

Fil-Prim Awla' tal-Qorti Civili

Fil-Atti tas-Subbasta Nru. 19/19

Lombard Bank Malta p.l.c.

Vs

Denise Buttigieg



Relazzjoni tal-Perit Arkitett

Miriam Magri  
B. E. & A. [Hons] A. & C. E.

Il-Hamis, 5 ta' Dicembru, 2019

## Indirizz tal- Propjeta' – Chez Mary Anne, Triq is-Santwarju, Mensija, San Gwann

Access fil-propjeta' hawn fuq imsemmija sar nhar il-Hamis, 28 ta' Novembru 2019, ghall-habta tad-disgha ta' filghodu (9.00am). L-access sar permezz ta' sgass fil-propjeta' skont digriet mahrug minn din l-Onorabbi Qorti fl-10 ta' Lulju 2019 u dan sar fil-prezenza tal-Marixxall tal-Qorti, uffijali tal-pulizija, uffijali mill-Animal Welfare u rappresentant tal-bank. Sid il-post ma kienx prezenti.

### **Fond**

Il-fond imsemmi 'Chez Mary Anne' minghajr numru uffijali fi Triq is-Santwarju, Mensija, San Gwann, jikkonsisti f'maisonette li huwa sovrastanti maisonette iehor bl-isem 'St Joseph' u li huwa propjeta' ta' terzi. Din il-propjeta' hija libera u franka u tinkludi l-arja relattiva u d-drittijiet u l-pertinenzi kollha tagħha.

Din il-propjeta' giet akkwistata permezz ta' kuntratt fl-atti tan-Nutar Robert John Muscat datat hmistax (15) ta' Mejju tas-sena elfejn (2000).

Din il-propjeta' tmiss mit-tramuntana ma' l-imsemmija Triq is-Santwarju u min-nofsinhar u mill-grigal ma' propjeta' ta' Saverio Micallef jew l-aventi kawza tieghu, bis-sistema ta' dranagg in komuni mal-maisonette sottostanti u li jharsu fuq il-bitha tal-maisonette sottostanti.

### **Deskrizzjoni**

Il-propjeta' hawn fuq imsemmija tikkonsisti f'dan li gej.

Il-bieb ta' barra jaghti immedjatament ghal tarag li jwassal ghall-ewwel sular (first floor). F'dan is-sular wiehed jista' jsib kuritur li jaghti access ghall-kamar kollha f'dan il-livell. Fil-fatt, il-kuritur jaghti għal 'living room' li hi konnessa mal-kcina / kamra ta' l-ikel permezz ta' fethiet pjuttost kbar. Il-kcina tagħti ghall-kamra tal-banju fuq in-naha ta' gewwa nett. Id-dawl u l-arja ghall-kcina / kamra ta' l-ikel u kif ukoll ghall-kamra tal-banju gejjin minn fethiet li

jagħtu għal fuq bitha ta' terzi. Il-kuritur jagħti wkoll ghall-kamra kbira tas-sodda (immarkata bhala Main Bedroom fuq il-pjanta annessa) u anka ghall kamra tas-sodda izghar (Spare Bedroom). Dawn iz-zewg kmamar tas-sodda jieħdu d-dawl u l-arja minn fethiet fuq Triq is-Santwarju.

Fit-tieni kamra tas-sodda (Spare Bedroom) wieħed isib tarag li jwassal għall-livell tal-bejt. Fil-fatt it-tarag jagħti għal kamra tal-bejt fuq il-lemin u ‘store’ zghir fuq ix-xellug. Il-bieb tal-washroom jagħti ghall-bejt li jissovrapposta il-kmamar ta’ l-ewwel sular.

Is-sit fiċċiżi superficjali ta’ madwar 98.6 metru kwadru, b’faccata wiesgha madwar 1.6 metri fis-sular t’isfel u faccata wiesgha 7.9 metri fl-ewwel sular. Dan il-fond jiftah b’mod irregolare fuq gewwa u għandu fond massimu ta’ madwar 15-il metru. L-gholi intern tal-propjeta’ fl-ewwel sular (first floor) huwa ta’ 3.28m filwaqt li l-washroom fis-sular tal-bejt hija għolja 2.15m internament.

Ritratti tal-propjeta’ huma pprezentati f’Anness B.

### **Skemi ta’ l-Awtorita’ ta’ l-Ippjanar**

Il-propjeta’ tinsab gewwa area residenzjali go San Gwann, hekk kif jidher minn ‘San Gwann East Policy Map’ li tifforma parti minn ‘North Harbour Local Plan’ li huwa dokument ufficċjali ta’ l-Awtorita’ tal-Ippjanar. Il-lokazzjoni tal-post hija identifikata f’Anness A.

Skont ‘San Gwann East Building Heights & Urban Design, l-gholi permessibl f’din iz-zona kif skemat mill-Awtorita’ tal-Ippjanar m’ghandux jaqbez it-tliet sulari u semi-basement fuq il-livell tat-triq. Skont policy P35 u Annex 2 fil-linji gwida tad-disinn mahrugin mill-Awtorita’ ta’ l-Ippjanar, dan l-gholi massimu huwa ekwivalenti għal 17.5m. Dan ifisser li l-propjeta’ għandha potenzjal għal zvilupp ta’ zewg sulari ohrajn.

### **Kundizzjoni tal-Fond**

B’mod generali, il-propjeta’ hija mibnija b’hitān tal-gebel u soqfa tal-konkos iserrhu fuq il-hitan. Il-binja li hija relativament antika, mhijiex rinnovata u tinsab fi stat pjuttost mitluq. Il-post huwa abitabbli pero għandu bzonn xogħol ta’

manutenzjoni. L-art hija ppavimentata generalment minn madum antik Malti. L-aperturi generalment huma ta' l-aluminium appart i-bieb ta' barra li huwa ta' l-injam.

Fuq gewwa, l-hitan huma partijiet fuq il-fil u partijiet miksija u mizbugha. Fuq barra, l-hitan fuq il-faccata ta' quddiem huma fuq il-fil. Il-kisi u z-zebgha tal-hitan tal washroom qeghdin fi stat hazin. Il-bejt huwa wkoll miksi b'membrane.

Il-pjanti tal-propjeta' kif imkejla huma mehmuza f'Anness C. Ta' min isemmi li minhabba li din il-propjeta' tmur lura ghal qabel 1-1967 kif tixhed il-pjanta tas-sit f'Anness A Stampa 2 ma jigux applikati il-ligijiet tas-sanita' u r-regolamenti tal-bini stipulati mill-Awtorita' tal-Ippjanar.

### Valutazzjoni

Wara li kkunsidrajt il-fatturi kollha msemmija hawn fuq, li jinkludu il-lokalita', it-tip u l-kundizzjoni tal-propjeta', l-iskemi ta' bini ezistenti applikabbi fuq issit u skont l-informazzjoni provduta li l-propjeta' hi libera u franka, l-esponent jistma l-propjeta' fl-ammont ta'

Mitejn u Ghoxrin Elf Ewro (€220,000).

*H. M. M.*



Perit Miriam Magri  
B. E. & A. [Hons] A. & C. E.

15 JAN 2020

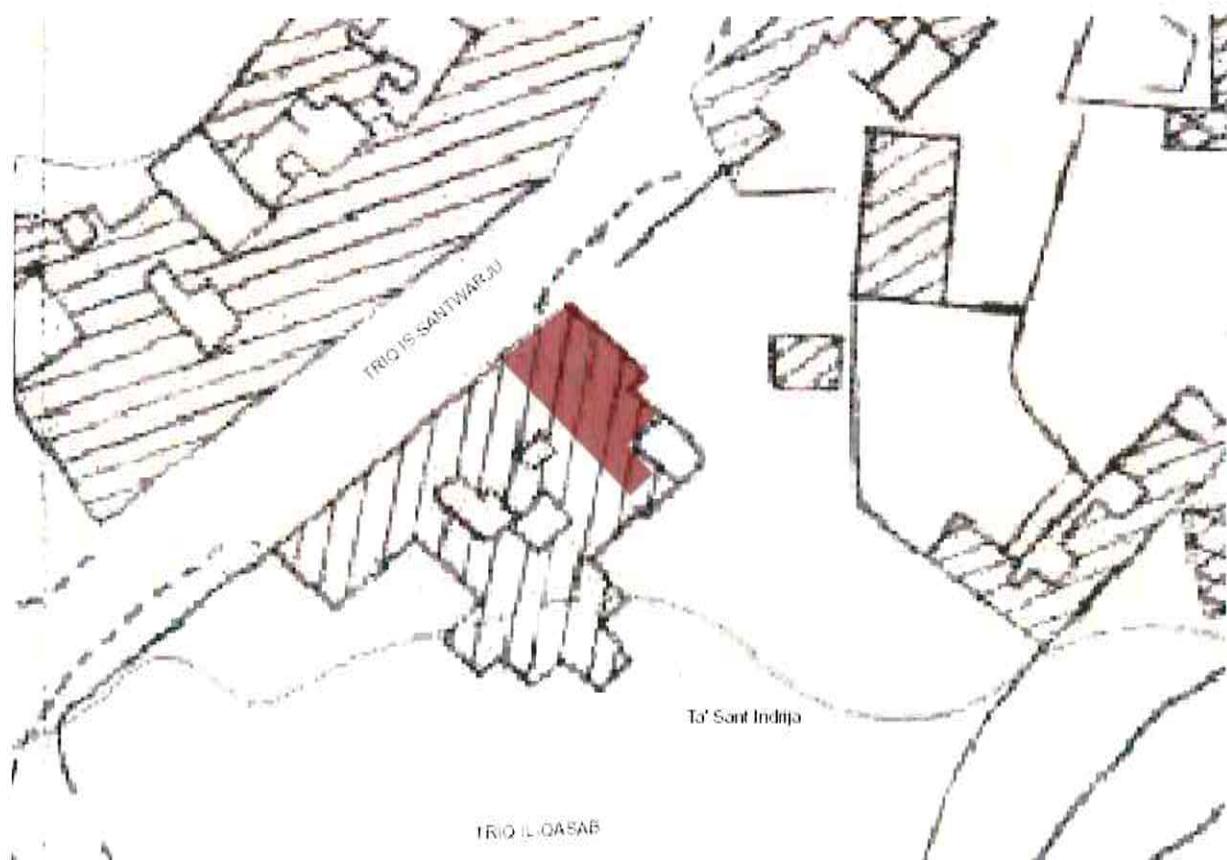
Illum \_\_\_\_\_  
Ipprezentata mill- *Perit M. Magri*  
B/Vla dok \_\_\_\_\_ dokumenti  
dok wieħed (1)

*AS*  
Annalise Spiteri  
Deputat Registratur  
Qrati tal-Gustizzja (Malta)

Anness A: Pjanti tas-Sit



Stampa 1: Is-Sit immarkat fuq ritratt mehud mill-ajru

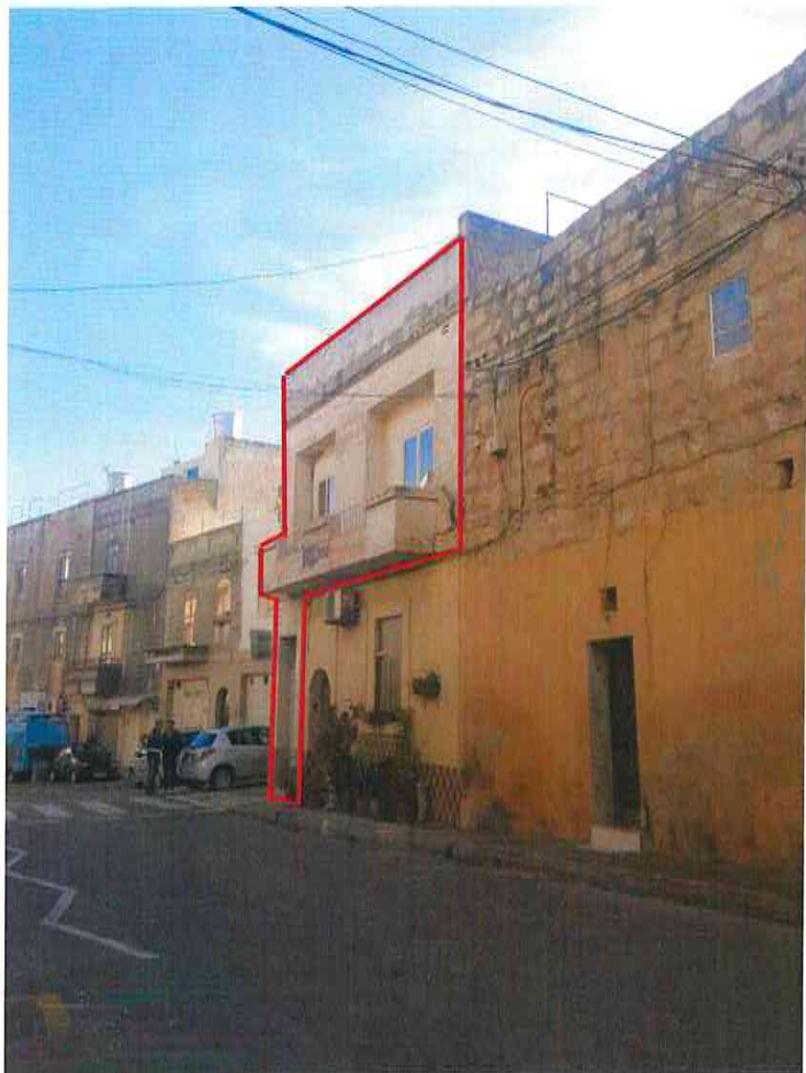


Stampa 2: Is-Sit immarkat fuq pjanta tas-sit tas-sena 1968

Anness B: ‘Survey’ Fotografiku



Ritratt 1: Ritratt tal-faccata mehud minn Triq is-Santwarju



Ritratt 2: Ritratt iehor tal-faccata mehud minn Triq is-Santwarju



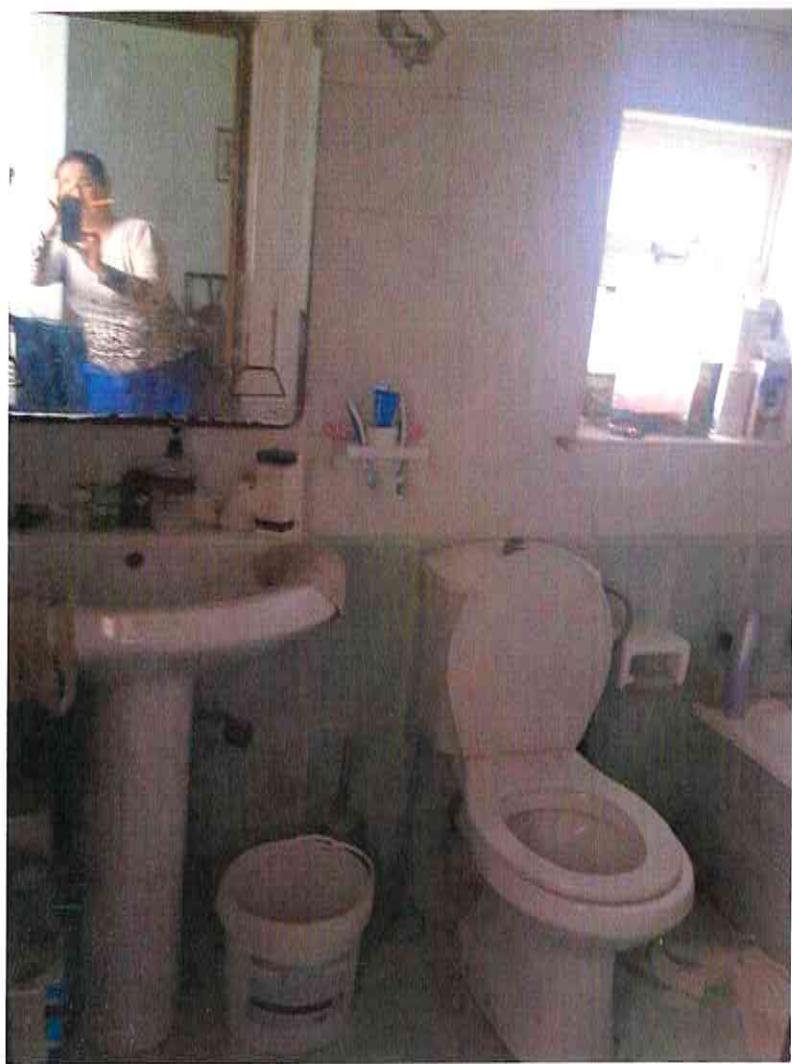
**Ritratt 3: Ritratt tat-tarag li mil-livell tat-triq iwassal fl-ewwel sular**



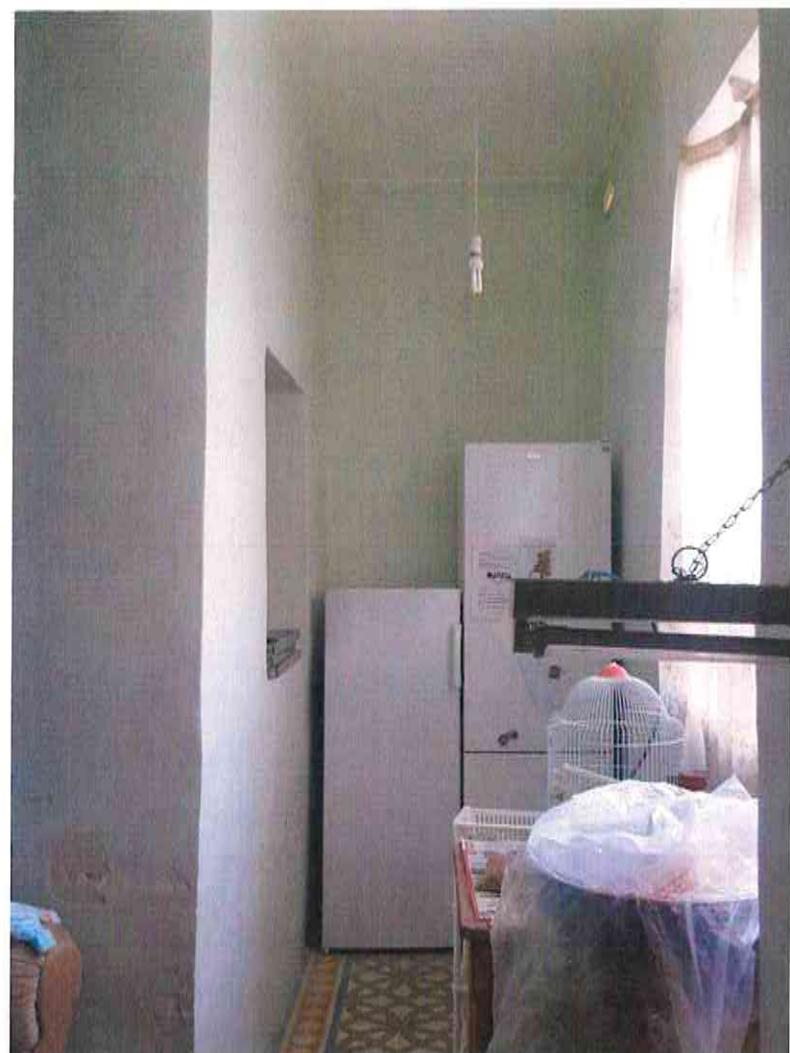
Ritratt 4: Ritratt mehud mill-kcina u jhares lejn il-'living room'



**Ritratt 5: Ritratt mill-kcina jhares lejn il-kamra tal-banju**



Ritratt 6: Ritratt tal-kamra tal-banju



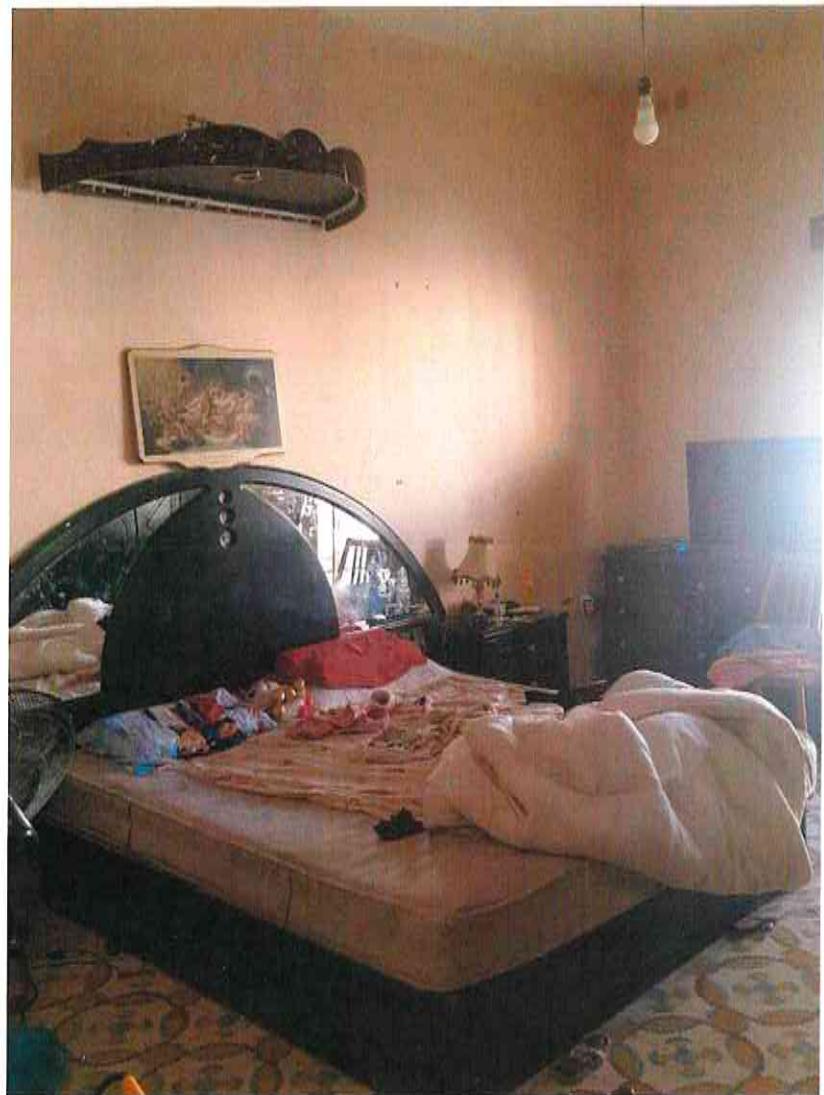
Ritratt 7: Ritratt tal-keina



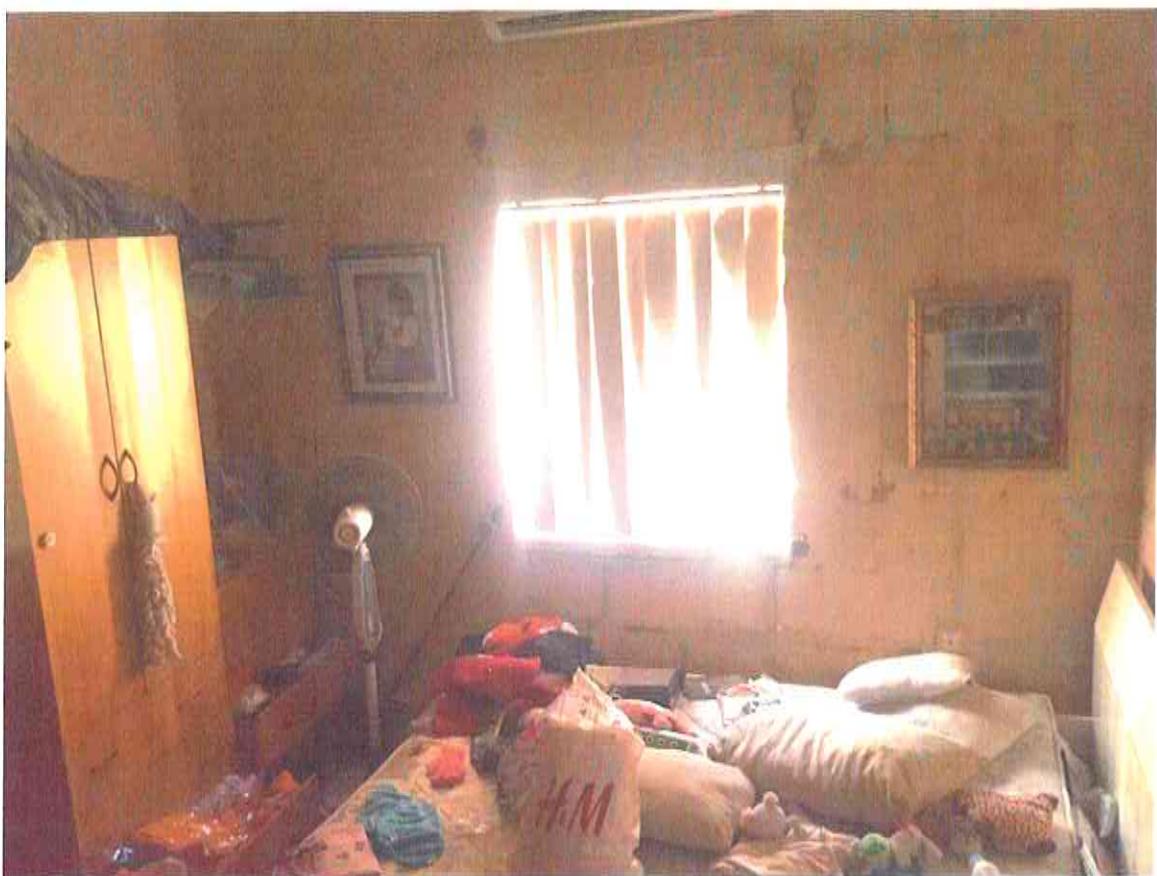
Ritratt 8: Ritratt tal-'living room'



Ritratt 9: Ritratt tal-kuritur



Ritratt 10: Ritratt tal-kamra l-kbira tas-sodda (main bedroom)



Ritratt 11: Ritratt tal-kamra z-zghira tas-sodda (spare bedroom)



Ritratt 12: Ritratt tal-kamra z-zghira tas-sodda (spare bedroom)



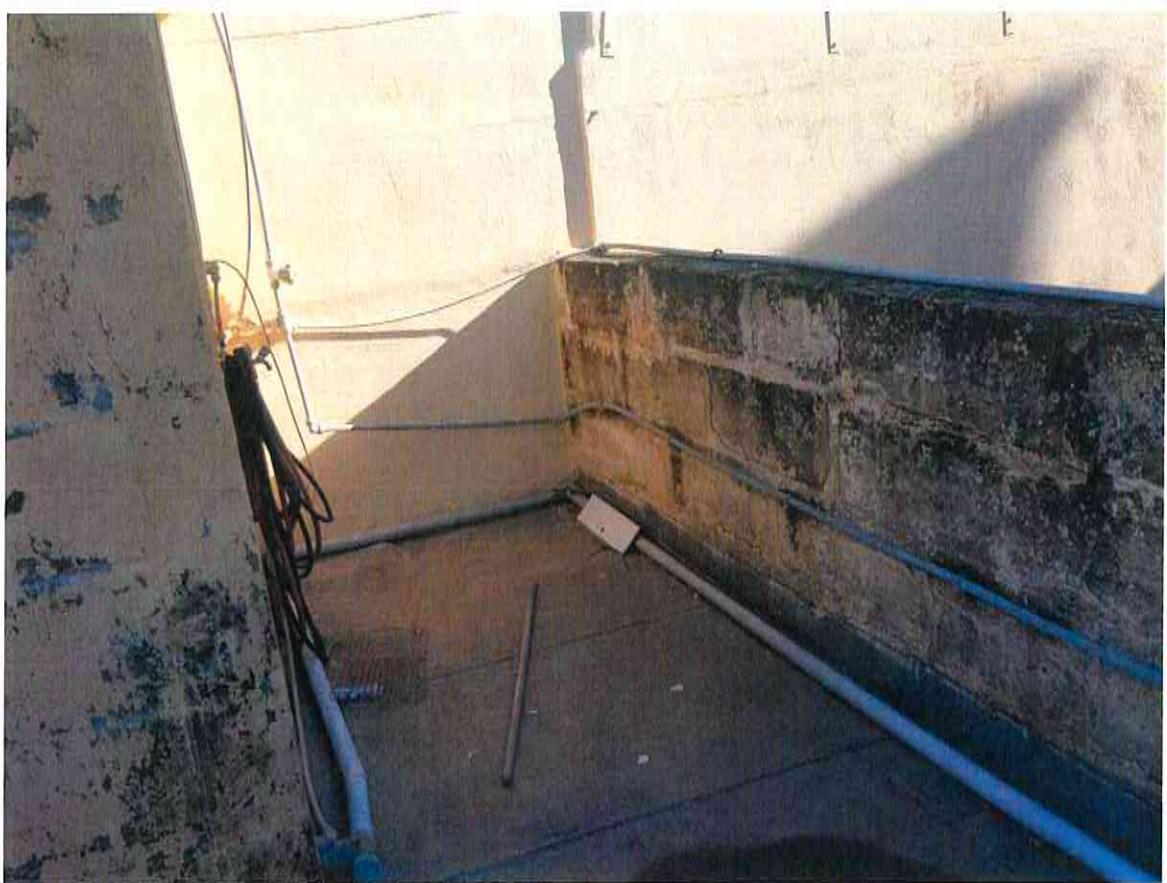
Ritratt 13: Ritratt tat-tarag li mill-kamra z-zghira tas-sodda jaghti ghall-bejt



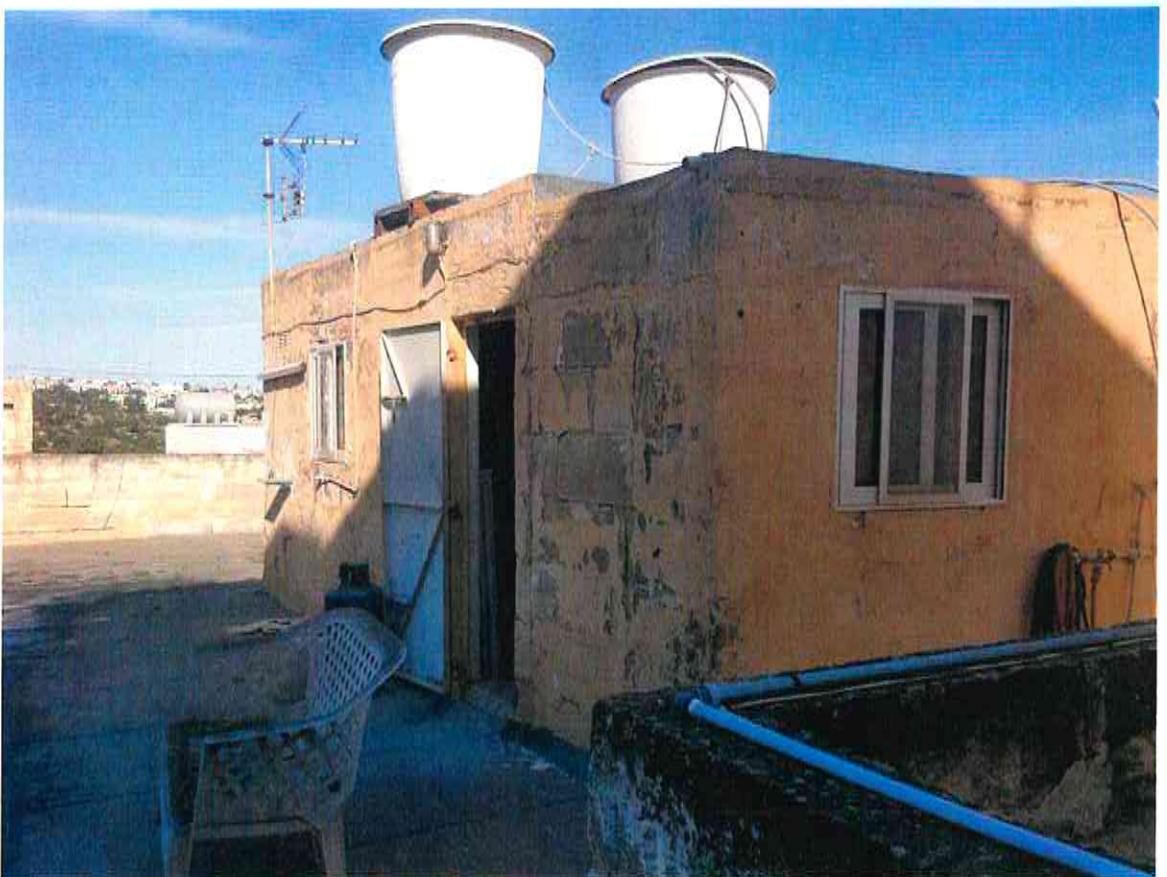
Ritratt 14: Ritratt tal-bejt



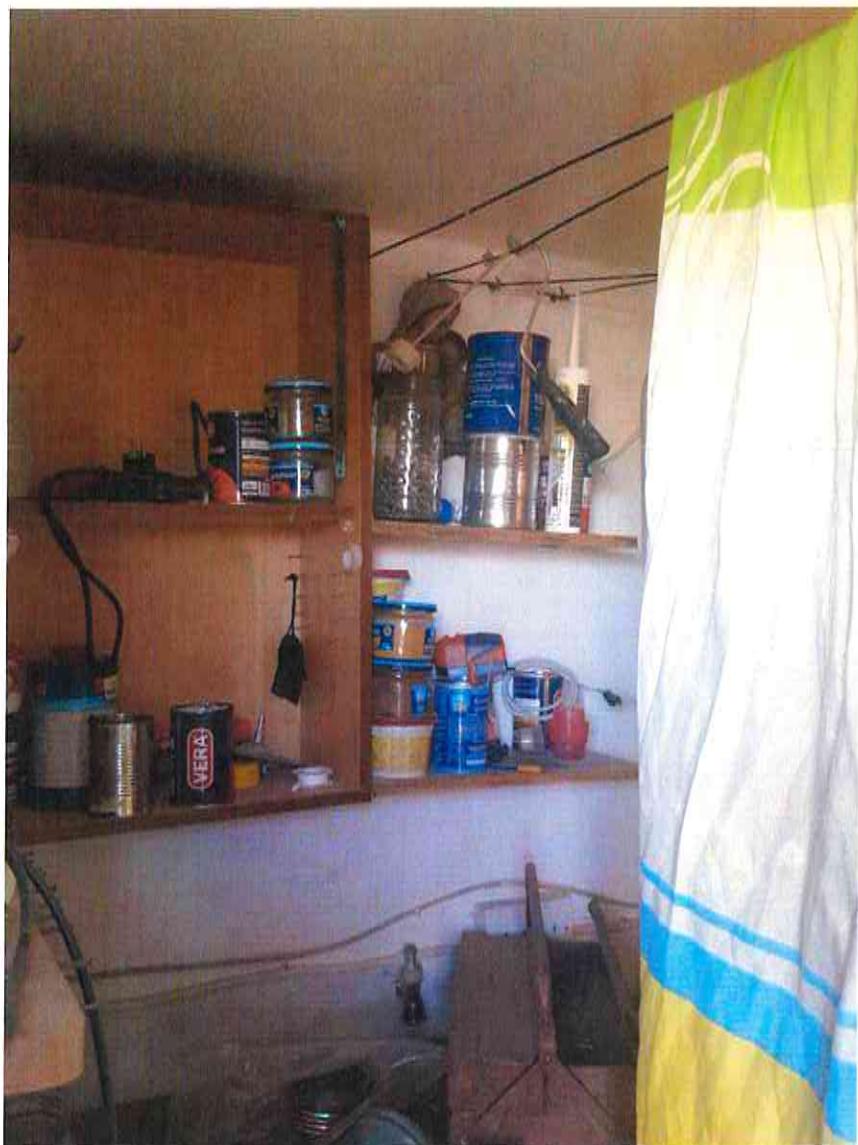
Ritratt 15: Ritratt tal-bejt



Ritratt 16: Ritratt tal-bejt



Ritratt 17: Ritratt tal-kmamar tal-bejt minn barra

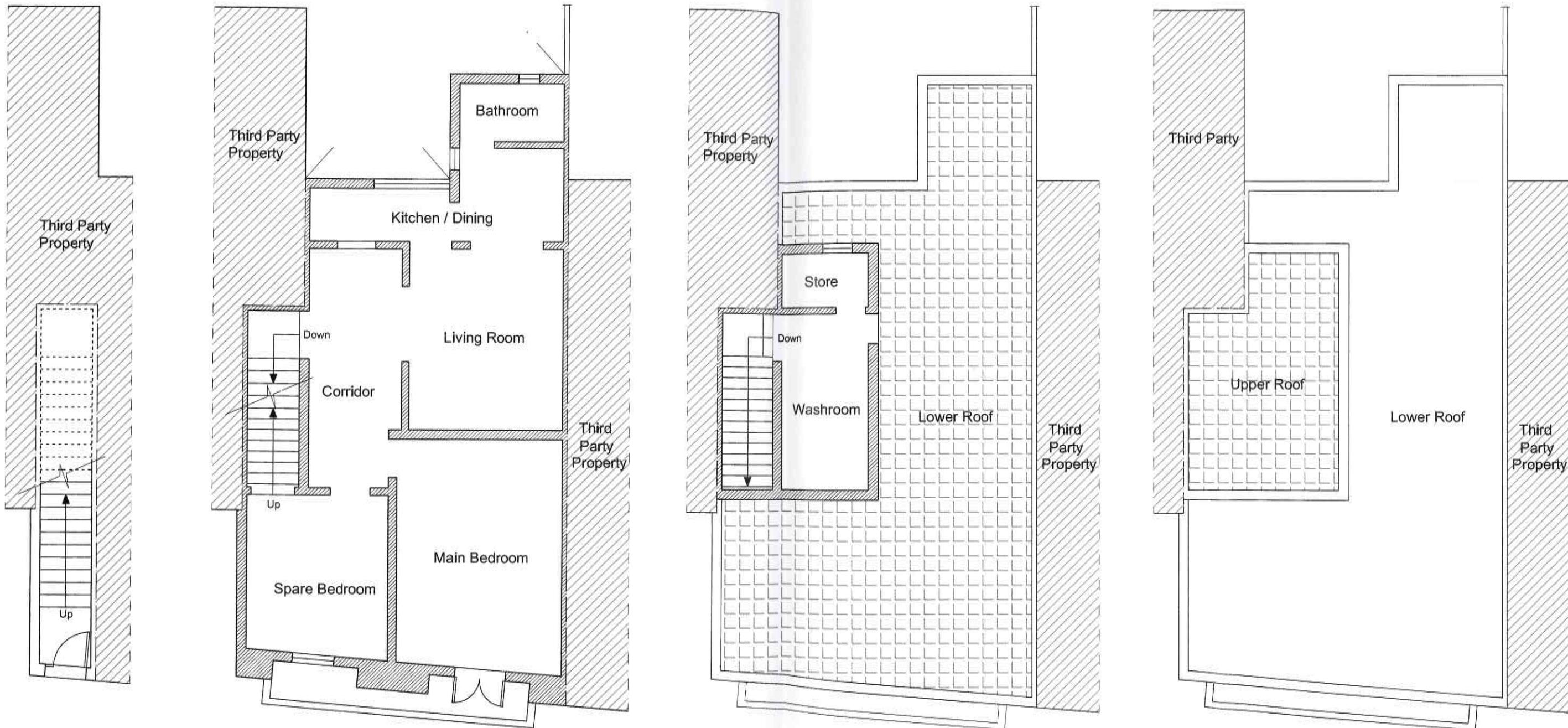
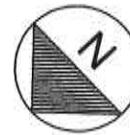


Ritratt 18: Ritratt ta' l-istore fil-livell tal-bejt



Ritratt 19: Ritratt tal-washroom fil-livell tal-bejt

**Anness C: Pjanti tal-Propjeta'**



Ground Floor Plan as Existing

Scale 1:100

First Floor Plan as Existing

Scale 1:100

Roof Plan as Existing

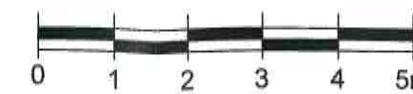
Scale 1:100

Upper Roof Plan as Existing

Scale 1:100

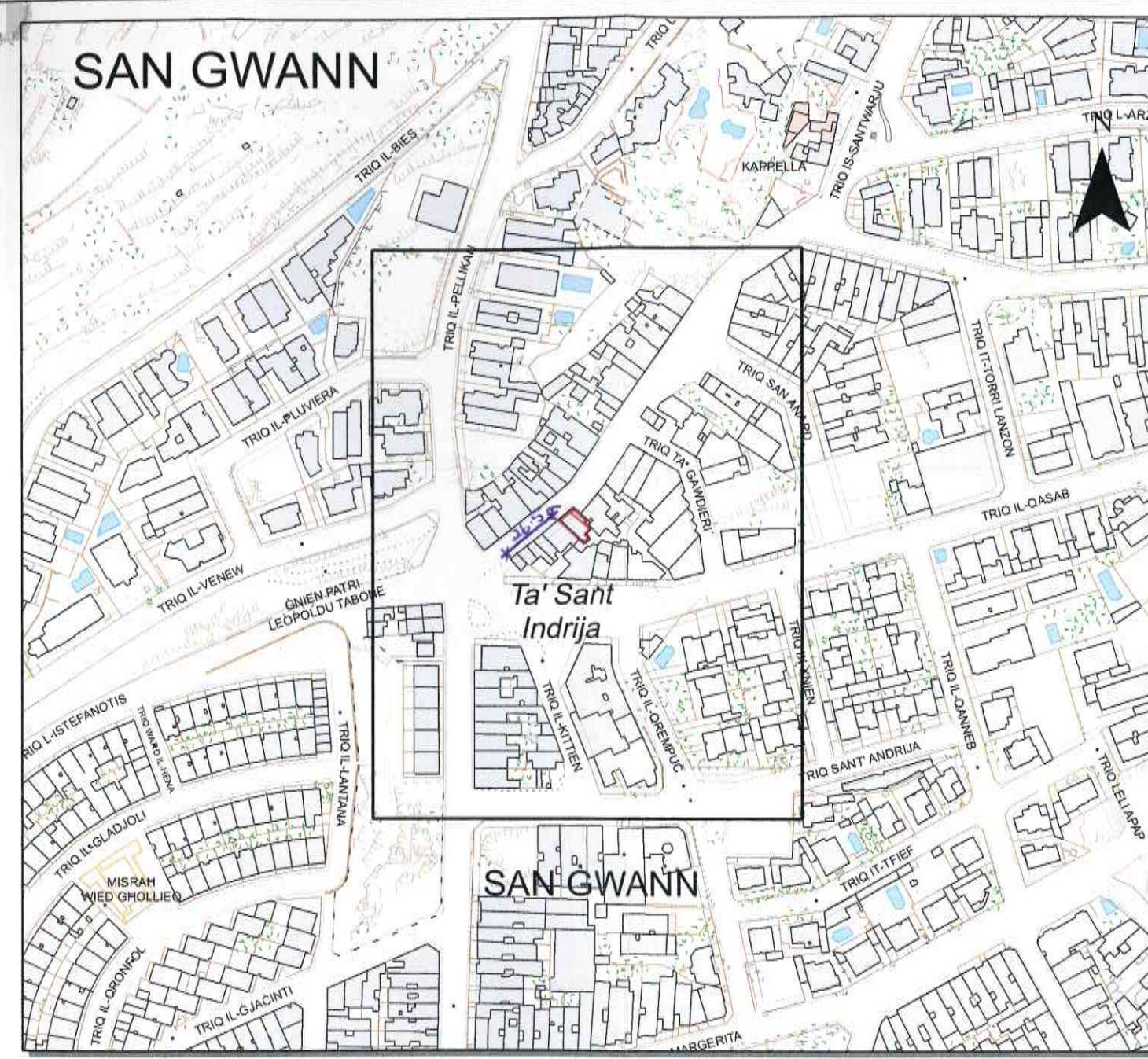
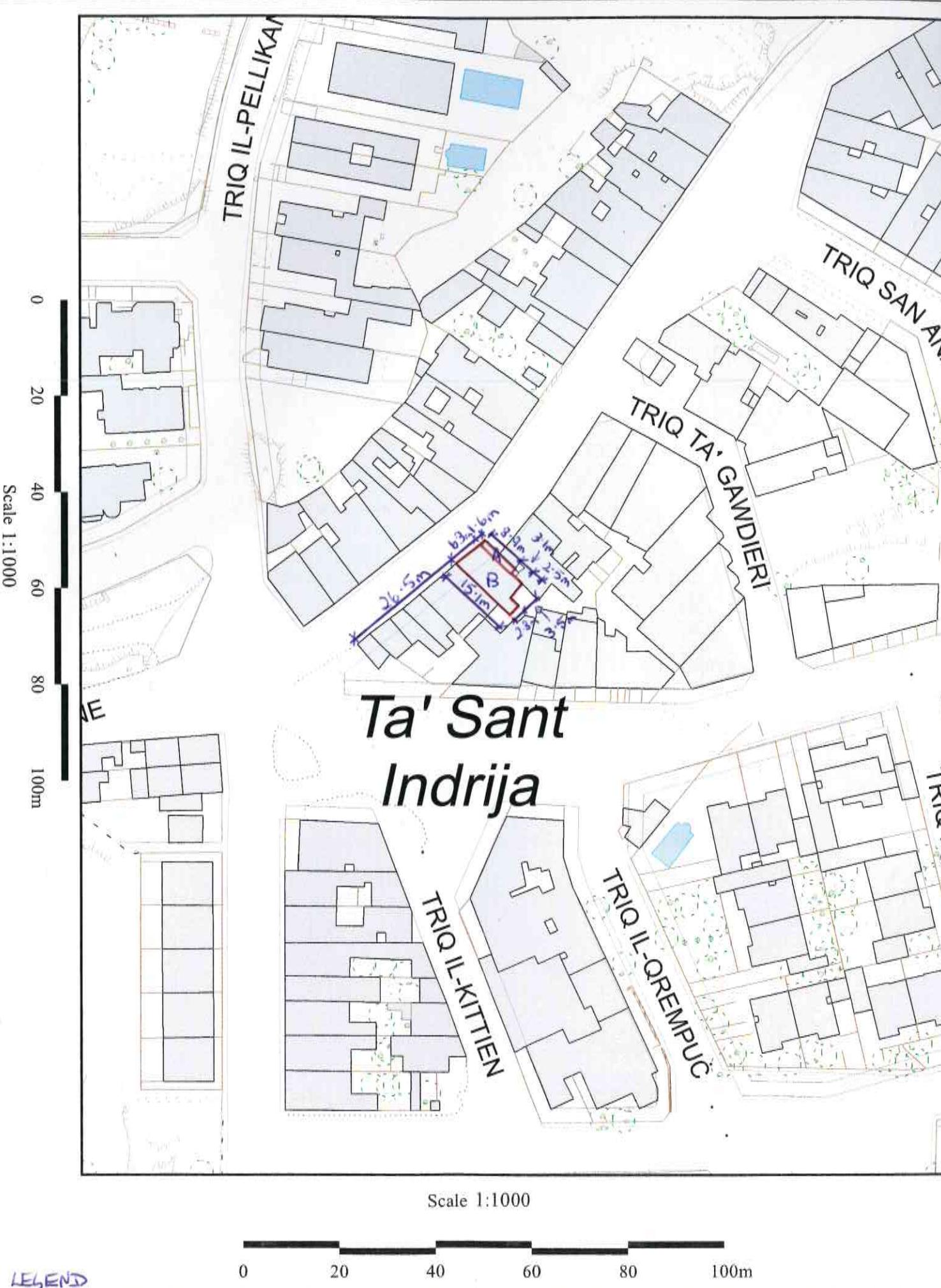


*M.J.*



Drawing Title: Ground Floor, First Floor, Lower Roof and Upper Roof Plans as Existing	
Property Address:  'Chez Maryanne' Triq Is-Santwarju, San Gwann	
Rev No:	Architect: Perit Miriam Magri 43, Triq Is-Sedqa, Attard Mobile: 7926 4492 Email: mirmus@gmail.com
0 1	
Drawing Number: A-100-01	Project No.: DR-001
Size: A3	
Date: 24/01/20	Drawn By: MM
Checked By: MM	Scale: 1:100

**Anness D: Pjanta tar-Registru ta' l-Artijiet**



Anness E: It-Tmien Skeda

**PART III**  
**EIGHTH SCHEDULE**

**Physical Attributes of Immovable Property**

Locality	SAN GWANN	Address	CHEZ MARY ANNE TRIZ 15 - SANTUAR TU MENSITA, SAN GWANN
Total Footprint of Area Transferred *	98.6 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 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 type="checkbox"/> 0-20 years	<input checked="" 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 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 type="checkbox"/> Good	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities <i>Tick as many as appropriate</i>	<input checked="" type="checkbox"/> With Garden <input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> With Pool <input type="checkbox"/> One Car Garage	<input type="checkbox"/> With Lift <input 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: 05/12/19

Perit's Signature:

M.J.

Warrant Number:

636

Rubber Stamp:

