

Fil-Prim Awla tal-Qorti Civili

Fl-Atti tas Subbasta No 11/19 fl-ismijiet



Leanne Galea

vs

Alfred and Geraldine Camilleri

RELAZZJONI TA L-ESPERT GUDIZZJARU L-PERIT DAVID GRIMA

Jesponi bir rispett illi:

1. Hu gie mahtur espert tekniku b' digriet ta' Perit u gie nkarigat sabiex jaghmel stima tal-propjeta segwenti.
2. Illi in adempjenza ta' dan l-inkarigu moghti lilu, l-esponent zamm access fuq il-post.
3. Is-socjeta esponenti titlob bir-rispett li din l-Onorabbli Qorti joghgobha tordna l-bejgh segwenti in Subasta u dan in sodisfazzjon tal kreditu taghha
 - a. L-apartament internament mmarkat Numru 1, li jifforma parti mill-blokk, Mon Cheri flats, bla numru, fi Triq L. Zamenhoff, Msida.
4. L-access fuq il post sar fuq:
 - a. L-Access sar fit tnax ta Gunju 2019 fejn kien hemm presenti is Sinjura Geraldine Camilleri. F'din l-okkazjoni giet spezzjonata l propjeta hawn fuq imsemmija.
5. Flat 1, formanti parti minn blokk bl-isem Mon Cheri bla numru, fi Triq L. Zamenhoff, Msida. L-apartament ghandu access mill komun tal blokka li jaghti ghat-triq u ghandu zona totali ta' madwar 100 metru kwadru. L-appartament qiegħed fl-ewwel sular u hu l-uniku appartament f'dan is-sular, sovrappost u sottopost għall-propjeta ta' terzi, nkluza n-nofs indiviz tal-partijiet komuni fl-imsemmi blokk, u l-propjeta shiha tal-washroom numru 1 fuq il-bejt ta' l-imsemmi blokk, u liema washroom tmiss mit-tramuntana u punent ma' l-istess bejt, u mill punent mal washroom numru 2. L-appartament huwa soggett għac-cens annwu u perpetwu ta' €34.95. L- appartament jikkonsisti f'kitchen, living/

dining, tlett bedrooms u kamra tal-banju. L- access ghal fuq il bejt u l-arja irrid
issir mill-komun. Fuq il bejt/ arja jista jsir iktar zvilupp skond jekk il binja tiflah
strutturalment u jekk la darba johrog permess tal bini.

6. Wara l ikkunsidrajna dan kollu hija l-opinjoni tieghi li l-valur ta din il proprjeta fuq
is-suq huwa ta:

a. Flat 1, Mon Cheri flats, fi Triq L. Zamenhoff, Msida: €275,000 (Mitejn u
hamsa u sebghin elf Euro)



Perit David Paul Grima
B.E. & A. (Hons). Msc (Lond). D.I.C.
PG. Dip (Cons), M.I.C.E., C.Eng.
Warrant No: 570
Mobile 99878024

Perit David Grima A.&C.E.

Illum 20 JUN 2019
Ippreżentata mill ALC David Grima
b'la ch/b wieħed (1) dokumenti

ILLUM. 28ta' Gjuż 2019
DEHER IL-PERIT LEGALI/TEKNIKU. David Grima
11.0.0.824 LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU


DEPUTAT REGISTRATUR
Gaetano Aquilina
Deputat Registratur
Deputy Registrar
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)


Annalise Spiteri
Deputat Registratur
Qrati tal-Gustizzja (Malta)



A handwritten signature in blue ink, consisting of a series of loops and curves, located to the left of the text block.

Perit David Paul Grima
B.E. &A. (Hons), Msc (Lond), D.I.C.
F.G. Dip (Cons), M.I.C.E., C.Eng
Warrant No: 570
Mobile 99878024



Perit David Paul Grima
B.E. &A. (Hons), Msc (Lond), D.I.C.
PG. Dip (Cons), M.I.C.E., C.Eng.
Warrant No: 570
Mobile 99878024



Perit David Paul Grima
B.E. &A. (Hons), Msc (Lond). D.I.C.
PG. Dip (Cons), M.I.C.E., C.Eng.
Warrant No: 570
Mobile 99878024



Perit David Paul Grima
B.E. &A. (Hons). Msc (Lond). D.I.C.
PG. Dip (Cons), M.I.C.E., C.Eng.
Warrant No: 570
Mobile 99878024



Structural // Architectural // Solutions

5/2, Collegiate Street, Birkirkara, Malta BKR 1361

m (+356) 99878005

t (+356) 27021706

e info@sasmalta.com

w http://www.sasmalta.com

Mrs. Leanne Galea,
Block 10, Flat 6,
Triq it-Tramuntana, Valletta.

7th May 2019
Court Ref.: Sub 11/19
Our Ref: 2024

Re: Subbasta 11/19 Leanne Galea vs Alfred Camilleri

With reference to the above-mentioned Judicial Sale by Auction "subbasta", we would like to inform you that an appointment is being scheduled for Friday 17th May at 12.00pm at Mon Cheri Flats", Flat 1, Triq L. Zamenhoff, Msida.

Regards

Perit David Grima



C.C. Mr. Alfred Camilleri

3 bedroom.



Structural // Architectural // Solutions

5/2, Collegiate Street, Birkirkara, Malta BKR 1361

m (+356) 96878005

t (+356) 27021706

e: info@sasmalta.com

w: http://www.sasmalta.com

Mr. Alfred Camilleri,
"Mon Cheri Flats", Flat 1,
Triq L. Zamenhoff, Msida.

7th May 2019
Court Ref.: Sub 11/19
Our Ref: 2024

Re: Subbasta 11/19 Leanne Galea vs Alfred Camilleri

With reference to the above-mentioned Judicial Sale by Auction "subbasta", we would like to inform you that an appointment is being scheduled for Friday 17th May at 12.00pm at Mon Cheri Flats", Flat 1, Triq L. Zamenhoff, Msida.

Regards

A handwritten signature in black ink, appearing to be 'Perit David Grima', written over a horizontal line.

Perit David Grima

SAS
MALTA
Structural / Architectural / Solutions
5/2, Collegiate Street,
Birkirkara
BKR 1361 Malta
t (+356) 27021706
email: info@sasmalta.com

C.C. Mrs. Leanne Galea



Structural // Architectural // Solutions

S/2, Collegiate Street, Birkirkara, Malta BKR 1361

m: (+356) 99678069

t: (+356) 27021706

e: info@sasmalta.com

w: http://www.sasmalta.com

Mrs. Geraldine Camilleri,
"Mon Cheri Flats", Flat 1,
Triq L. Zamenhoff, Msida.

3rd June 2019
Court Ref.: Sub 11/19
Our Ref: 2024

Re: Subbasta 11/19 Leanne Galea vs Alfred Camilleri and Geraldine Camilleri

With reference to the above-mentioned Judicial Sale by Auction "subbasta", and in view of the fact that access was denied on the first visit, we would like to inform you that a second appointment is being scheduled for Wednesday 12th June at 12.00pm at Mon Cheri Flats", Flat 1, Triq L. Zamenhoff, Msida.

Please note that if access is denied again, a third visit will follow during which the Court will be ordering the force entering of the premises (sgass) with the intervention of the Court Marshall and the Police.

Regards

Perit David Grima

C.C. Mrs. Leanne Galea

SAS
M A L T A
Structural // Architectural // Solutions
S/2, Collegiate Street,
Birkirkara
BKR 1361 Malta
t: (+356) 27021706
email: info@sasmalta.com

**MINISTRY FOR TRANSPORT,
INFRASTRUCTURE AND
CAPITAL PROJECTS**

LAND REGISTRY

David Grima
SAS Malta
5/2, Triq il- Kulleggata
Birkirkara
Malta
BKR 1361

Cash Sale

18/06/2019

127058E

Land Registry Site Plan	€ 2.60
-------------------------	--------

Administrative Charge	€ 2.40
-----------------------	--------

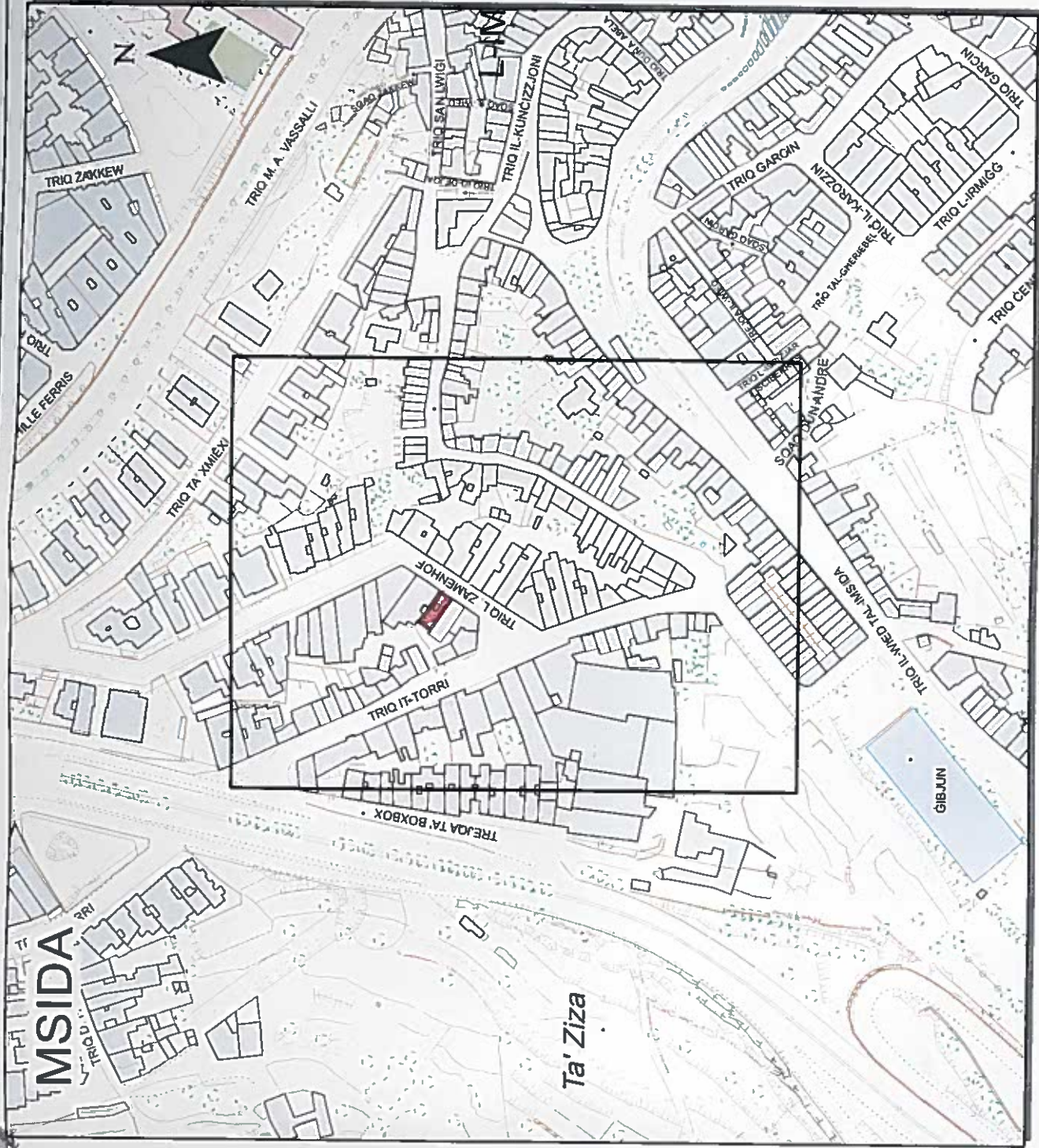
Total	€ 5.00

Land Registry, Casa Bolino, 116, West Street, Valletta, VLT 2000

Tel: +356 21239777, 25904700

Email: enquirieslandregistry@gov.mt

www.landregistryplans.gov.mt



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: **127058 E**
Map Number:

Posizzjoni Ċentrali: x = 53591
Centre Coordinates: y = 72841

Parti min S.S.: **5272**
Extracted from S.S.:
Data: **18/06/2019**
Date:

Perit:
Architect:

DAVID GRIMA

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

~ 100 sq.m.

Timbru tal-Perit:
Architect's Stamp:

Perit David Paul Grima
S.E. & A. (Hons), Msc (Lond), D.L.
PG. Dip (Cons), M.I.C.E., C.Eng.
Warrant No: 570
Mobile 99878024

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

~ 100 sq.m.

NORTH HARBOURS LOCAL PLAN



AWTORITA' TA' MALTA DWAR L-AMBJENT U L-PPJANAR
MALTA ENVIRONMENT & PLANNING AUTHORITY

Key Building Height Limitations NHSE 04, NHMP 01

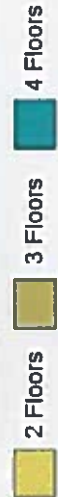
Outside UCA

(All floors indicated here are with semi-basement)



Within UCA

(All floors indicated here are without semi-basement)



Institutional Buildings or Other Sites with no Specified Building Height - NHSE04

Upgrading of Public Open Spaces NHSE 05

Landmark Buildings NHSE 08

Environmental Improvements NHMP 04

Urban Conservation Area NHSE 09

No semi-basement within area enclosed by black line

Proposed Limit to Development NHSE01

Existing Limit to Development (TPS)

Scheme Alignment

Scheduled Sites/Areas

Properties of cultural importance may be added in the course of completing the National Protective Inventory of the Maltese Islands, or removed if officially descheduled.

For Scheduled buildings, where no specific building height is shown, Structure Plan UCO policies apply.

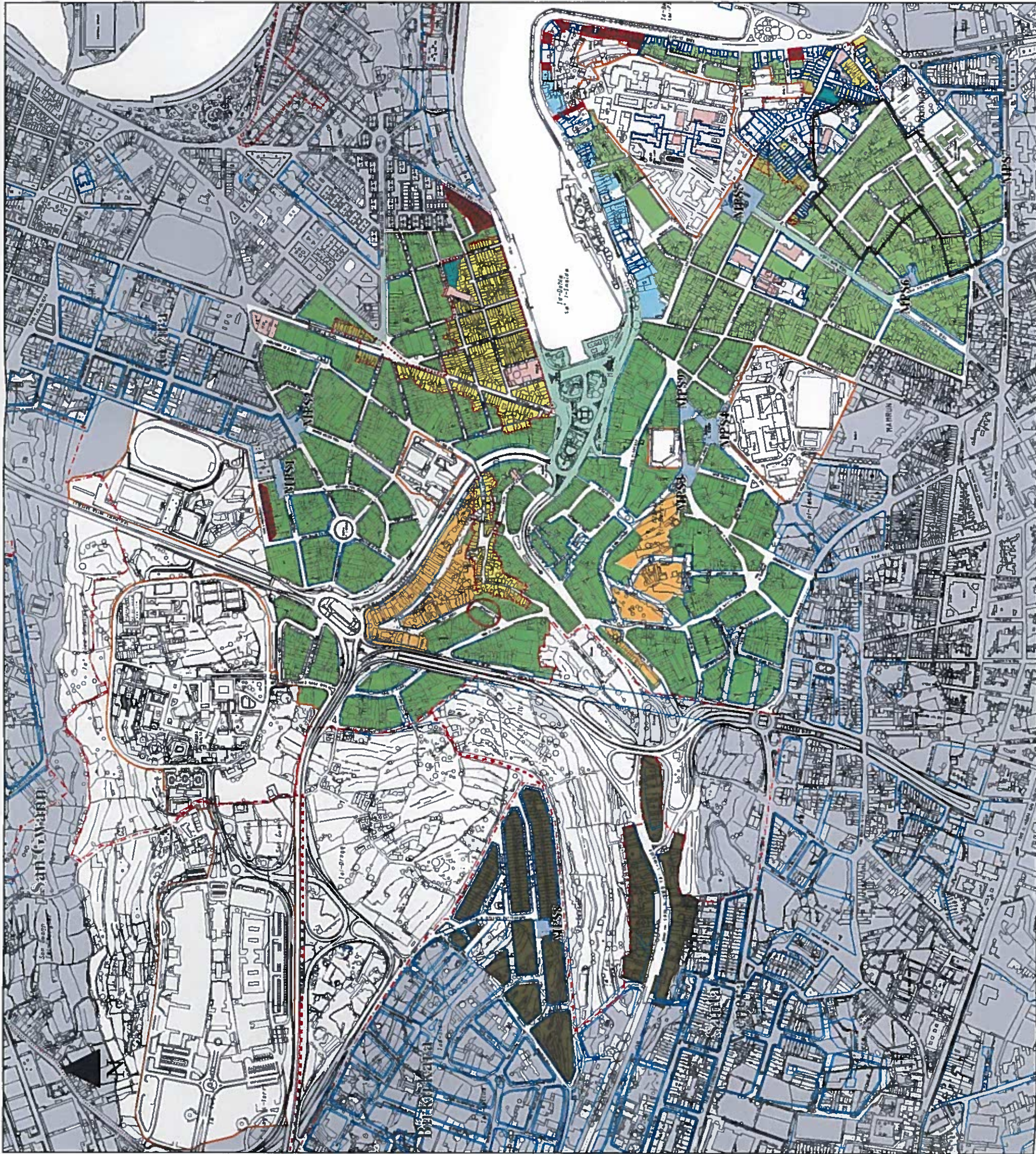
Msida and Pietà

Building Heights & Urban Design

Scale: 1:7000 Date: July 2006
INDICATIVE ONLY
Not to be used for direct interpretation or for the interpretation of street alignments.

Warrant No: 170
NHMP 99/178074

Base Maps - 1988 Survey Sheets (Updated)
Copyright Mapping Unit, Malta Environment & Planning Authority
28/05/2006



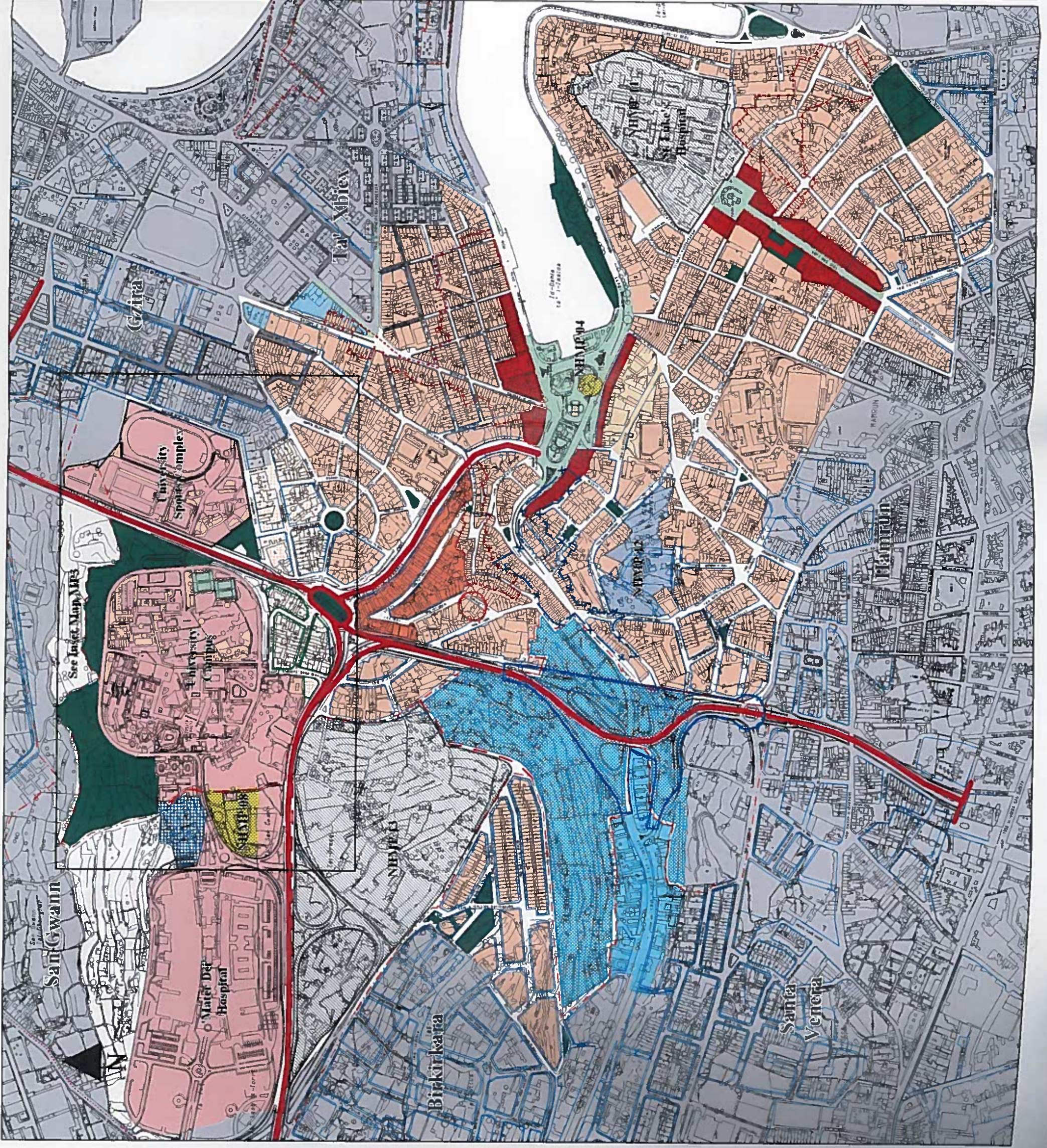
NORTH HARBOURS LOCAL PLAN



AWTORITA TA' MALTA DWAR L-AMBIJENT U L-IPPJANAR
MALTA ENVIRONMENT & PLANNING AUTHORITY

Key

- Local Centres NHRE 02
- Industrial Area NHMP 12
- Development Brief Areas NHMP 11, 13
- Residential Priority Area NHHO 02 (Detached & Semi-Detached Dwellings)
- Residential Area NHHO 01
- Re-Zoning NHMP 06
- Commercial Area NHRE 03
- Flood Reduction NHMP 03
- Valley Road Regeneration NHMP 02
- Reserved site for future expansion of Government Institutions NHMP 07
- Major Government Institutions and Ancillary Facilities
- Environmental Improvement NHMP 04
- Public Open Space NHRL 01
- Student Related Shops NHMP 10
- Student Housing Priority Area NHMP 10
- Resident Parking Zone NHGT 02
- Junction Improvement and construction of new bridge NHMP 05
- New Public Transport Interchanges NHMP 04, 08
- Arterial Road Network NHTR 01
- Urban Conservation Areas NHSE 09
- Proposed Limit to Development NHSE01
- Existing Limit to Development (TPS)
- Scheme Alignment



Perit David Paul Grima
B.E. & Hons., Msc (Lond) DIC
Msida Road, Gzira
Policy Map
Warrant No. 574

Scale : 1:7000
Date : July 2006
Map : MP1
INDICATIVE ONLY
Not to be used for direct interpretation or for the interpretation of street alignments

**PART III
EIGHTH SCHEDULE**

Physical Attributes of Immovable Property

Locality

Msida

Address

Flat 1, Mon Cher Flats
Ing. J. Zamenhoff
Msida

Total Footprint of

Area Transferred *

~100 sq.mt

Tick where applicable

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

Type of Property

☐ Villa
☐ Penthouse
☐ Terraced House

☐ Semi-Detached
☐ Mezzanine
☐ Ground Floor Tenement

☐ Bungalow
☐ Maisonette

☒ Flat/Apartment
☐ Farmhouse

Age of Premises

☒ 0-20 years

☐ Over 20 years

☐ Pre WW2

Surroundings

☐ Sea View

☐ Country View

☒ Urban

Environment

☒ Quiet

☐ Traffic

☐ Entertainment

☐ Industrial

State of

Construction

☐ Shell

☐ Semi-finished **

☒ Finished ***

Level of Finishes

☐ Good

☒ Adequate

☐ Poor

Amenities

Tick as many as appropriate

☐ With Garden
☒ No Garage

☐ With Pool
☐ One Car Garage

☐ With Lift
☐ Two Car Garage

☐ With Basement
☐ Multi Car Garage

Airspace

☐ Ownership of Roof

☐ No Ownership of Roof

☒ 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:

14/06/19

Perit's Signature:

Warrant Number:

Rubber Stamp:



570

Perit David Paul Grima
B.E. & A. (Hons). Msc (Lond). D.I.C.
PG. Dip (Cons), M.I.C.E., C.Eng.
Warrant No: 570
Mobile 99878024