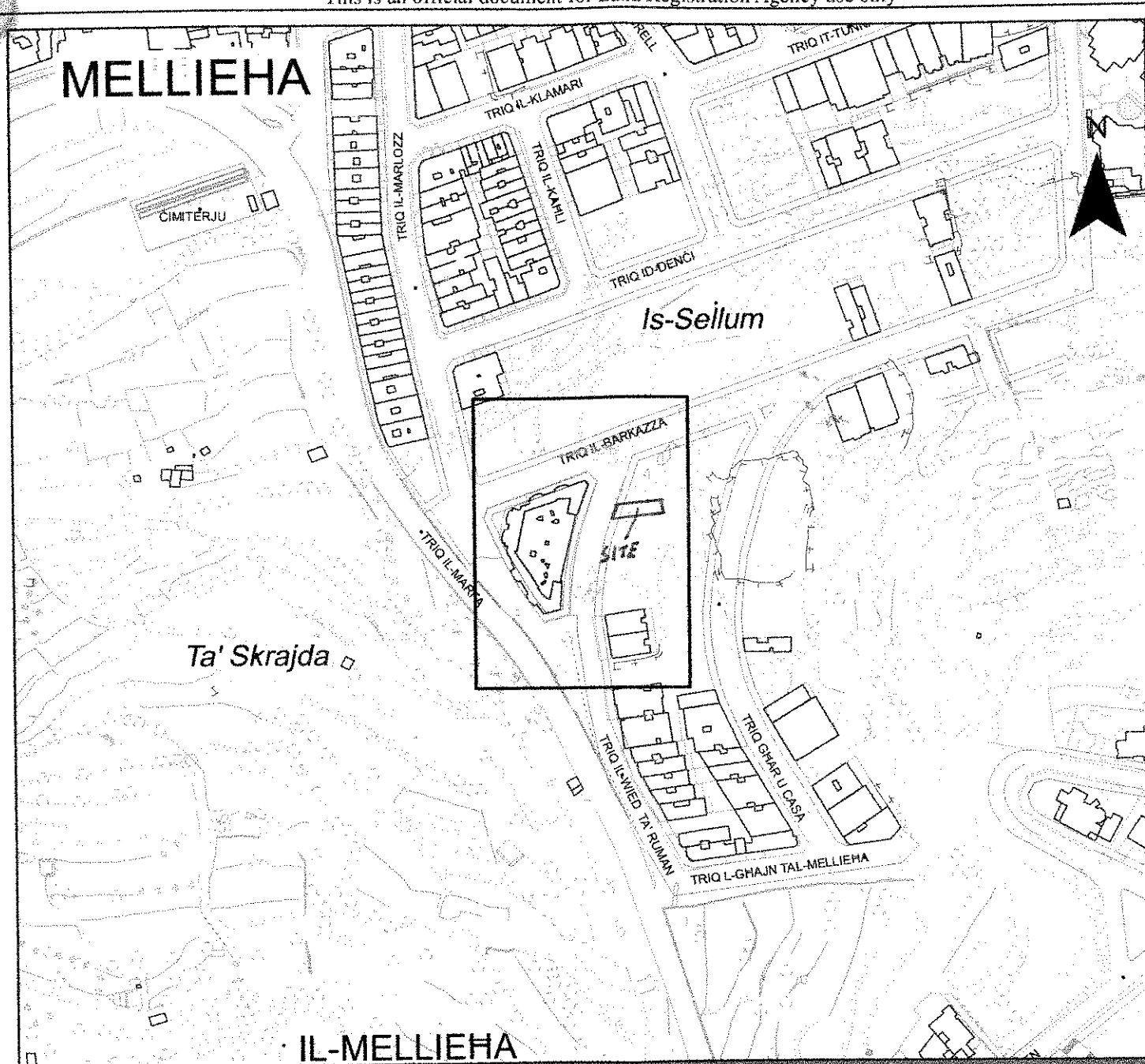
Warrant Number: 302.

Rubber Stamp:





Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Agenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta



Land Registration Agency

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: Map Number:	254970 E	Pozizzjoni Ċentrali: Centre Coordinates:	x = 42498 y = 80339	Parti min S.S.: Extracted from S.S.:	4280	Data: Date:	22/03/2022
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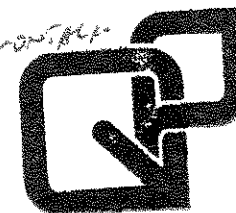
Architect:

Timbru tal-Perit:

Architect's Stamp:

Edgar Caluoglu

LAPART NO 302



Qies (metri kwadri):

Area (square metres):

Firma ta' l-Applikant:

Applicant's Signature:

Circa 189.60m²

LR 267420

Dritt imhallas
Fee Paid

Livell: Penthouse - Celine flats	Tul (m)	Wisa (m)	Kejl intern (m)	Kejl estern (m ²)	Valur (€)
Penthouse			83.00		189631
Ċirkolazzjoni			12.00		13708
				32	18278

Valur Totali (€)	897,919
Regularizzazzjoni (€)	7,500
Valur liberu u frank (€)	890,419