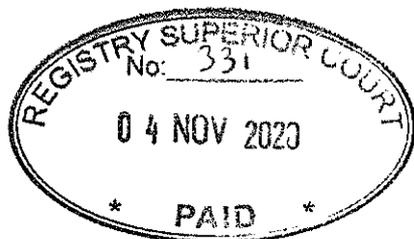


Fil-Prim Awla' tal-Qorti Civili

Fil-Atti tas-Subbasta Nru. 25/19



Bank of Valletta p.l.c.

Vs

Matthew Scicluna

Relazzjoni tal-Perit Arkitett

Bernice van Dijk
B. E. & A. [Hons] A. & C. E.

Il-Hamis, 29 ta' Ottubru, 2020

Indirizz tal- Propjeta' – 44. Sqaq numru tmienja (8), Triq Biccieni, Zabbar

Access fil-propjeta' hawn fuq imsemmija sar nhar il-Erbgħa, 14 ta' Ottubru 2020, għall-habta tad-disgħa ta' filgħodu (9.00am). L-access sar permezz ta' sgass fil-propjeta' u dan sar fil-prezenza tal-Marixxall tal-Qorti, ufficjali tal-pulizija u rapprezentant tal-bank. Sid il-post ma kienx prezenti.

Fond

Il-fond imsemmi b' numru 44 fi Sqaq numru tmienja (8), Triq Biccieni, Zabbar, jikkonsisti f' maisonette li għandu parti sottostante maisonette iehor b' numru 45 u li huwa propjeta' ta' terzi.

Din il-propjeta' giet akkwistata permezz ta' kuntratt fl-atti tan-Nutar Dottor Carmelo Lia datat sitta u ghoxrin (26) ta' Awissu tas-sena elfejn (2003).

Deskrizzjoni

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

Il-bieb ta' barra jagħti immedjatement għal kmamar li qedin fis-sular terran. F' dan is-sular wiehed jista' jsib entrata li tagħti access għall-kmamar kollha f' dan il-livell. Fil-fatt, l-entrata tagħti għal kcina/kamra ta' l-ikel permezz ta' fethiet pjuttost zgħar li hi konnessa mal-living room permezz ta' fetha oħra. Il-kcina/kamra ta' l-ikel tikkonsista f' bitha interna, msaqfa mat-tieni sular li tinkludi wkoll 'skylight'. Id-dawl u l-arja għall-kcina / kamra ta' l-ikel gejgin min shaft zgħir kief ukoll mill 'skylight'. Minhabba illi il-bitha interna giet imsaqfa, il-'living room' m'għandix sors ta' dawl u arja.

L-access għas-sular ta' fuq huwa min tarag ta' l-injam li jinsab fil-kcina/kamra ta' l-ikel. Il-tarag jagħti għall-kamra tas-sodda (immarkata bhala Bedroom fuq il-pjanta annessa) u anke għall kamra tal-banju (Bathroom). Il-kamra tal-banju għandha tieqa li tagħti għal fuq bitha ta' terzi u tinkludi mahzen f' livell għoli. Minhabba illi il-bitha interna giet imsaqfa, il-kamra tas-sodda m'għandix sors ta' dawl u arja. Il-fond msemmi m'għandu l-ebda tarag jew access li jwassal għal fuq il-bejt.

Is-sit fih kejl ta' madwar 51.3 metru kwadru fis-sular ta' isfel u ta' madwar 30.3 metru kwadru fis-sular ta' fuq. Il-faccata wiesgha madwar 2.9 metri fis-sular t'isfel. Dan il-fond jiftah b'mod irregolari fuq gewwa u ghandu fond massimu ta' madwar 11.63 metri. L-gholi intern tal-propjeta' jvarja f'kull kamra. Fis-sular terran nsibu l-entrata li ghandha gholi intern ta' 2.78m filwaqt li l-'living room' hija gholja 2.2m internament. Il-kamra tas-sodda li tinsab fl-ewwel sular ghandha gholi intern ta' 3m u il-kamra tal-banju ghandha gholi intern ta' 4.55m (jinkudi l-mahzen).

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

Skemi ta' l-Awtorita' ta' l-Ippjanar

Il-propjeta' tinsab gewwa area residenzjali immarkata bhala 'Urban Conservation Area' go Haz Zabbar, hekk kif jidher minn 'Zabbar Urban South Policy Map' li tiffirma parti minn 'South Malta Local Plan' li huwa dokument ufficcjali ta' l-Awtorita' tal-Ippjanar. Il-lokazzjoni tal-post hija identifikata f'Anness A.

Skont 'Zabbar South Building Heights', l-gholi permessibli f'din iz-zona kif skemat mill-Awtorita' tal-Ippjanar m'ghandux jaqbez iz-zewg sulari. Skont policy P35 u Annex 2 fil-linji gwida tad-disinn mahrugun mill-Awtorita' ta' l-Ippjanar, dan l-gholi massimu huwa ekwivalenti ghal 11.4m.

Kundizzjoni tal-Fond

B'mod generali, il-propjeta' hija mibnija b'hitan tal-gebel, soqfa tax-xorok tal-gebel, arkati tal-gebel u travi ta' l-injam iserrhu fuq il-hitan. Il-bitha interna li giet msaqfa fit-tieni sular hija tal-konkos. Il-binja li hija antika, mhijiex rinovata u tinsab fi stat pjuttost mitluq. Il-post huwa abitabbli pero ghandu bzonn xoghol ta' manutenzjoni strutturali. L-art hija ppavimentata bil-madum u l-aperturi generalment huma ta' l-aluminium apparti l-bieb ta' barra li huwa wkoll 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-pjanti tal-propjeta' kif imkejla huma mehmuza f'Anness C.

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 applikabbli fuq is-sit, l-esponent jistma l-propjeta' fl-ammont ta'

Hamsa u Sittien Elf Ewro (€65,000).



Perit Bernice van Dijk

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

ILLUM. 16 ta' Dicembru, 2020
DEHER IL-PERIT LEGALI/TEKNIKU. Bernice Van Dijk
43848.6.M.....LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

DEPUTAT REGISTRATUR
Gaetano
Deputat Registratur
Qorti tal-Gustizzja (Malta)
Law Courts (Malta)

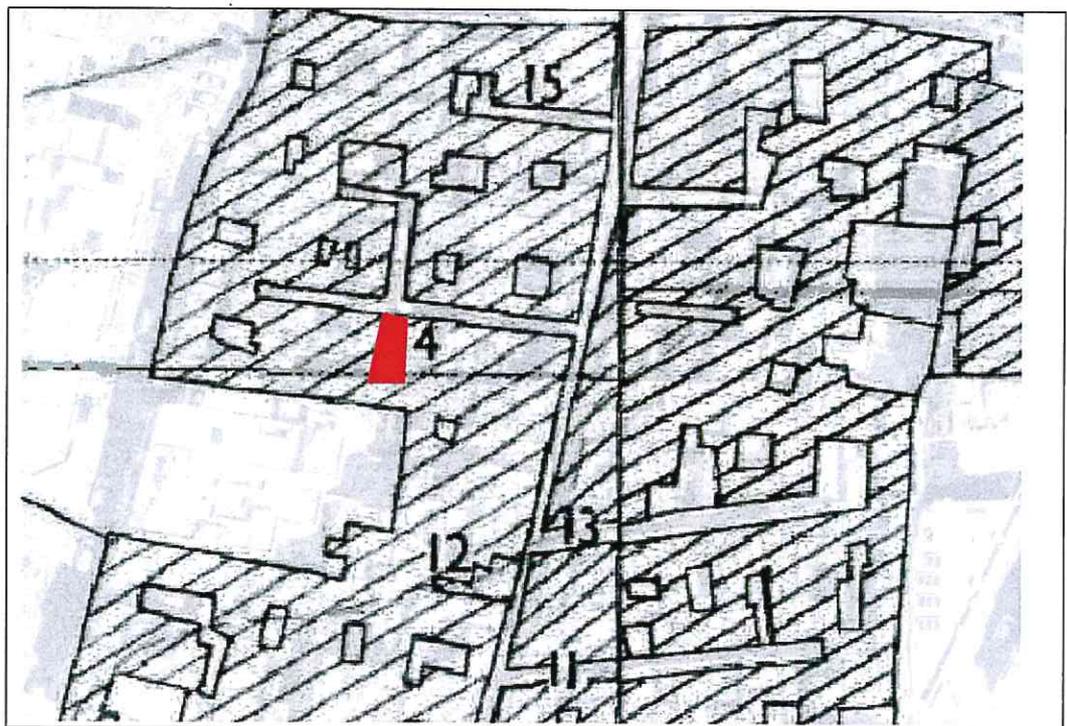
Annalise Spiteri
Deputat Registratur
Qorti tal-Gustizzja (Malta)

04 NOV 2020
Illum.....
Ipprezentata mill- Perit B. Van Dijk
B/bla dok..... dokumenti
B dok wiehed (1)

Anness A: Pjanti tas-Sit

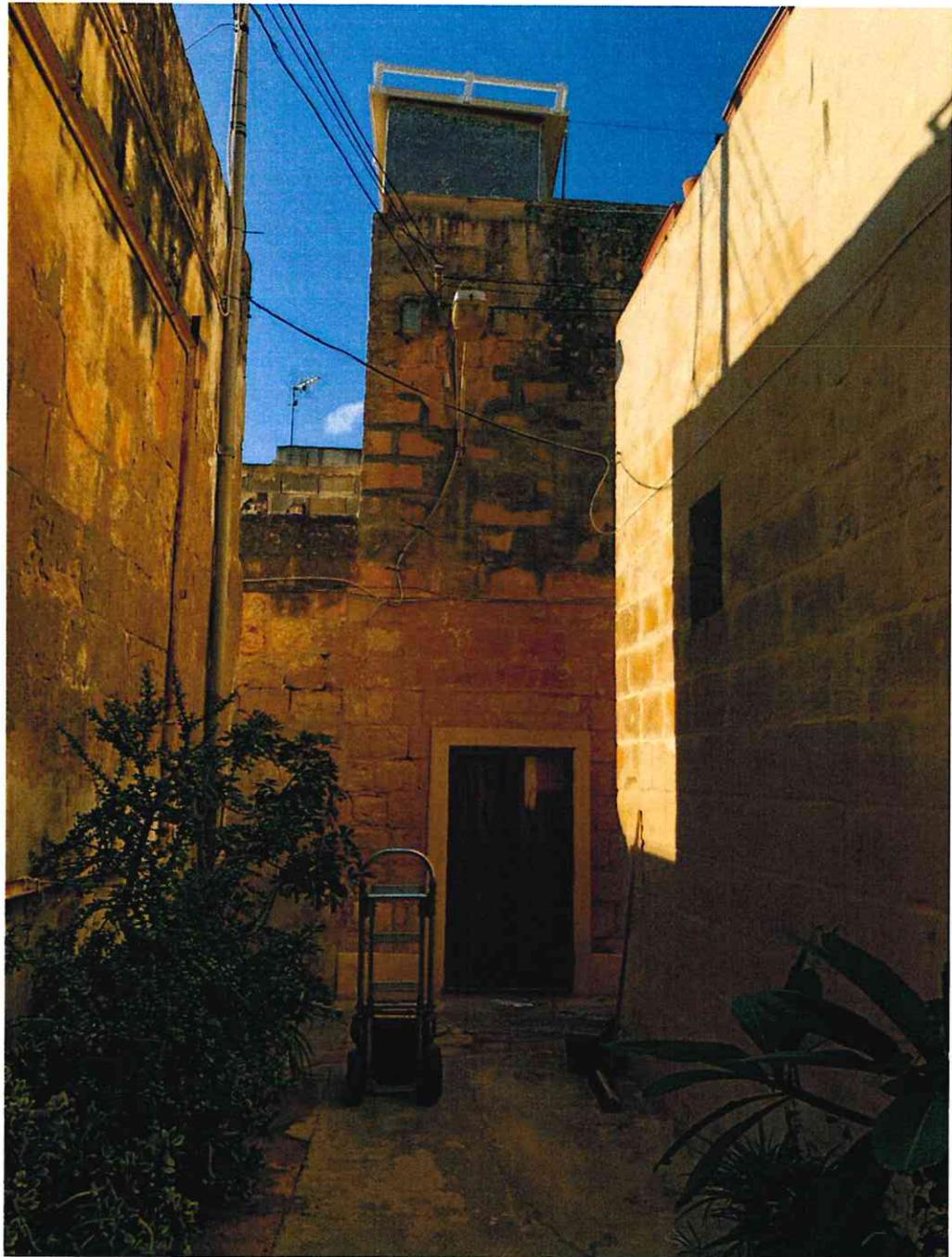


Stampa 1: Is-Sit immarkat fuq ritratt mehud mill-ajru

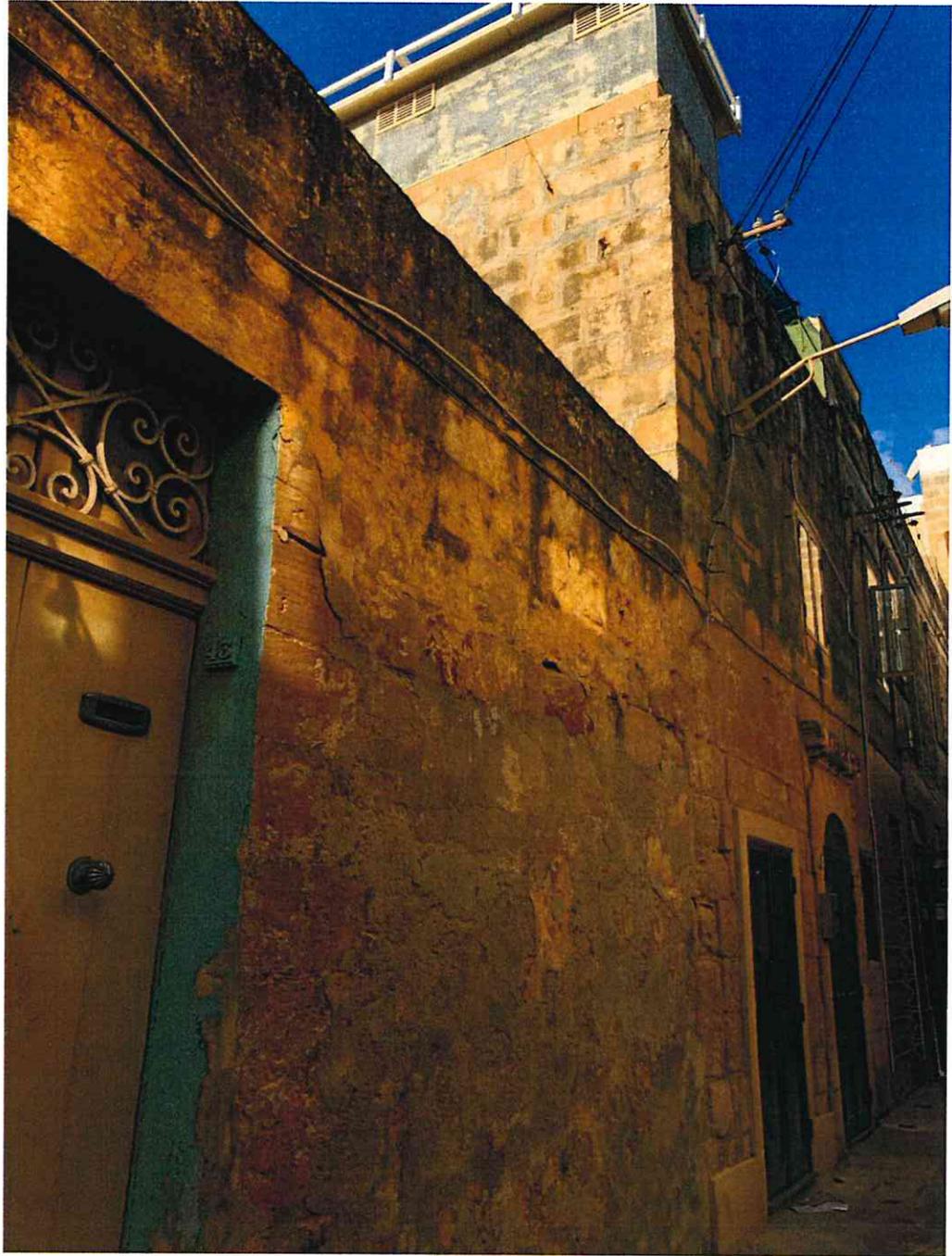


Stampa 2: Is-Sit immarkat fuq pjanta tas-sit tas-sena 1968

Anness B: 'Survey' Fotografiku



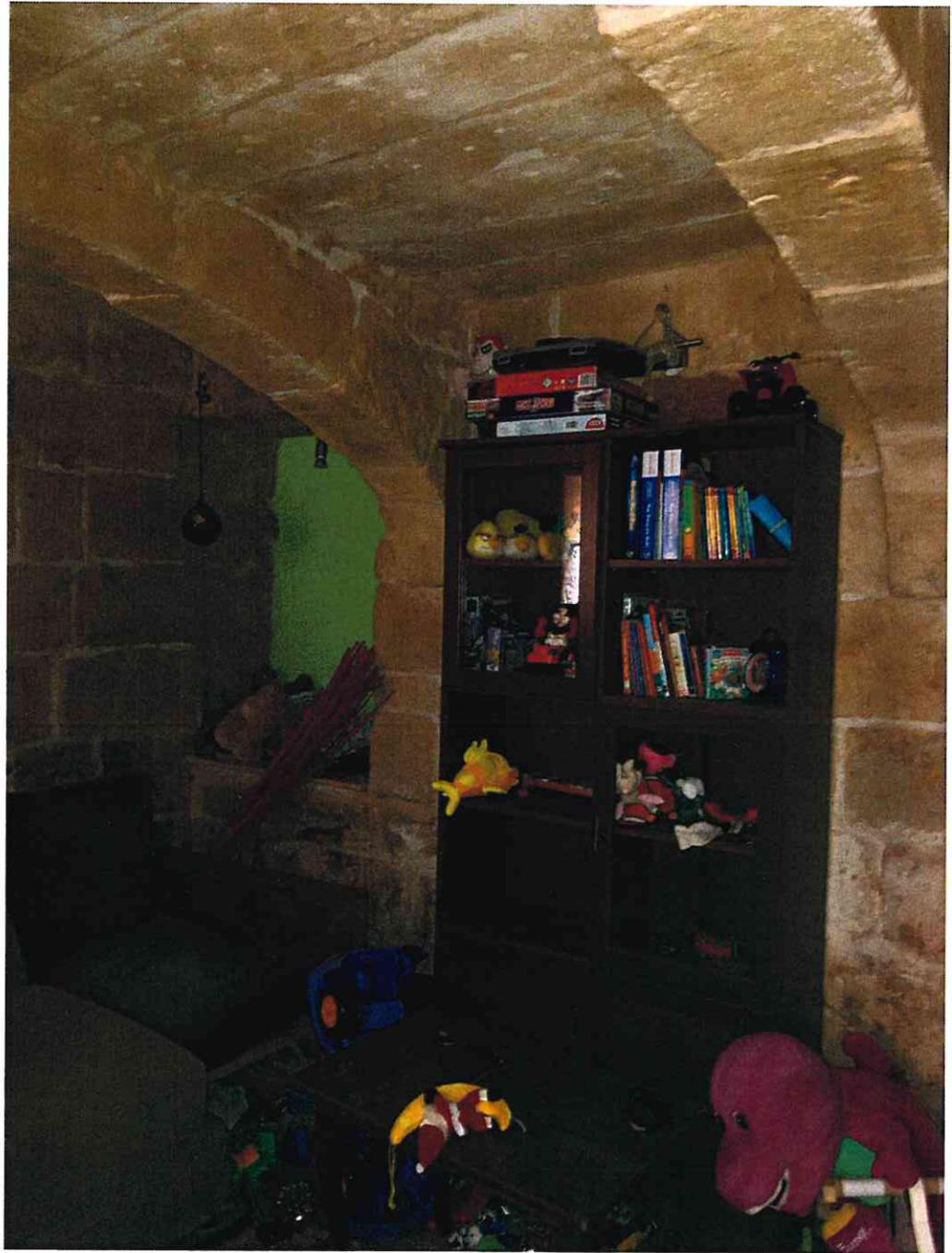
Ritratt 1: Ritratt tal-faccata



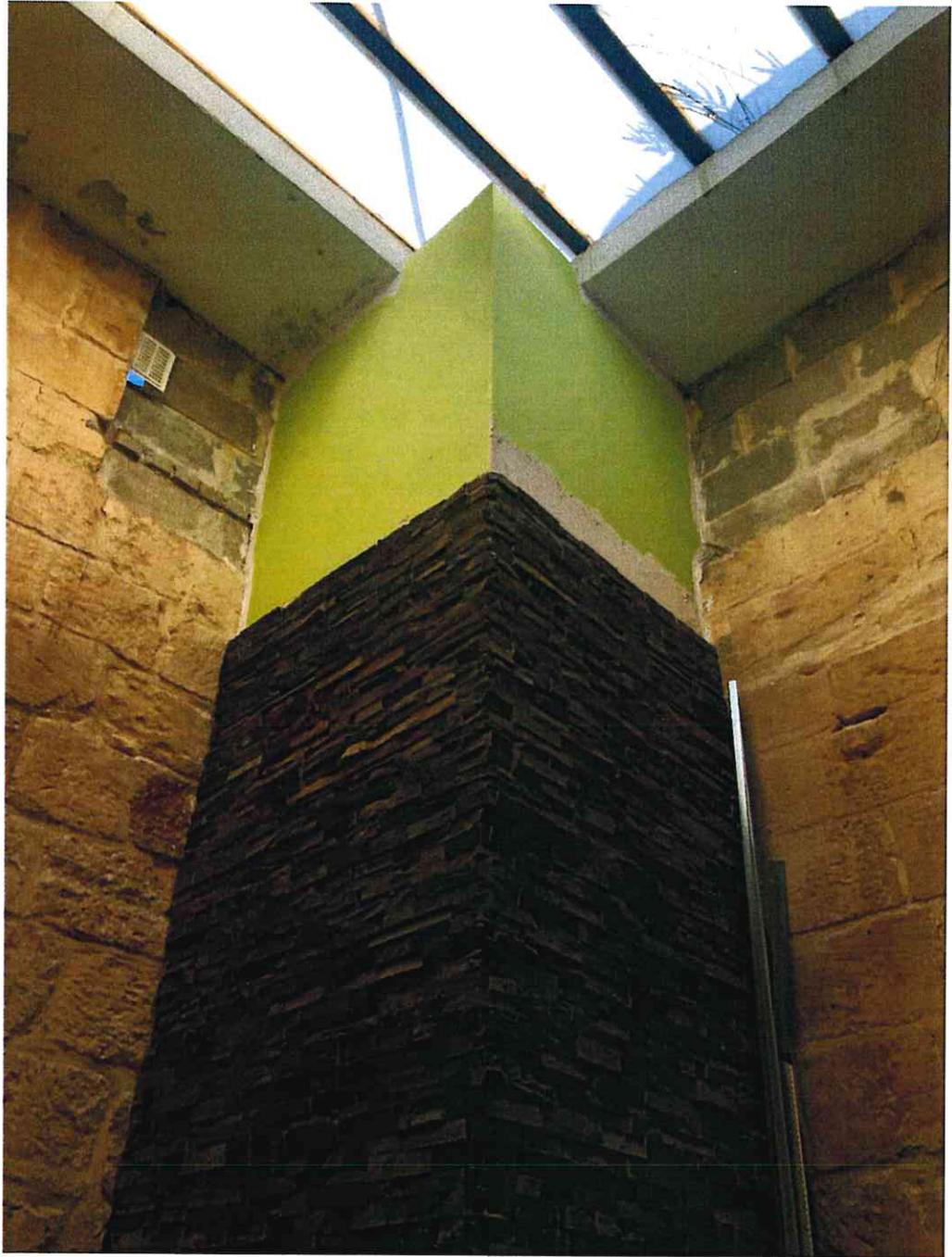
Ritratt 2: Ritratt iehor tal-faccata



Ritratt 3: Ritratt ta' l-intrata juri il-bieb ta' barra



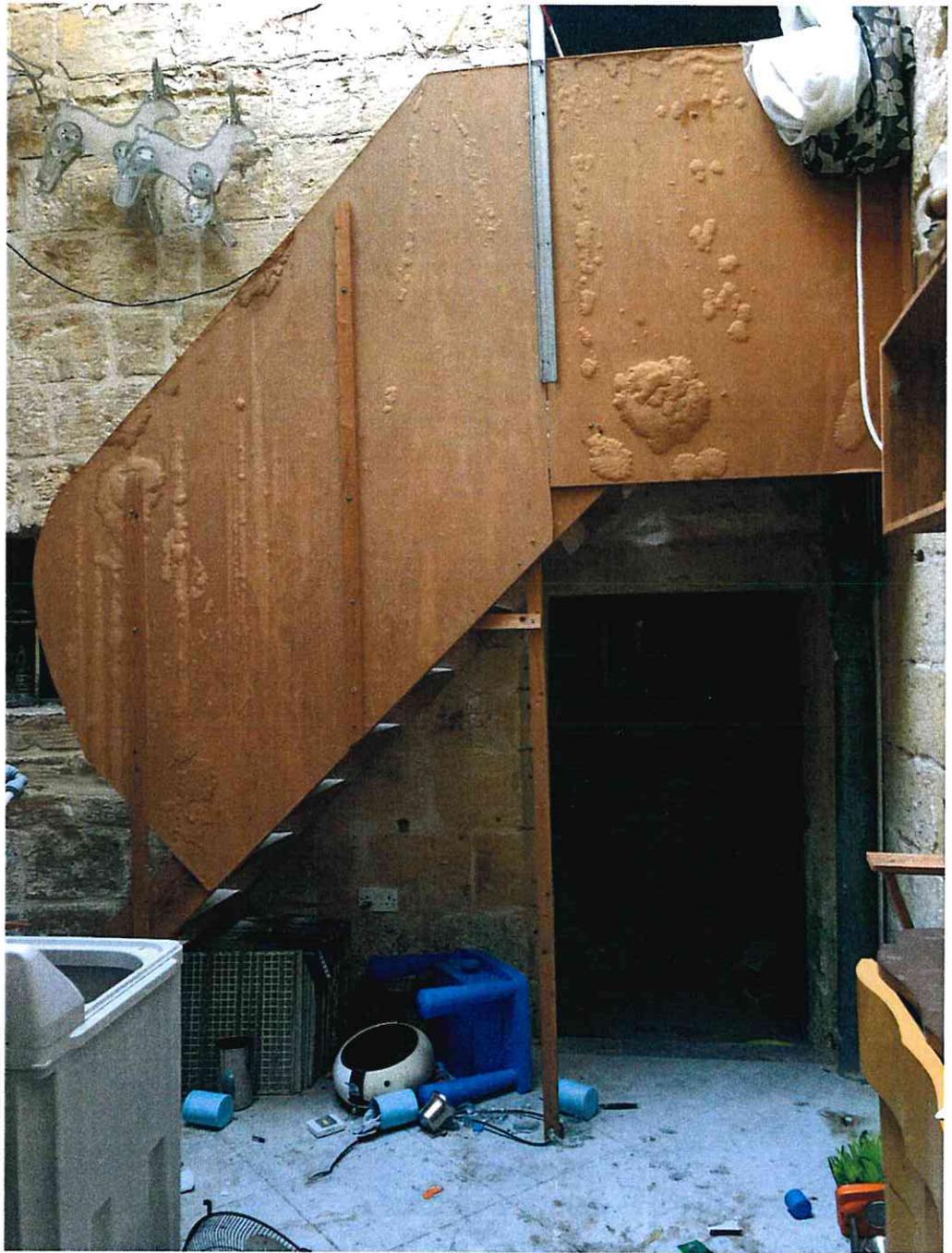
Ritratt 4: Ritratt ta' 'living room'



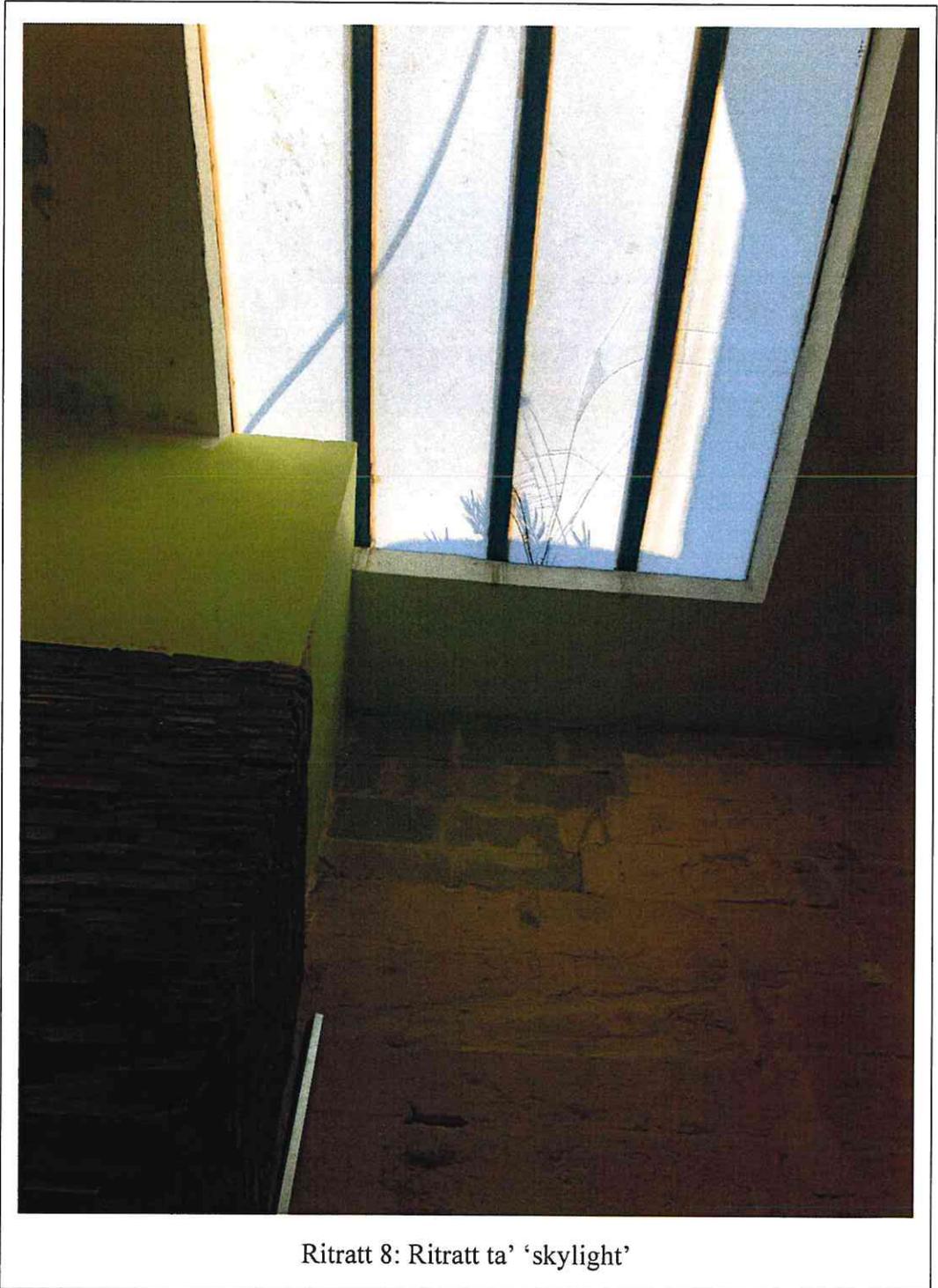
Ritratt 5: Ritratt ta' 'shaft' intern



Ritratt 6: Ritratt tal-kcina/dining room



Ritratt 7: Ritratt tat-tarag li jghati ghal-ewwel sular



Ritratt 8: Ritratt ta' 'skylight'



Ritratt 9: Ritratt tal-kamra tas-sodda

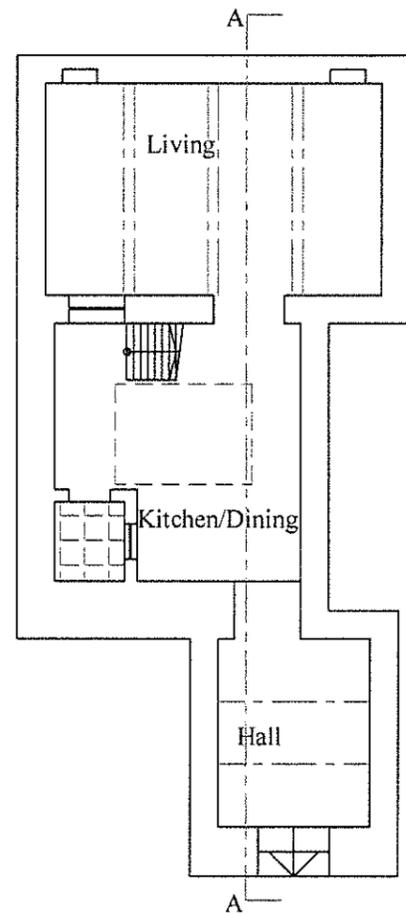


Ritratt 10: Ritratt tal-kamra tal-banju

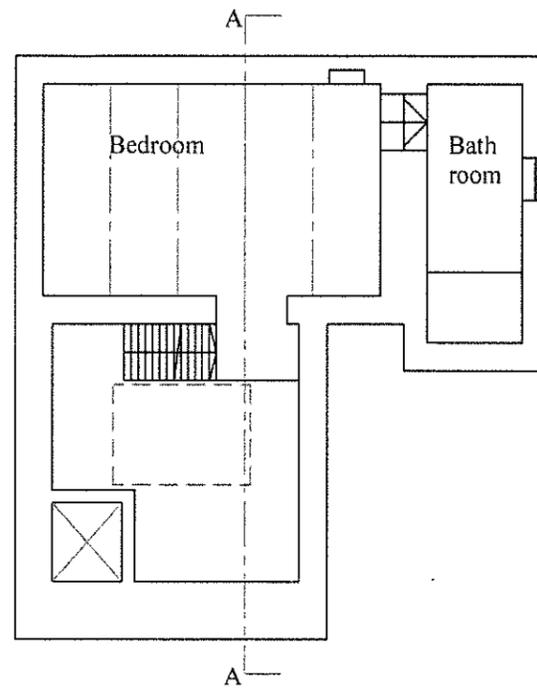


Ritratt 11: Ritratt tal-kamra tal-banju

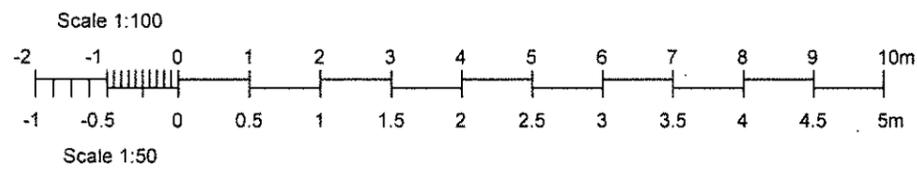
Anness C: Pjanti tal-Propjeta'



Existing Ground Floor Plan
Scale 1:100



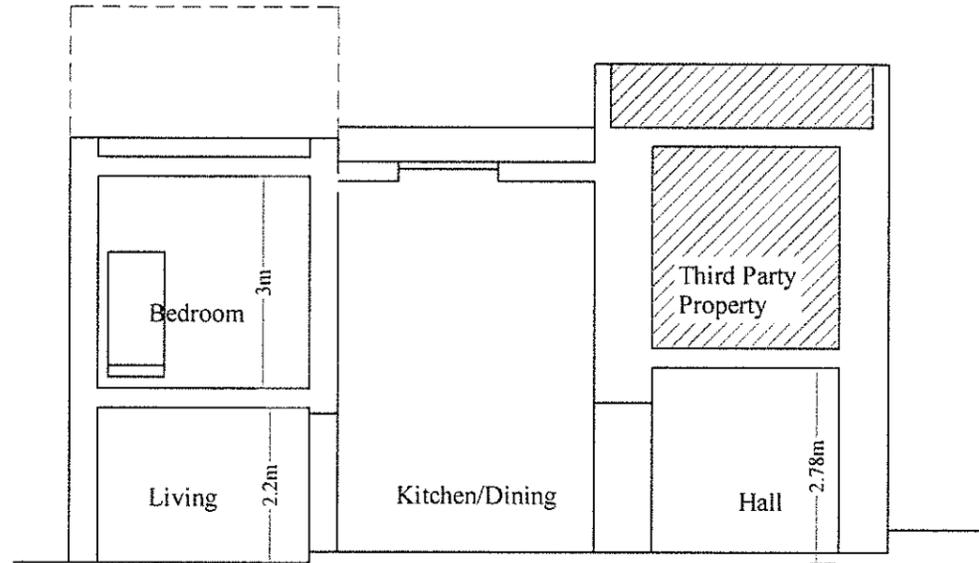
Existing First Floor Plan
Scale 1:100



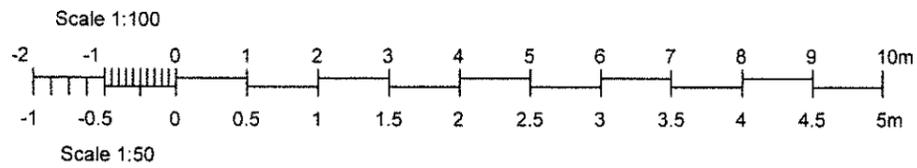
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DRG TITLE: Existing Plans		
SCALE: 1:100 at A2		
DRAWN BY: R.S.	CHECKED BY: B.V.D.	DATE: OCT '20
FILE No.:	DRG. No.:	1

BERNICE MIZZI
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Prof. Nerik Vassallo Str. Siggiewi
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Bernice Mizzi
B.E. & A. (hons), A. & C.E.
email: mizzibernice@gmail.com
mob: (+356) 77280164



Existing Section A-A
Scale 1:100



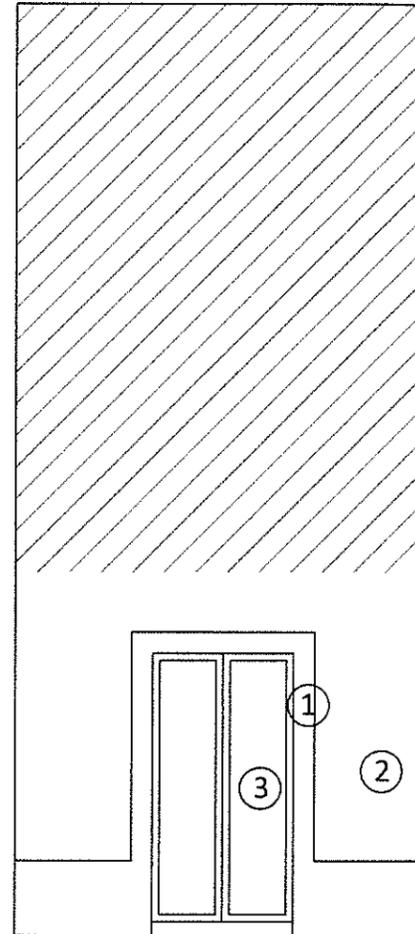
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DRG TITLE: Existing Section		
SCALE: 1:100 at A3		
DRAWN BY: R.S.	CHECKED BY: B.V.D.	DATE: OCT '20
FILE No.:	DRG. No.: 2	

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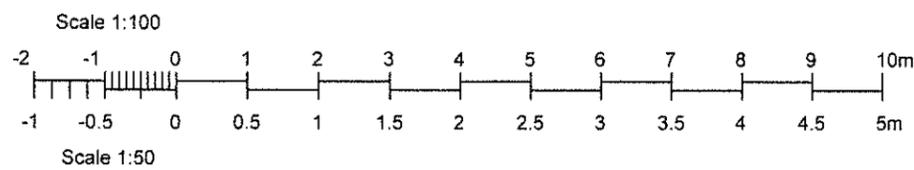
Bernice Mizzi

B.E. & A. (hons), A. & C.E.
email: mizzibernice@gmail.com
mob: (+356) 77280164

- LEGEND:
- ① Rendered Finish in light colour
 - ② Fuq il-Fil Finish
 - ③ Brown Aluminium Aperture



Existing Elevation
Scale 1:50



Address: 44, Sqaq Nru. 8, Triq Biccieni, Zabbar		
DRG TITLE: Existing Elevation		
SCALE: 1:50 at A3		
DRAWN BY: R.S.	CHECKED BY: B.V.D.	DATE: OCT '20
FILE No.:	DRG. No.: 3	

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

Anness E: It-Tmien Skeda

**PART III
EIGHTH SCHEDULE**

Physical Attributes of Immovable Property

Locality

Address

Total Footprint of Area Transferred * 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 type="checkbox"/> Over 20 years	<input checked="" 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"/> 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 type="checkbox"/> Adequate	<input checked="" 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 type="checkbox"/> With Basement
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One Car Garage	<input type="checkbox"/> Two Car Garage	<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: 26/10/2020

Perit's Signature:



Warrant Number:

BERNICE MIZZI
LES & A (HONS) A&CE

Rubber Stamp:

2, Bik B. binja Madonna tal-Karmnu
 Prof. Nerik Vassallo Str. Siggiewi
 1520164 | mizzibernice@gmail.com