

Fl-Atti tas-Subbasta

Nru.9/19

Malta Dairy Products Limited

Vs

Kevin Camilleri



Relazzjoni tal-AIC Ivan Giordano

Jesponi bir-rispett:

Illi l-Qorti nnominat biex jivaluta l-post b-indirizz uffiċjali 'Penthouse 7', 'Sovereign Court,' Triq id-Dugħ, Marsasacala, inkluż l-'airspace' tiegħi, kif ukoll garaxx numru 3, fill-livell sotterrani ta' l-istess kumpless, cioe' 'Sovereign Court', aċċessat minn rampa privata li tagħti fuq Triq id-Dugħ.

Illi l-aċċess sar fil-25 ta' Mejju 2019, fis-sagħtejn ta' wara nofsinhar, fejn l-esponent, kif ukoll id-debitur, Mr.Kevin Camilleri, żaru is-sit f'Marsascala.

Illi l-esponent ha informazzjoni biżżejjed fil-post biex seta' jipprepara dan id-dokument, u d-dokumenti kollha hawn annessi. Id-dokumenti hawn annessi huma; Dok A li juri Site Plan tal-fond, kif ukoll ritratti tal-'penthouse' minn ġewwa, minn fuq it-terazzin ta' l-istess 'penthouse', kif ukoll tal-garaxx minn ġewwa l-parti l-komuni tas-sotterrani. Dawn huma meħmuza bħala Dok B. Dok C juri ritratti tal-faċċata tal-blokka/kumpless. Dok D juri pjanti tal-intern tal- 'penthouse'

Illi l-'penthouse' u l-garaxx in kwistjoni ma għandomx cens.

Illi skond l-informazzjoni miġbura, sid il-'penthouse' għandu wkoll 'ownership of airspace and 1/3 use of roof over receded floor for use of services'.

Illi dak kollhu li nstab mibni fuq il-post huwa skond il-permess tal-Awtorita' tal-Ippjanar, bir-riferenza PA/02653/10, hlief xi kambjamenti interni minimi.

A handwritten signature in blue ink, appearing to read "Kevin Camilleri".

Illi skond I-Awtorita' ta' I-Ippjanar, u 'local plans' relativi, is-sit jaqa' taht 'development zone' u jifforma parti miż- 'zoning' to 3 sulari u 'semi-basement'. Dan jiġi tradott skond id- 'DC15' bħala 17.5m għoli mil-livell tat-triq. Dan ifisser illi il-'penthouse' eżistenti tista' tiġi estiża sal-'building line' u fuqha tigi žviluppata 'penthouse' oħra.

Illi meta l-esponent żar is-sit, innota illi il-'finishing' tal-'penthouse' sar b'mod tajjeb, u jinkludi madum gres ta' kwalita' tajba, 'copper' għal arja kondizjonata diġa' mgħoddxi, 'wiring' diġa mgħoddxi għall-'home automation', '3 phase' tad-dawl, 'membrane' fuq il-bejt, aperturi '4-glazed', 'insulation' ta' l-art kif ukoll tal-ħitan, kif ukoll suffett tal-'gypsum' madwar l-intern tal-'penthouse'. Il-'penthouse' għandha wkoll veduti tal-bahar.

Illi l-esponent żar ukoll il-garaxx fil-livell tas-sotterrani, u ħa il-kejl neċessarju biex jaħdem il-metraġġ tal-garaxx flimkien mal-'penthouse'. Il-garaxx huwa '2-car' komdu.

Illi skond il-kejl illi ttieħed fuq il-post, l-esponent jiddikjara illi l-'penthouse', flimkien mat-terazzini li hemm fuq l-istess livell (pero minajr partijiet komuni u 'shafts'), tikkonsisti minn madwar 325 metru kwadru, filwaqt illi l-garaxx fiħ madwar 28 metru kwadru.

Illi meta l-esponent ħa inkonsiderazzjoni l-lokal fejn tinstab il-propjeta', is-superfiċi interna, il-potenzjal li tigi žviluppata, il-kwalita' ta' 'finishes', hu vvaluta in-nofs indi viz tal-fond, flimkien mal-'airspace' jiswa s-somma ta' tliet mijha u tmenin elf ewro (€ 380,000).

Illi meta l-esponent ħa inkonsiderazzjoni l-garaxx, in-nofs indi viz ta' l-istess garaxx jiswa s-somma ta' ħamsa u għoxrin elf ewro (€ 25,000).

Dan il-valur iñħareg mill-informazzjoni illi l-esponent kellhu dwar is-sit, u qiegħed jassumi illi ma hemm l-ebda informazzjoni oħra illi tista' tbiddel dan.

Tant għandu l-unur jissottometti għall-gudizzju tal-Qorti.



Ivan Giordano
Perit Tekniku

Warrant no.97

Gaetana Aquilina
Deputat Registratur il-lum
Depult P. Registrar
Qrati tal-Gudja (Malta)
Law Courts (Malta)

10 JUN 2019

Perit Ivan Giordano
B/E & A (Hons.), M.Sc Cons. Tech

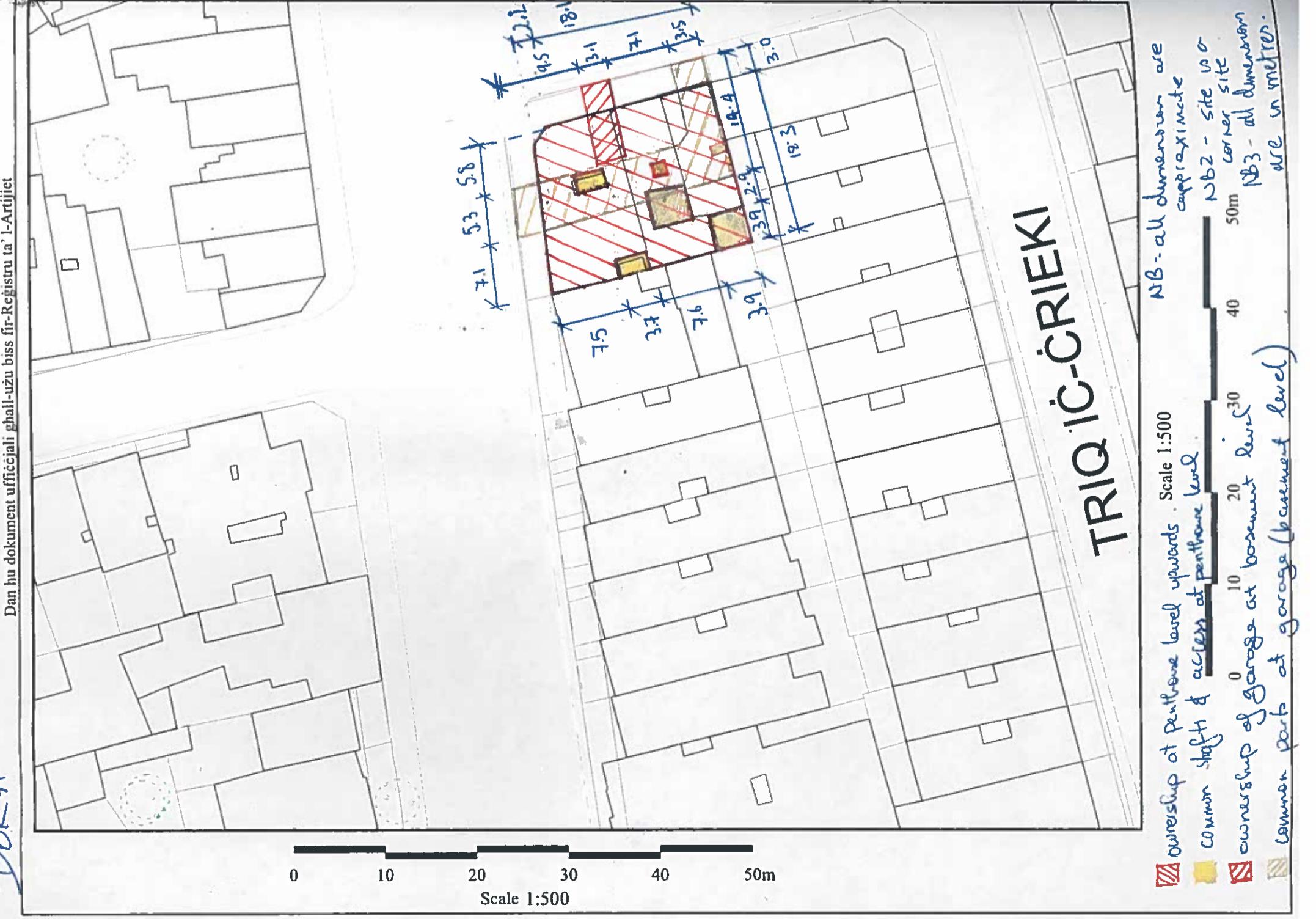
A : 20, Triq Villa Rosa, Swieqi
E : peritgiordano@gmail.com
M : +356 99287550

Perit Ivan Giordano

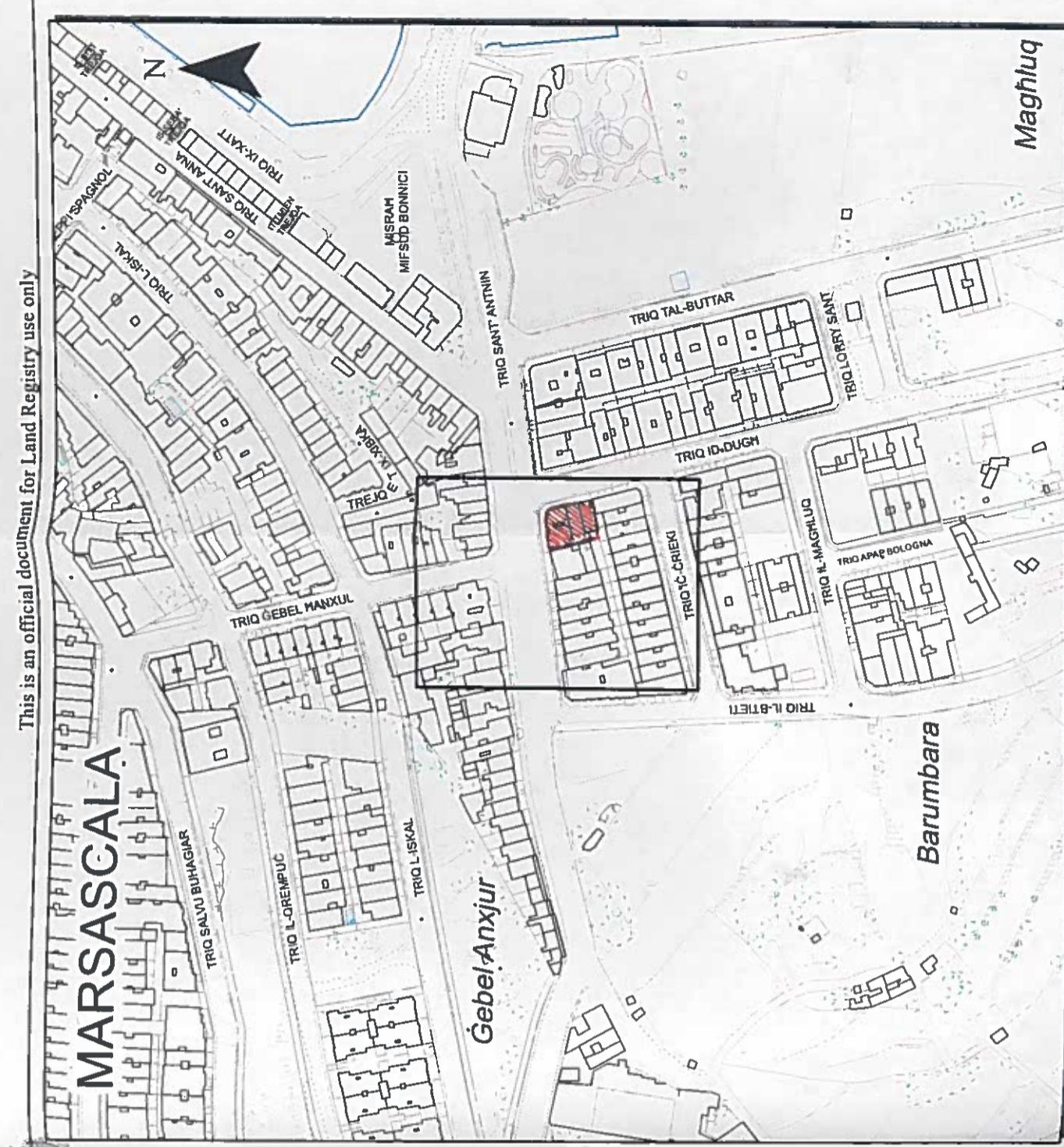
erba' (4)

DOK A

Dan hu dokument ufficjali għalli-u biss fir-Registru ta' l-Artijiet



This is an official document for Land Registry use only



| Gvern ta' Malta | Pjanta tas-Sit | 1:2500 | Site Plan | Government of Malta |
|---|---|---|------------------|---|
| Registru ta' l-Artijiet Casa Bolino, 116, Triq il-Piement, Valletta | Pozizzjoni Centrali: x = 60292 Centre Coordinates: y = 68986 | Parti min S.S.: 6068 Extracted from S.S. | Date: 27/05/2019 | Land Registry Casa Bolino, 116, Triq il-Piement, Valletta |

| | | | |
|-------------------------|---|---|------------------|
| Nru tal-Mappa: 124356 E | Pozizzjoni Centrali: x = 60292 Centre Coordinates: y = 68986 | Parti min S.S.: 6068 Extracted from S.S. | Date: 27/05/2019 |
| Map Number: | | Qies (metri kwadrati): 325 m² | |
| Perit: | | Area (square metres): 28 m² | |

| | |
|---|---|
| Architect: Perit Ivan Giordano BE & A (Hons.), M.Sc Cons. Tech | Timbru a' partit: Architect: Ajamib, Triq Villa Rosa, Swieqi E: peritgiordano@gmail.com M: +356 99287550 |
| Firma ta' l-Applicant: Applicant's Signature: | |

Dritt imħallas
Fee Paid

LR 111736

DOK B



FIG A - komun tal garaxx



FIG B - komun tal garaxx



FIG C – komun tal garaxx

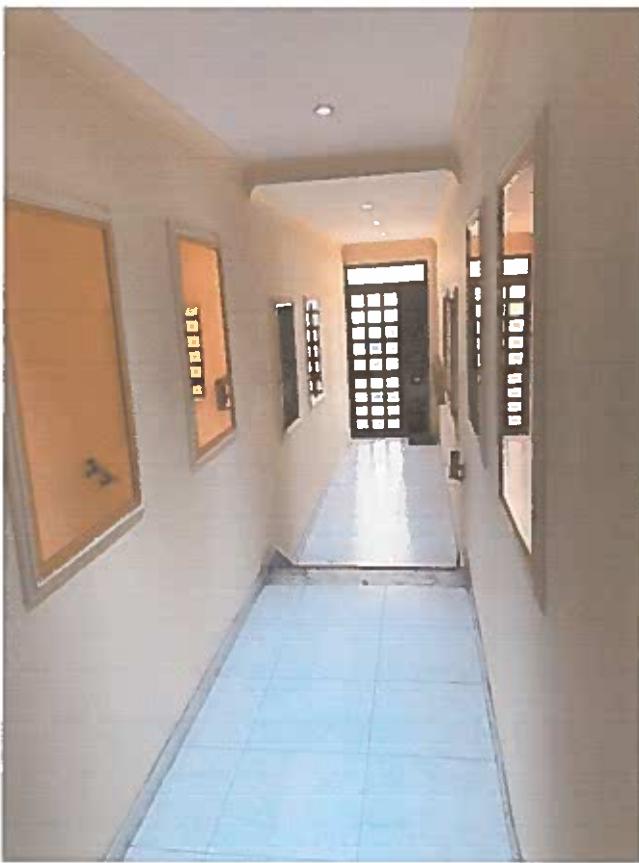


FIG D– komun tal blokka

88



FIG E – komun tal blokka



FIG F – terazzin

✓✓



FIG G – terazzin



FIG H – terazzin

g



FIG I – intern



FIG J – intern

J



FIG K – intern



FIG L – intern

JH

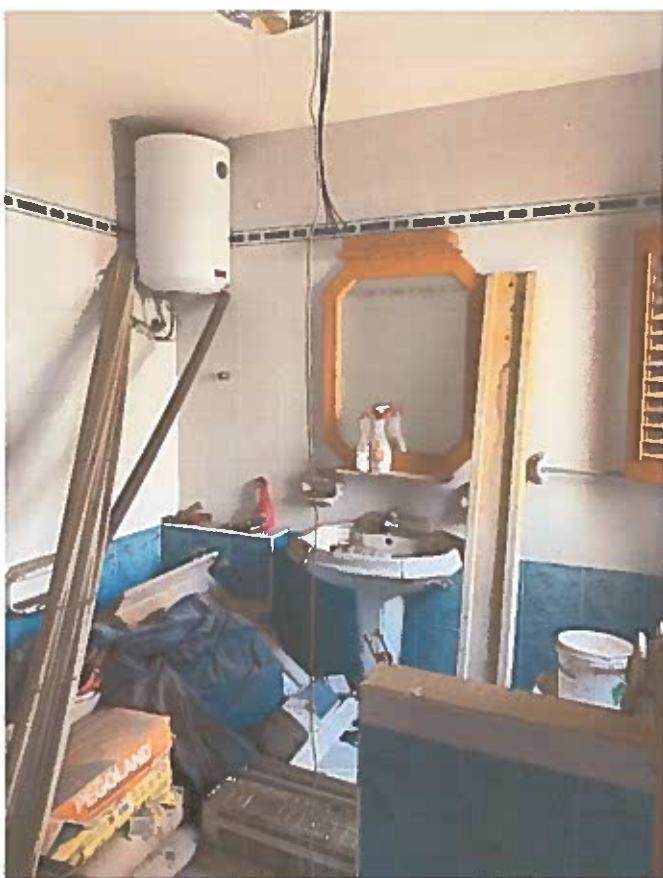


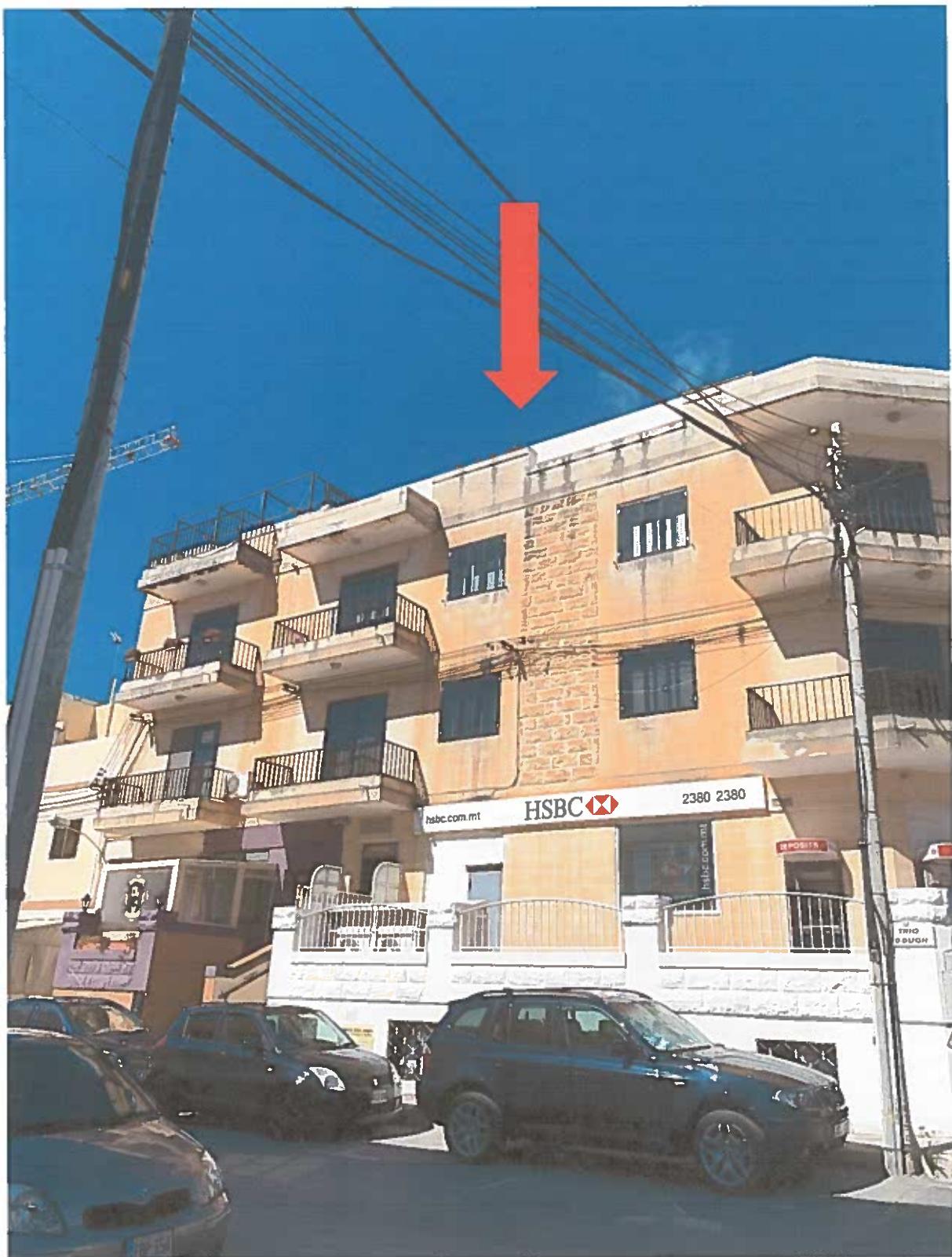
FIG M – intern



FIG N – intern

J

DOK C *[Signature]*
DOK D



[Signature]

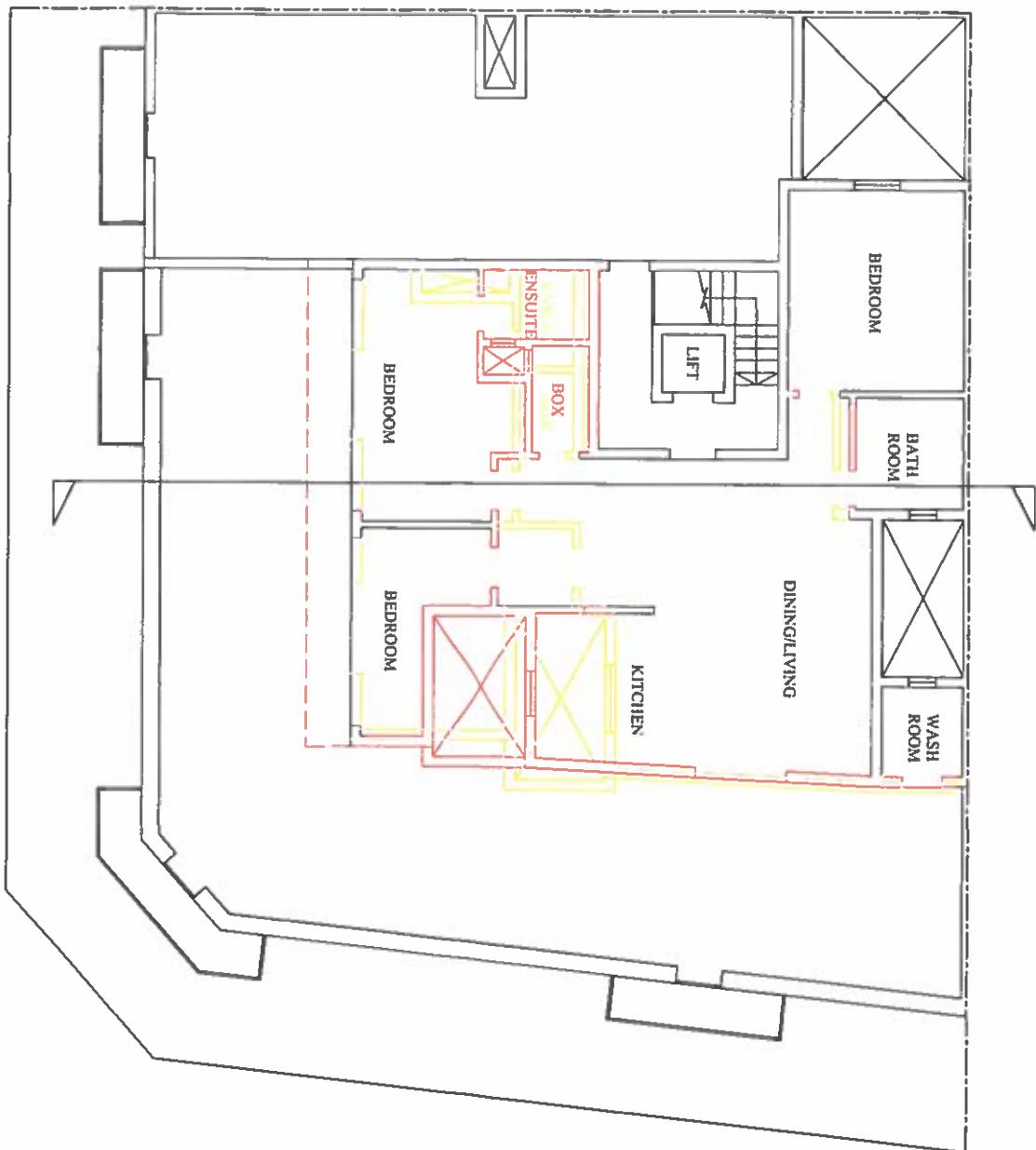


J

DOK D

34c

Dok D



SCALE 1:100
1 2 3 4 5 6 7 8 9 10m

● AS APPROVED
● AS PROPOSED

CATHERINE GALEA & C.E.
158, Balzan Valley, Balzan.
tel 21496468

Client

MARIO BUGEJA

Job

TRIO SANT ANTNIN C/W
TRIO ID-DUGH, M'SCALA

Drew:
APPROVED/ PROPOSED
RECEDDED PLAN

Scale: 1:100 Date: DEC 10 Drwg No.: 01
Drawn: R.GRECH File No.: B0648

J

PART III
EIGHTH SCHEDULE

Physical Attributes of Immovable Property

Locality **Marsascala**

Address **Penthouse 7, Sovereign Court
Triq id-Duqa
Marsascala**

Total Footprint of
Area Transferred * **325 - sq.mt**

Tick where applicable

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

| | | | | |
|---|--|--|---|---|
| Type of Property | <input type="checkbox"/> Villa <input checked="" type="checkbox"/> Penthouse <input type="checkbox"/> Terraced House | <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Mezzanine <input type="checkbox"/> Ground Floor Tenement | <input type="checkbox"/> Bungalow <input type="checkbox"/> Maisonette | <input type="checkbox"/> Flat/Apartment <input type="checkbox"/> Farmhouse |
| Age of Premises | <input checked="" type="checkbox"/> 0-20 years | <input type="checkbox"/> Over 20 years | <input type="checkbox"/> Pre WW2 | |
| Surroundings | <input checked="" type="checkbox"/> Sea View | <input type="checkbox"/> Country View | <input type="checkbox"/> Urban | |
| Environment | <input type="checkbox"/> Quiet | <input checked="" 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"/> No Garage | <input type="checkbox"/> With Pool <input type="checkbox"/> One Car Garage | <input checked="" type="checkbox"/> With Lift <input checked="" type="checkbox"/> Two Car Garage | <input type="checkbox"/> With Basement <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:

01/06/19

Perit's Signature:

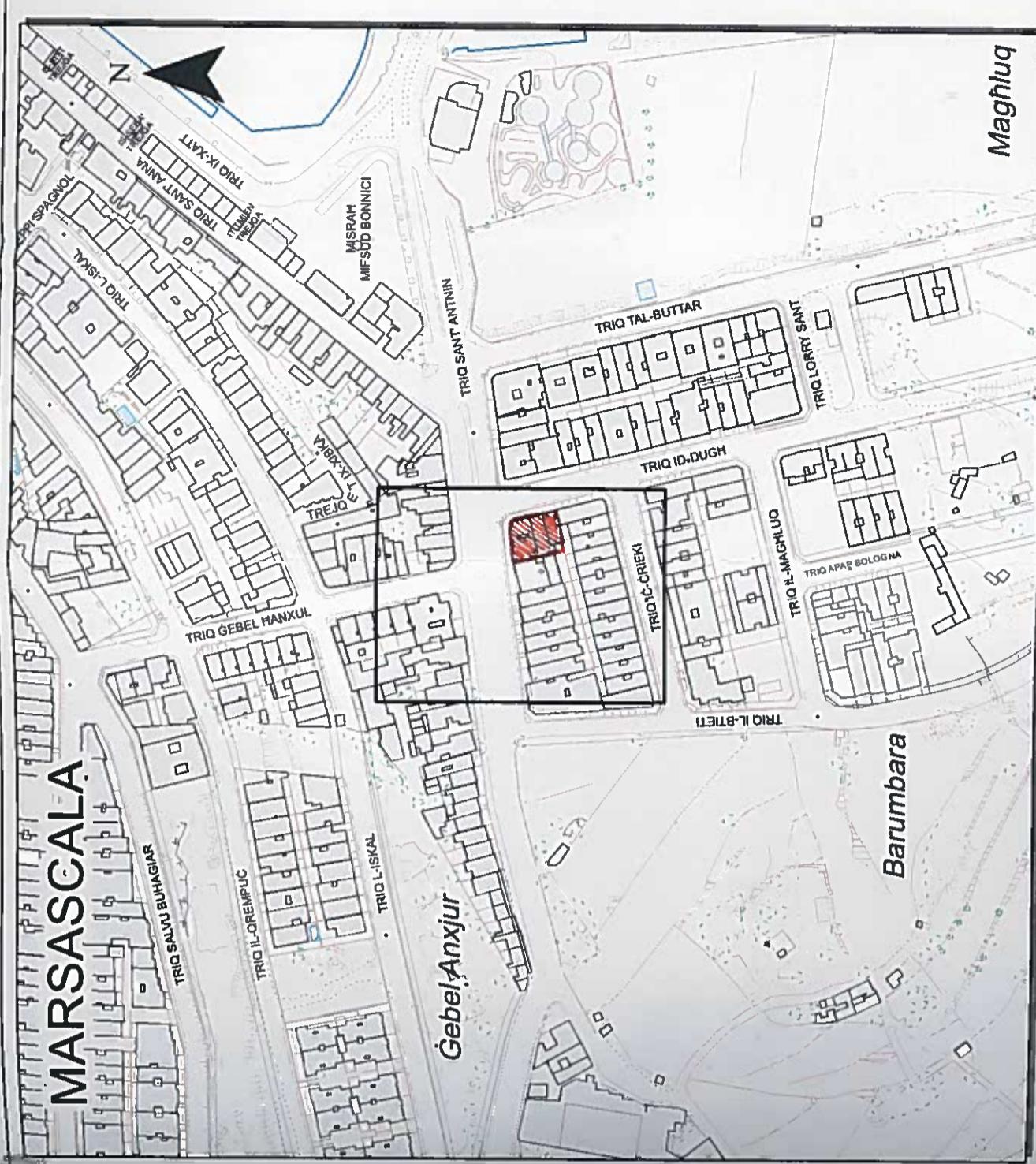

1972

Warrant Number:

Rubber Stamp:

Perit Ivan Giordano
BE & A (Hons.), M.Sc Cons. Tech

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M : +356 99287550



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

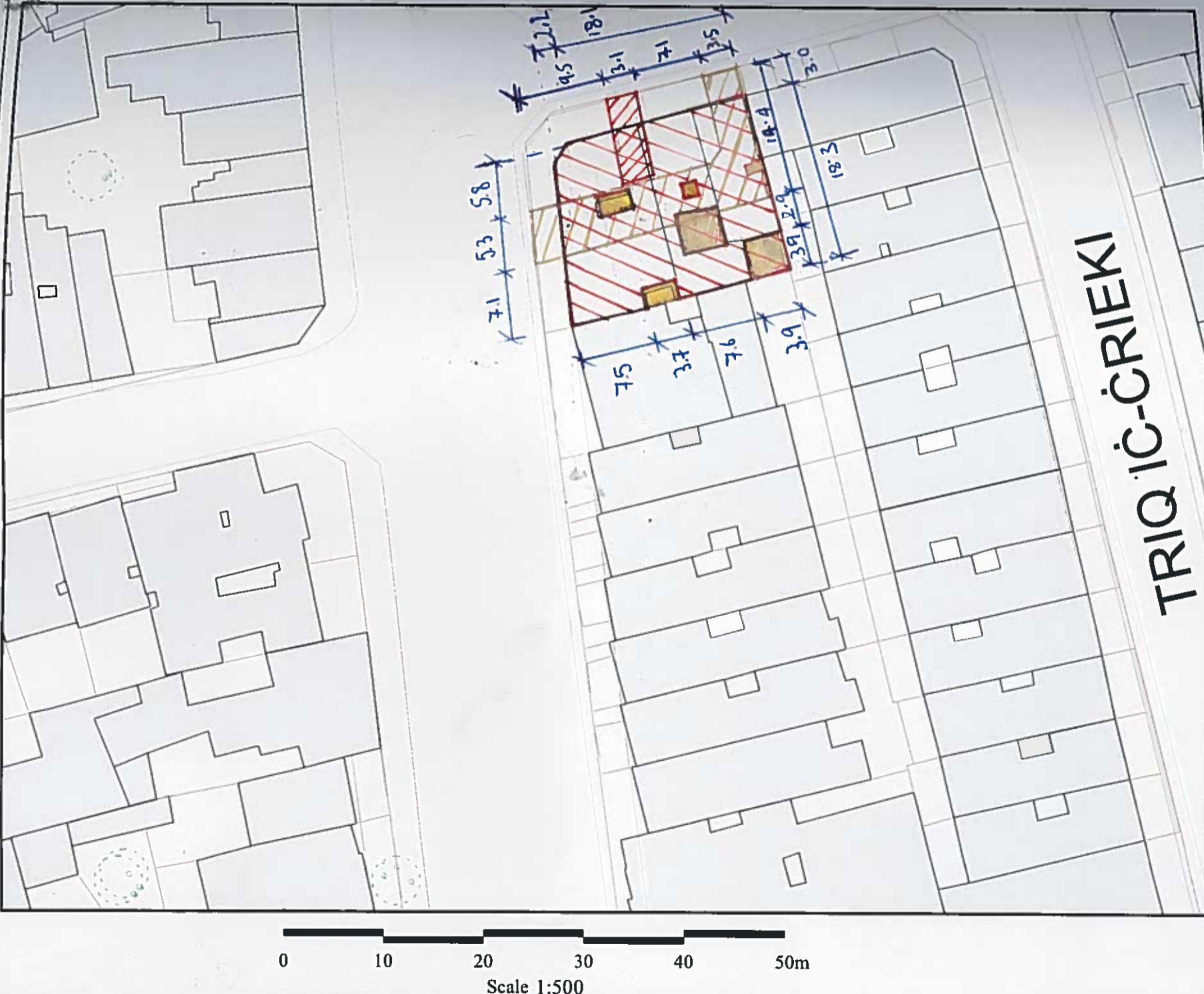
Pjanta tas-Sit 1:2500 Site Plan
Government of Malta
Land Registry
Casa Bolino, 116, Triq il-Punent, Valletta

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| Map Number: | Qies (metri kwadri): 711 325 m ² | Area (square metres): 28 m ² | Date: |

Perit:
Architect:
Perit Ivan Giordano
Timber BE & A(Hons.), M.Sc Cons. Tech
Architect's Name: Ivan Giordano
E-mail: peritgiordano@gmail.com
M: +356 99287550

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

Dritt imħallas
Fee Paid



Ownership at penthouse level upwards . Scale 1:500
NB 1 - site up or corner site
NB 2 - access at penthouse level
NB 3 - all dimensions are in metres

LR 111736