MP&DC

Malta Planning and Design Consultants

11/04/2019

Atti tas-Subbosta 46/2018

Rikors Numru

HSBC Bank Malta plc(C 3177) vs Kuraturi deputati sabiex jirrappreżentaw lis-socjeta' Terry Ltd.,(C4920)

Relazzjoni tal-espert tekniku Perit Stephen Farrugia

REGISTRY SUPERIOR COURT No: 21 02 MAY 2019 PAID

Jesponi bir-rispett:

1. INKARIGU

2. Permezz ta' digriet l-esponent Perit Tekniku ġie nkarigat sabiex jassisti lill-Qorti u jistma' l-valur fis-suq ħieles tal-fond msemmi hawn fuq.

3. Fil-qadi ta' dan l-inkarigu, l-esponent żamm access fuq il-fond fil-kwistjoni fit- 8 ta' Marzu, 2019 illi jikkonsisti minn bicca art mhix mibnija. Matul dan l-access ittiehdu serje' ta' ritratti li qed jigu annessi ma' dan ir-rapport .

4. Il-perit tekniku ghandu x'jirrelata s-segwenti.

5. DESKRIZZJONI TAL-FOND

6. Illi l-fond in kwistjoni formanti parti mill-art maghrufa bħala Ta' Gnien il-Lewż fil-kuntrada tal-Maghtab, fil-limiti tan-Naxxar ghandu kejl superficjali ta' elf seba mija u erbghin qasba kwadra(1740 qk) ekwivalenti ghall-sebat elef sitt mija u erbghin metri kwadri (7640 mk).

7. Illi l-fond hu art verġni (li fl-imghoddi setghat kienet tintuza ghall-skop agrikolu) b'forma irregorali ll jxaqleb u ttarraġ l-isfel lejn it-tramuntana. Fejn l-art hi mtarrġa jeżistu ħitan tas-sejjieħ specjalment fin-nofs u n-naħa ta' fuq tal-fond. Parti mill-fond hemm żona ta' blat mikxuf li qied jifforma f' garigue minħabba li l-fond huwa mwarrab u ma' tantx jghaddu nies.

8. Illi l-fond hu art li qieghda f'zona maghrufa bħala " Outside Development Zone" u cioe' f'żona fejn hu restritt jew projbit tip ta' żvilupp urban normalment assocjat ma' art fabrikabbli.

9. Illi l-fond allura ghandu potenzjal primarjament ghall-użu agrikolu

10. Illi fil-fond ma' hemmx kmamar jew xi bini iehor ghajr xi duri li jidhru li huma mitluqin.

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11. Illi l-access ghall-fond huwa min fuq terzi u min rixtellu provisorju li tidħol ghalih min moghdija pubblika.
Ghaldaqstant, sabiex jasal ghall-valur l-esponent espert ħejja l-valutazzjoni tal-fond fil-preżent, bħala libera u frank qieghed jirreleva dawn il-konsiderazzjonijiet.

12. KONSIDERAZZJONIJIET

13. Illi sabiex jasal ghall- valutazzjoni tal-fond, l-esponent ghamel użu tal-"comparison method" fejn wiehed jaghmel studju tal-valur ta' artijiet simili u ta' potenzjal simili u dak li hu applikabbli biex iservi bħala gwida sabiex jiġi stabbilit valur tal- art in kwitsjoni.

14. Illi s-segwenti liġijiet, reġolamenti u studji ntużaw sabiex l-esponent wasal ghall-valur tal-fond in kwistjoni:

- Development Planning Act 2016(Act No. VII of 2016)
- Local Plans 2006, Planning Authority
- Dokumenti relatati

15. STIMA TAL-FOND

16. Illi fl-opinjoni tal-esponent, wara l-konsiderazzjonijiet kollha deskritti fir-relazzjoni, l-propreta in kwistjoni ghandha valur ta' medja ta' 30ewro/mk ghaliex mhijiex art saqwi u l-access mhuwiex wieħed dirett mit-triq principali. Allura l-valur totali tal-fond hu circa 229,200 ewro.

02 MAY 2019
Illum ....
Ipprezentata mill Perit S.Farrugia
bla dok./b.....B'dok wieħed (1) dokumenti

Regards

Perit Stephen Farrugia

Deputy Registrar
Courts of JUSTICE (Malta)

ILLUM 16 ta' Mejju 2019
DEHER IL-PERIT LEGALI/TEKNIKU Stephen Farrug

Inklusi: ritratti (1-7 numri) u "Land Registry Plan" 57663M LI ĦALEF LI QEDA FEDELMENT U ONESTAMENT L-INKARIGU MOGĦTI LILU

Gaetana Aquilina
Deputat Registratur
DEPUTAT REGISTRATUR
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)

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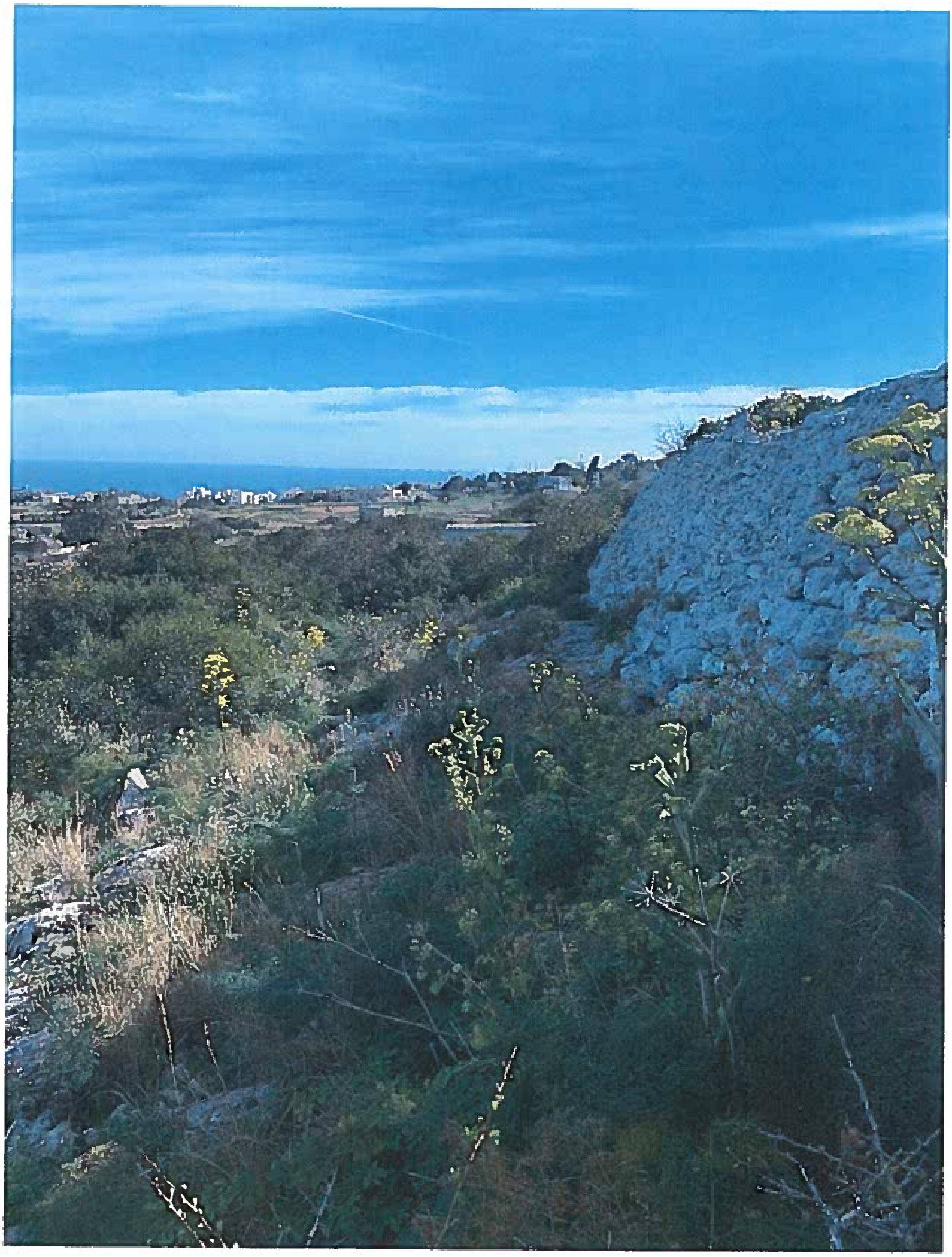
Ritratt 1



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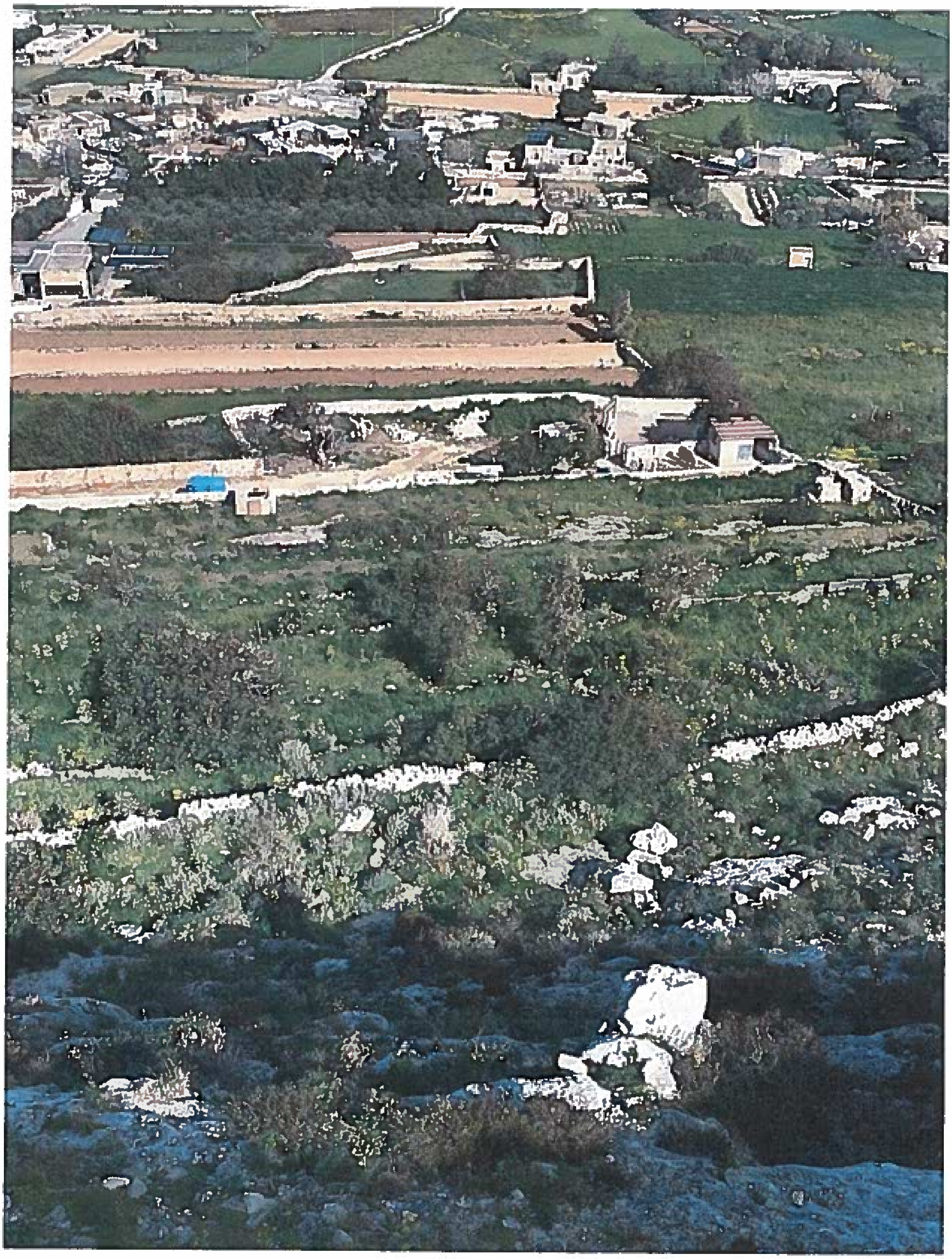
Ritratt 2



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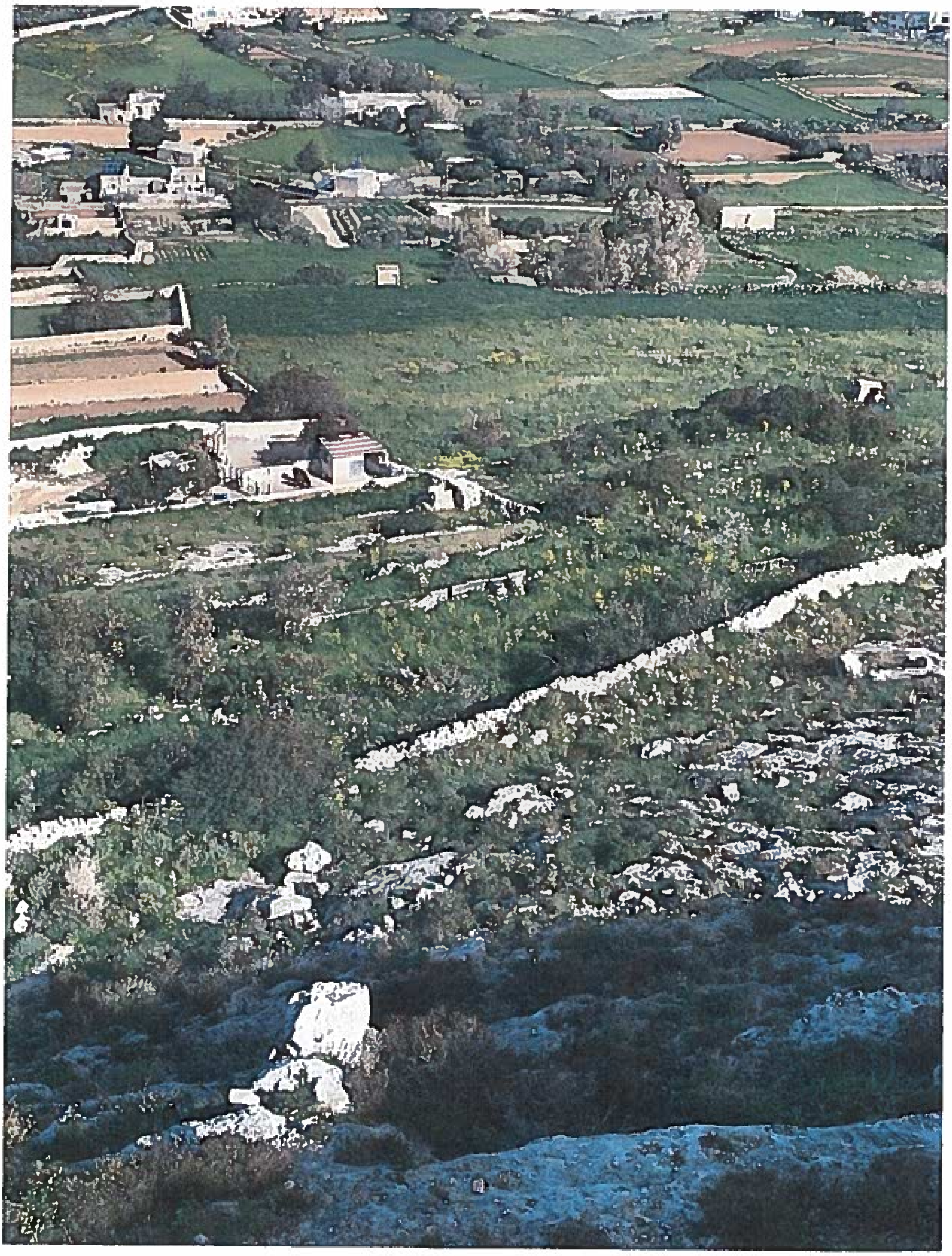
Ritratt 3



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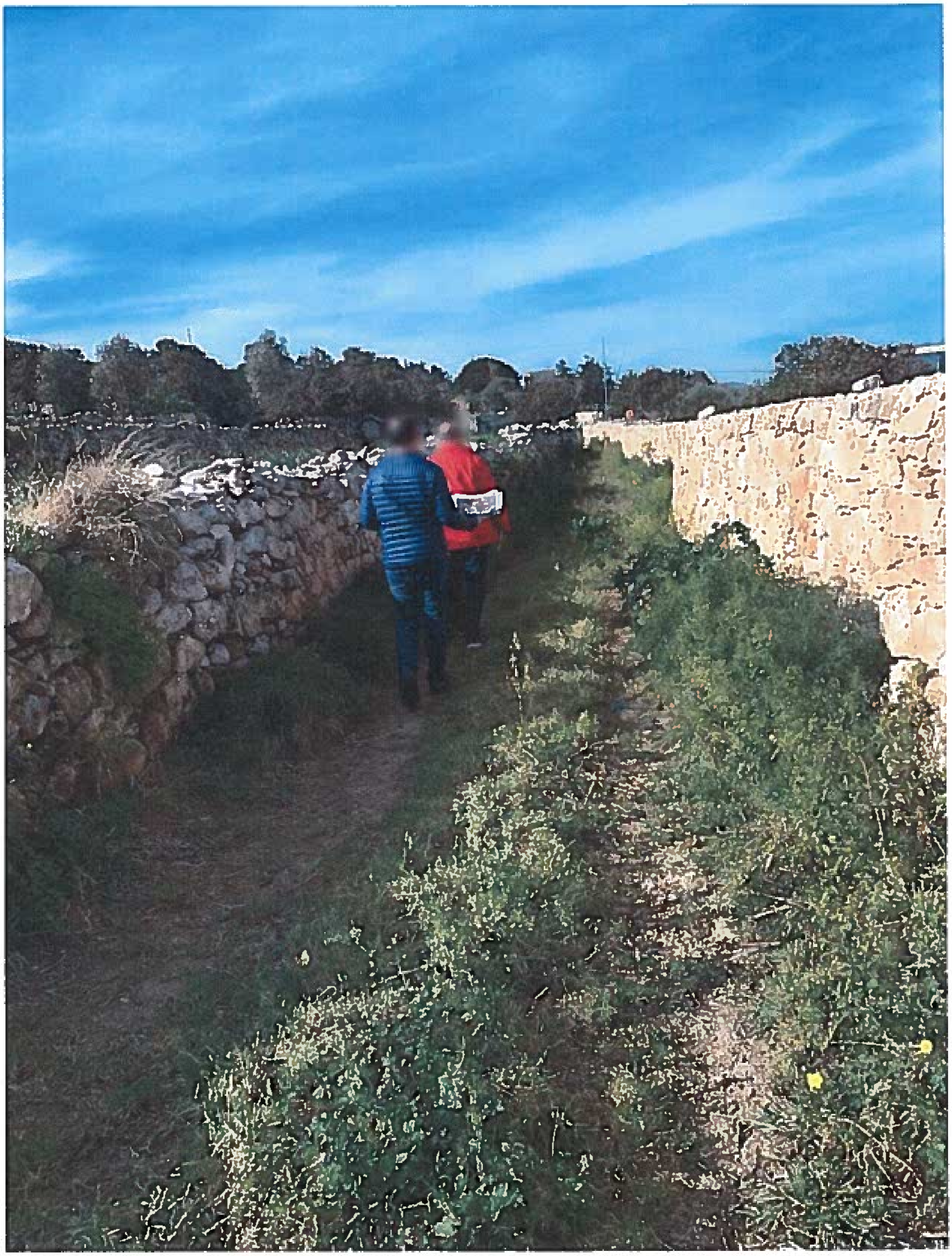
Ritratt 4



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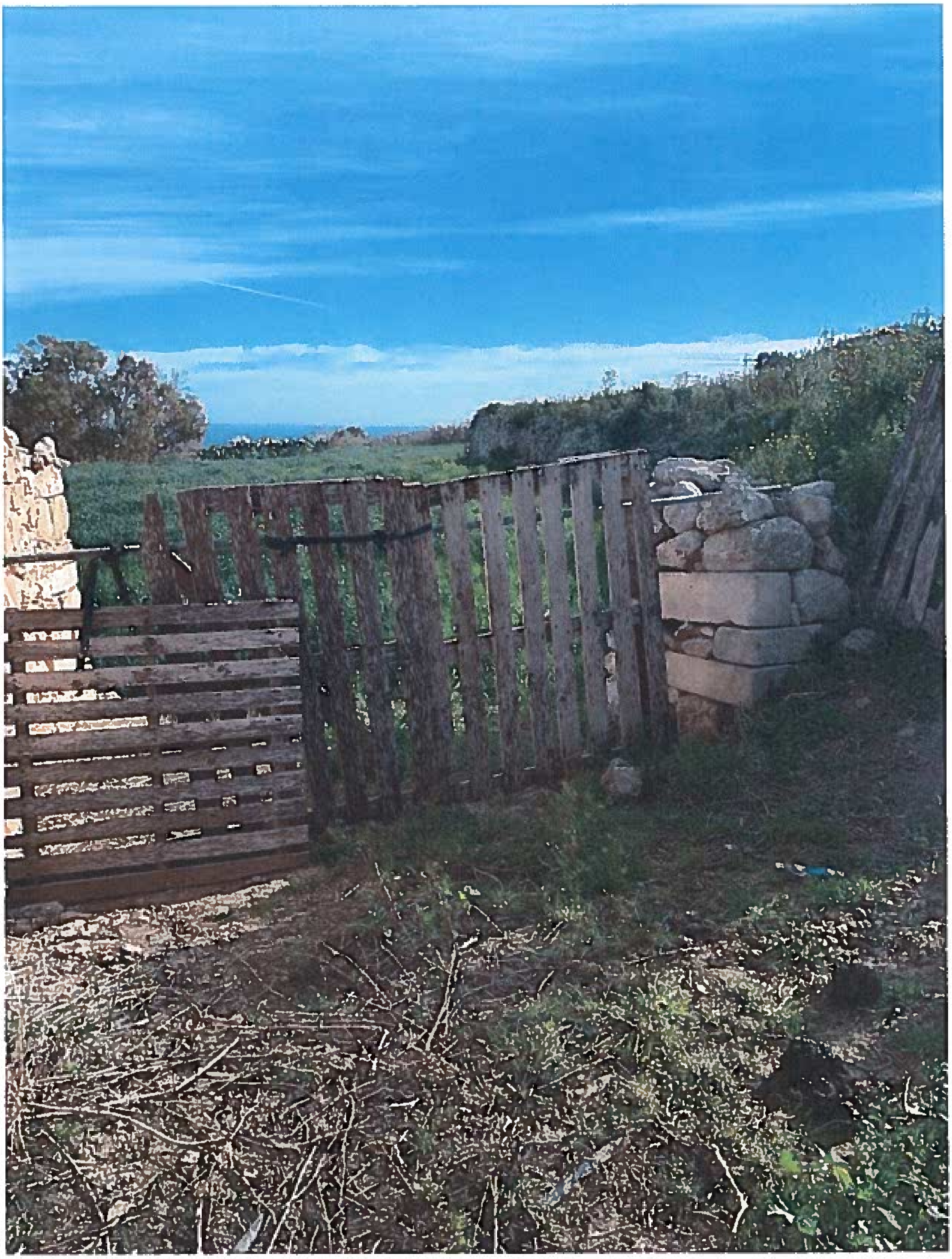
Ritratt 5



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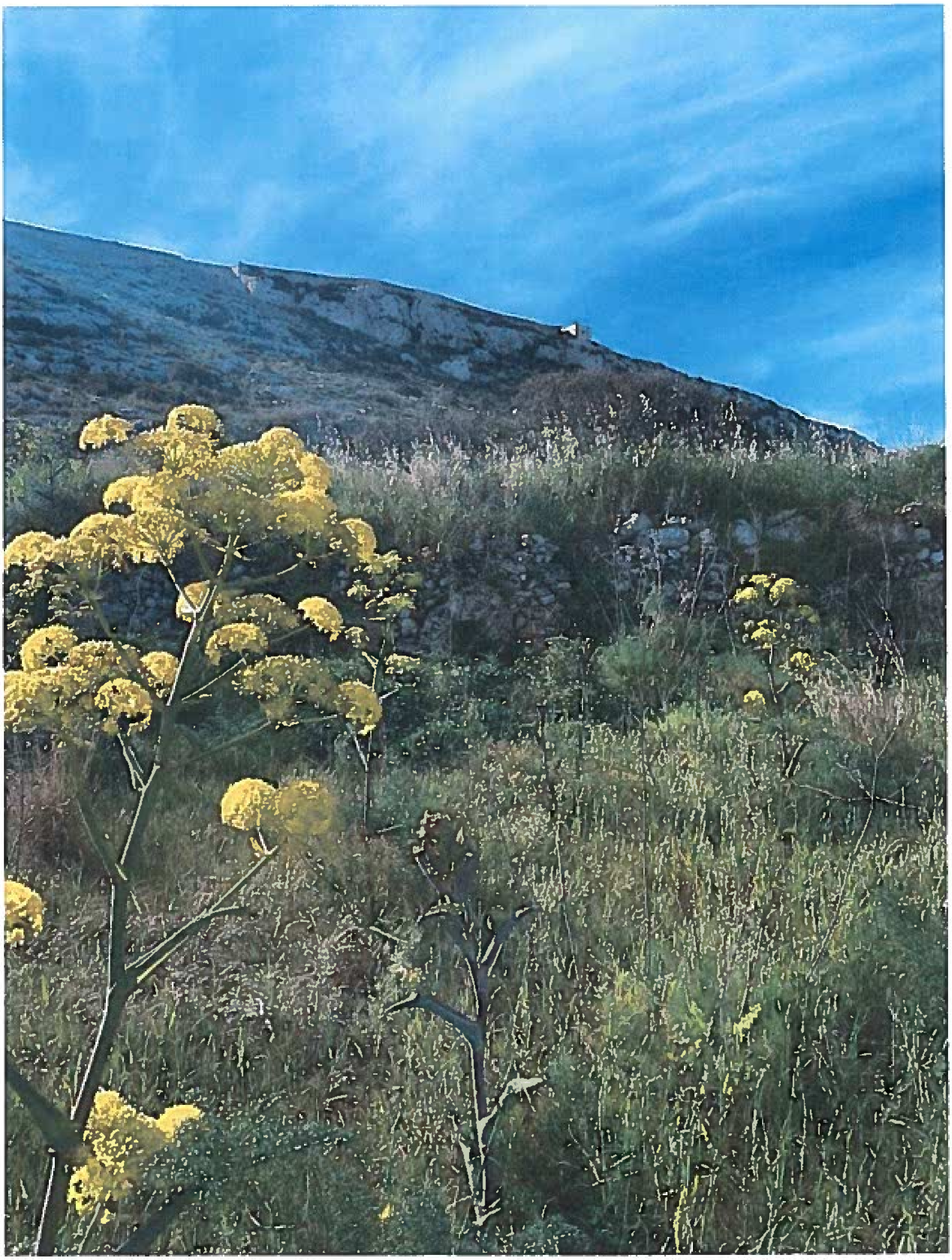

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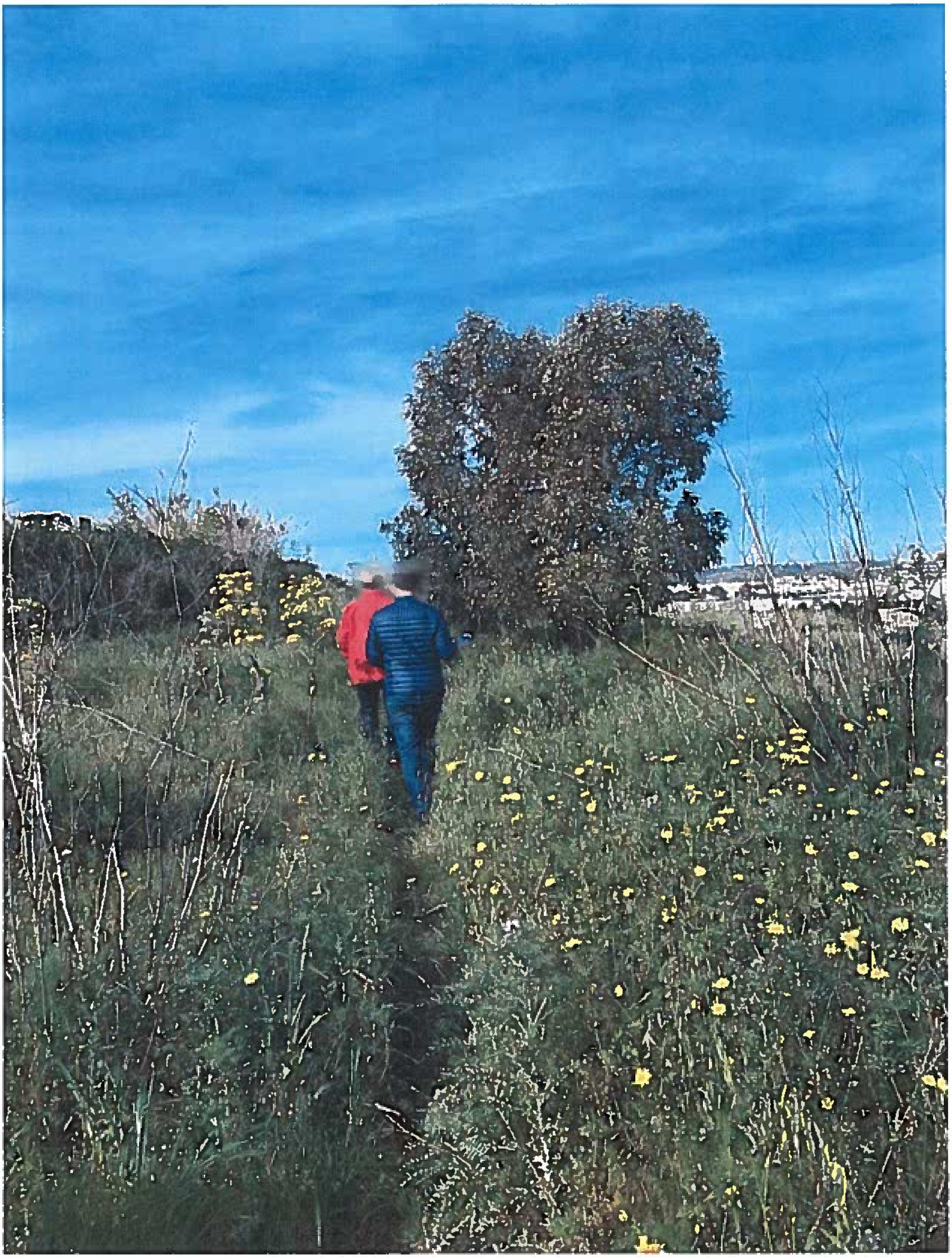
Ritratt 7



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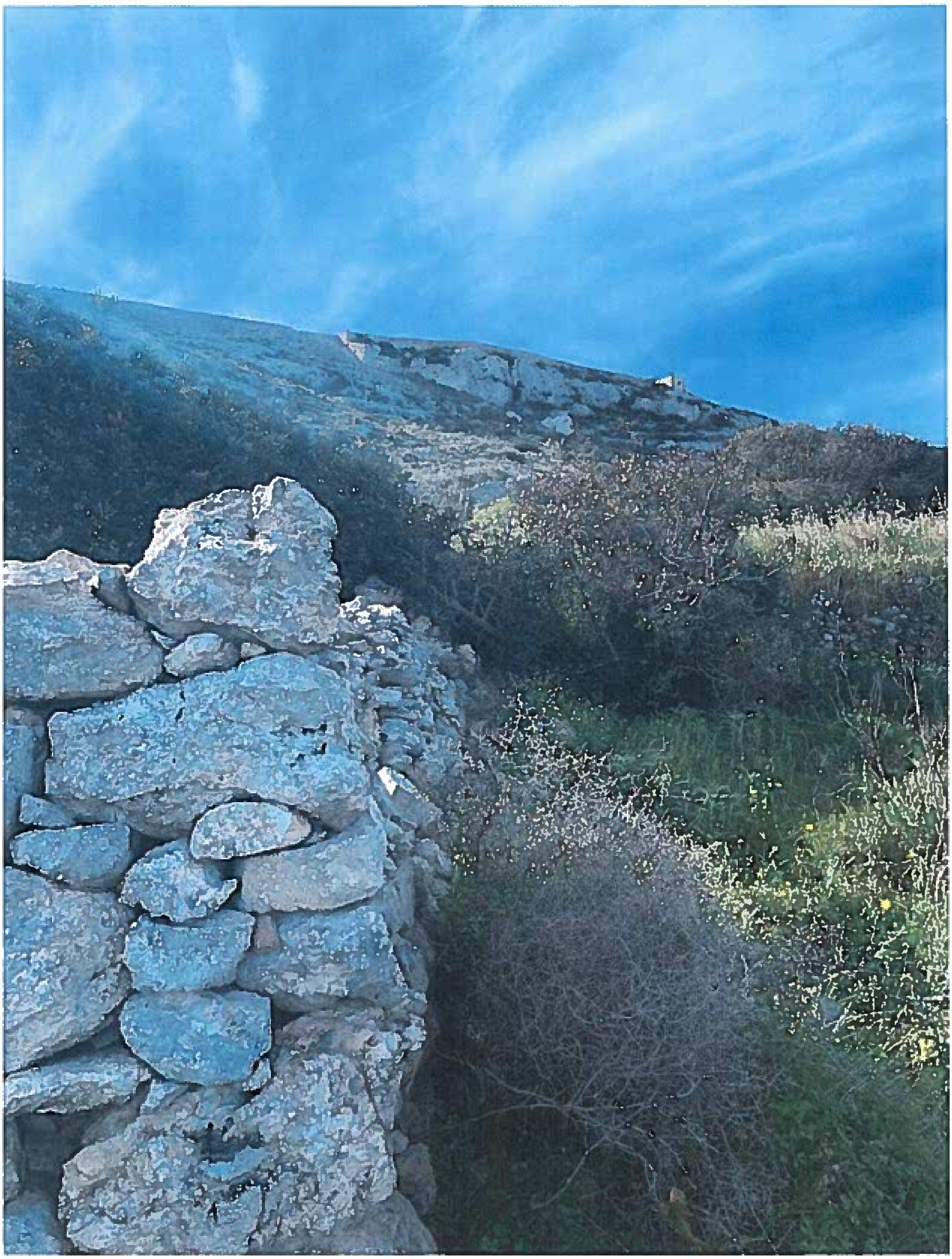
Ritratt 8



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Ritratt 9

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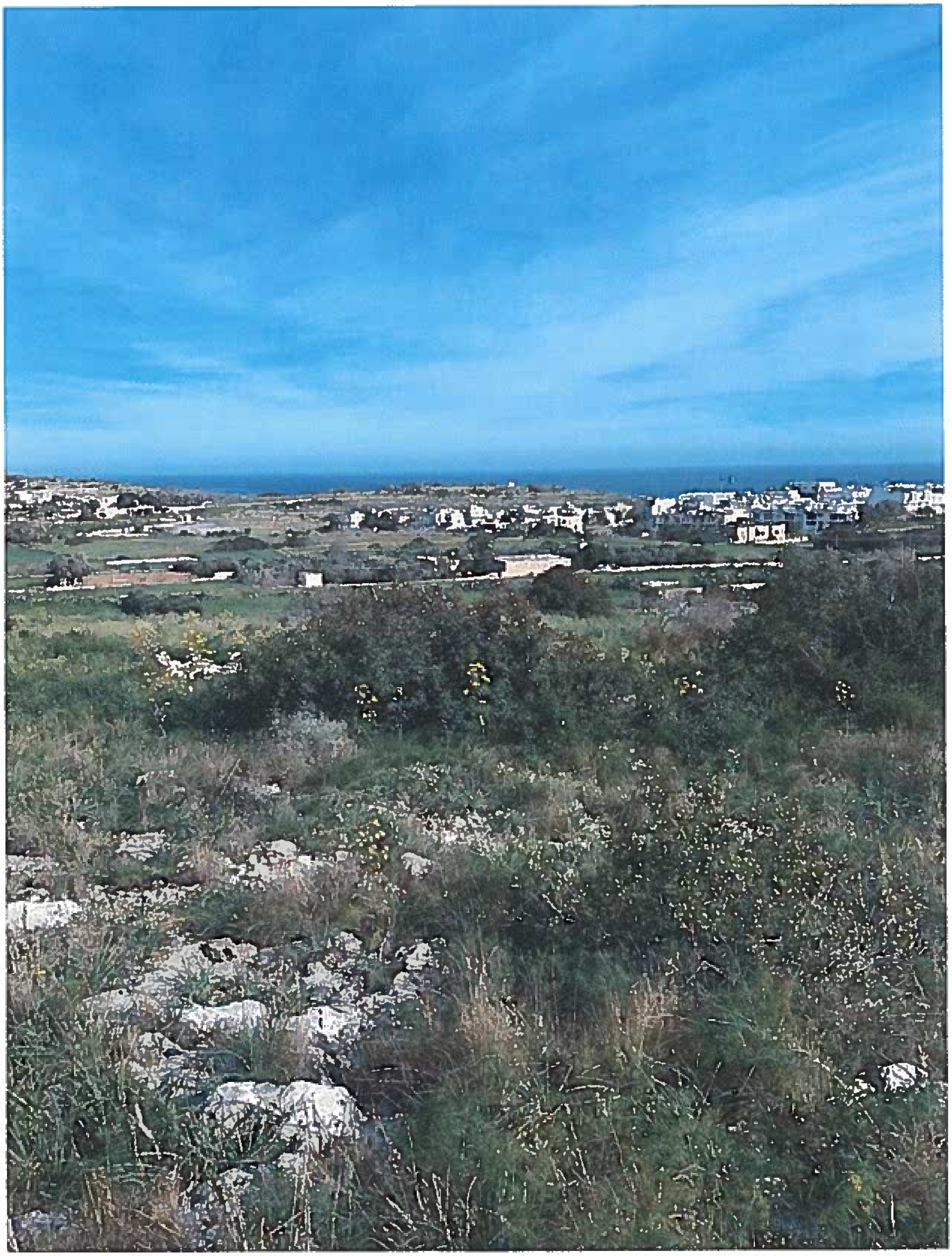
Ritratt 10



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MP&DC
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Land Registry Plan

Dan hu dokument uffiċjali għall-użu biss fir-Reġistru ta' l-Artijiet

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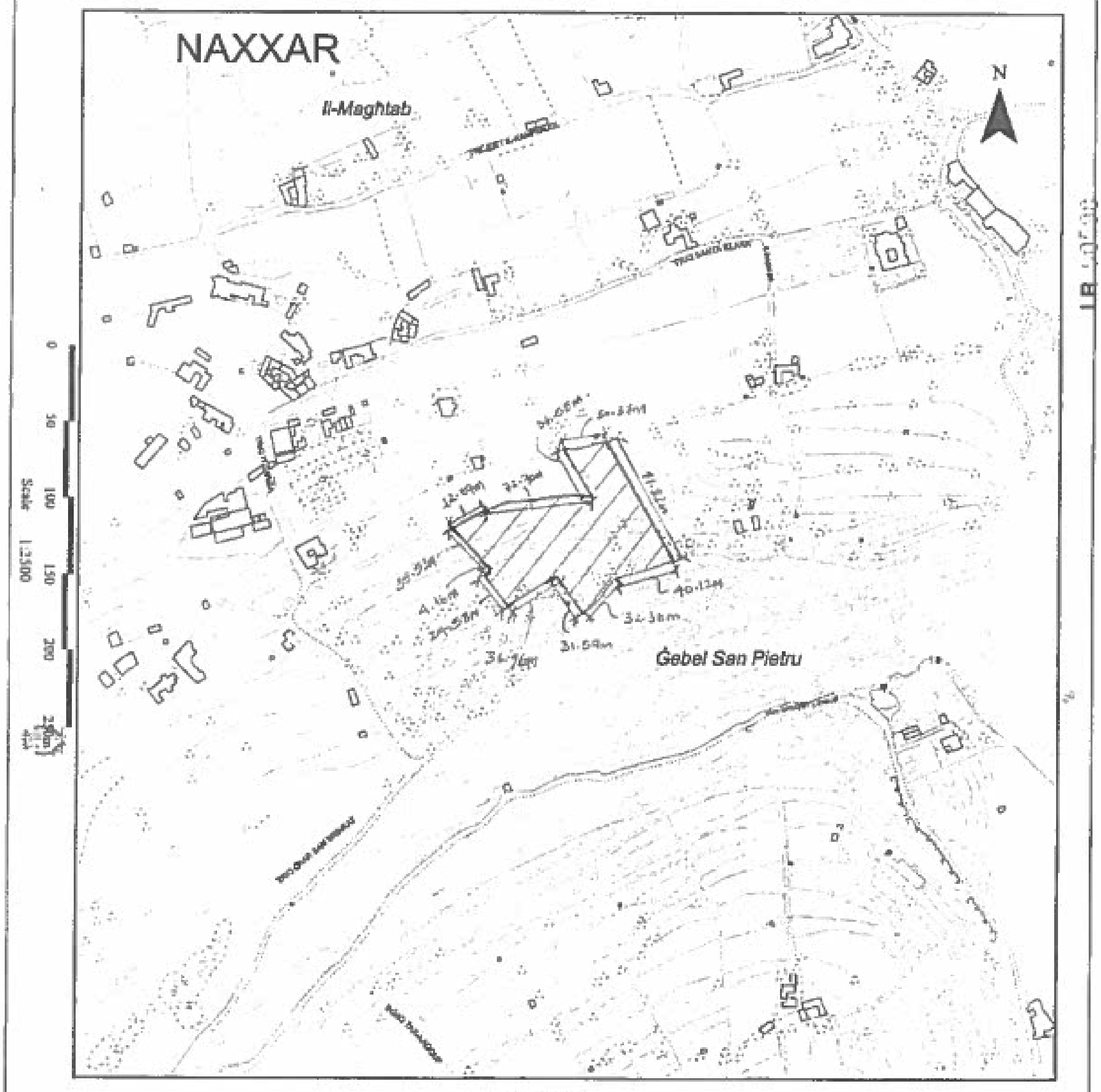

Scale 1:2500

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Gvern ta' Malta

Reġistru ta' l-Artijiet

Casa Bolino, 116, Triq il-Punent, Valletta

Government of Malta

Land Registry

Casa Bolino, 116, Triq il-Punent, Valletta

Nru tal-Mappa: *Map Number:*	103051 E	Pożizzjoni Ċentrali: *Centre Coordinates:*	x = 50567 y = 76800	Parti min S.S.: Extracted from S.S:	5076	Data:	04/12/2018

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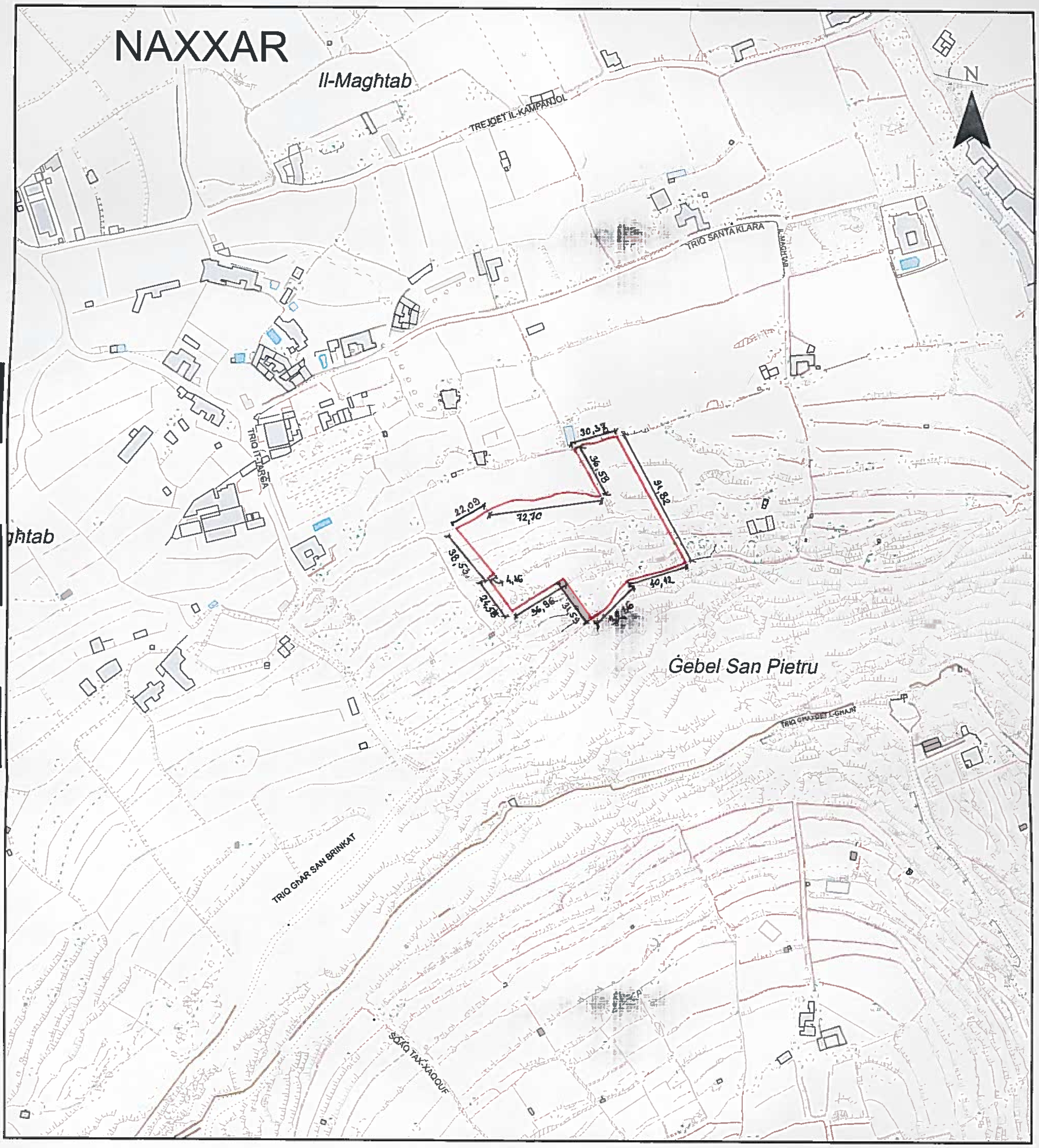

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Gvern ta' Malta

Reġistru ta' l-Artijiet

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Government of Malta

Land Registry

Casa Bolino, 116, Triq il-Punent, Valletta

Nru tal-Mappa: *Map Number:* 121516 E	Pożizzjoni Ċentrali: *Centre Coordinates:* x = 50537 y = 76781	Parti min S.S.: *Extracted from S.S.* 5076	Data: *Date:* 07/05/2019
Perit: *Architect:*		Qies (metri kwadri): *Area (square metres):* c. 7640 m²	
Timbru tal-Perit: *Architect's Stamp:*		Firma ta' l-Applikant: *Applicant's Signature:* STEPHEN FARRUGIA A. & C.E. B.E. & A (Hons) DIP.T.P.M.A. URBAN DESIGN (Oxon) Level 1, The Forum Constitution Street Mosta MST 9051, Malta	

Dritt imħallas
Fee Paid

Dan hu dokument uffiċċjali għall-użu biss fir-Reġistru ta' l-Artijiet
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