

# FIL PRIM'AWLA TAL QORTI CIVILI

**Subbasta Numru 29/19**

**Fl- Atti tas- Subbasta:**

**HSBC BANK MALTA p.l.c (C3177)**

**Vs**

**Kuraturi Deputati**

## RELAZZJONI TAL- PERIT TEKNIKU

**Perit James Mifsud**

**BE&A (Hons), MSc(Surrey), MBA(Exec), A&CE**



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# RAPPORT TA' VALUTAZZJONI

Fl- Atti tas- Subbasta Numru 29/19

Appartament 92, Block 23,  
Portomaso Complex  
San Giljan

Preparat minn:

Perit James Mifsud  
BE&A (Hons), MSc(Surrey), MBA(Exec), A&CE

Perit James Mifsud BE&A (Hons), MSc (Surrey), MBA(Exec), A&CE  
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Referenza tal- Perit: 534

16 ta'Ottubru 2019

Indirizz tal-ewwel Projjeta:

**Appartament 92, Block 23**

**Portomaso Complex**

**San Giljan**

**Skop:**

L- iskop ta' dan ir rapport huwa li jipprezenta stima u dettalji tal- projjeta immobili hawn fuq msemmija. Jiena, L- Arkitett u Inginier Civili James Mifsud, numru tal warrant 532, hawn taht iffirmat niddikkjara, wara access fuq il- post hawn fuq imsemmi li sar nhar 2 ta' Ottobru 2019, u wara digriet tal- Qorti moghti 27 ta'Awwissu 2019 dan li gej.

**Tip ta' Projjeta u Deskirzzjoni:**

L-ewwel fond in kwistjoni jikkonsisti minn apartament immarkat internament b' numru 92 fuq livell numru disa' fuq id- disa' sular (eight floor) immarkat minn nahha tal- Marina. Din il- projjeta tifforma parti minn blokka ta' 18 il- appartament u penthouse residenzjali, li għandhom entratura komuni numerati numru tlieta u ghoxrin (23) fi triq privata gewwa Portomaso Development. Din il- blokka għandha entratura komuni li tagħmel parti min kumpless kbir ta' residenzi mibnija fuq projjeta ta' Spinola Developments Company Limited. Il- kumpless li mhux immarkat b' numru izda msejjah Portomaso, għandu access sekondarju minn Spinola Road u Church Street gewwa San Giljan.

Il- projjeta li qedha tkun evalwata tinsab suggett rigward is- servirturi, li jagħmlu parti mil- appartamenti l- ohra tal- blokka. Għalhekk, il- pozizzjoni ta' dan l- apartament, tħamlu servitħu ghall- blokk kollu, rigward is- servizzi li jagħħdu u jgħamlu uzu is- sovrastanti gol-

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blokk u dawk li jghamlu parti mis-sistema tal-parkeggi taht l-art, kif ukoll il-facilitajiet kollha li jiffurmaw Spinola Developments Company Limited. Is-sidien rispettivi ta' kull appartament jew delegat rispettiv, għandu access għas-servizzi benefċjari, jew esklussivi jew komuni mal-ohrajn għal skop ta-manutenzjoni u tindif. L-access huwa deskritt fil-Kuntratt li sar fi' 17 ta' Novembru 2007 fl-Atti tan-Nutar Dr Remigio Zammit Pace.

#### Deskrizzjoni tal-Propjeta:

Dan l-appartament huwa accessible minn entratura komuni li tikkonsisti f'tarag u giex lifts. Il-ground floor li jinsab fl-ivell numru 4, accessible min triq privata gewwa vjal Portomaso, b' hekk dan l-appartament li jinsab fuq sular numru 9, jigi hames sulari l-fuq mill-ground floor.

Principarjament dan l-appartament jikkonsisti f'entratura, *open plan area* li fiha kcina, living, dining area u terrazin li jgħati ghall-Yatch Marina. Mal-entratura, hemm ukoll kulutur li jwassal għal tlett ikmamar tas-sodda. Il-kulutur jwassal għal kamra tas-sodda kamra tal-banju, kamra tas-sodda b'ensuite bathroom, kamra tal-hasil, kamra tal-banju u il-kamra tas-sodda principali li tikkonsisti minn spazju miftuh, terazzin, "walk-in-wardrobe" u ensuite shower/bathroom. L-appartament għandu ukoll giex shafts interni. Dan l-appartament fih kejl ta-circa 266qm

#### Konstruzzjoni:

Dan l-appartament nbena fl-2002 bis-sistema ta-*loadbearing construction*. Il-hitan ta' dan l-appartament huma bil-bricks mimli irrinforzat u hitan tal-konkos irrinforzati. Is-soqfa huma tal-konkons irrinforzati, li ma setawx jigu evalwati ghax kienu mghotija bis-suffett dakinar tal-evalwazjoni u bhekk ma' gewx spezzjonati mill-Perit hawn taħt iffirmat.

Mill-ispezzjoni vizwali illi saret fuq il-post, hsarat f-certu hitan kienu vizwali u dehru konsenturi. Dawn kienu vizibli f-numru tal-kmamar tas-sodda u kmamar tal-banji. F-hitan minnhom kien hemm umdita' gejja mit tarazzin tal-kamra tas-sodda

Ritratti ta' dawn il-hsarat u il-kundizzjoni tal-propjeta qed jigu ipprezentati ma' dan id-dokument f-Dok. A.

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Finituri:

L- entratura komuni tal- block bin numru 23, tikkonsisti f tarag miksi bl- irham u poggaman mahdum mill- *aluminium*.

Il- finaturi tal- appartament evalwat jikkonsisti f dawn; madum tac- ceramika, irham għat turgin, soqfa miksijin b' suffetti, poggamani tal- gallariji tal- hadid iggalvanizzat, aperturi *double glazed* - li uhud minnhom irridu jigu mibdula / irrangati, sistema tal- *VRF/HVAC*, *kcina bl għamara*, u kmamar tal- banju completiu li irridu jigu modernizati u ftit minnhom mibdulin minhabba hsarat permezz ta konsenturi, *solid timber flash doors* bhala bibien interni, u *solid oak main door*. Il- hitan interni għandhom bzonn jigu miksijin u mizbugħajn.

Cens:

Dan l- appartament għandu cens, u bhekk ix- xerrej/a għandu jkun magħrraf illi mal- bejgh ta' dan l- appartament, ix-xerrej/a jkun qed jakwista cens utile dominju temporanju għal zmien ta'perjodu illi jifdal mill- mijja u hamsin (150) sena li giet inawgurata mid- dsatax ta' Mejju tas-sena elf disa' mijja erbgha u sittin (19/5/1964) u li jagħalaq fit- tmintax ta' Mejju tas-sena elfejn u mijja tal- erbatax (18/5/2014).

B'hekk dan l- appartament jigi sehem min pro rata tal-bini annwali u temporanju tal-bini tal- kera li jgħorr l-art enfitewtika ghaz- zmien li jifdal u li gie imsemmi hawn fuq. Din il pro rata hija d- diterminata min Spinola Developmnet Company Limited li hu u l-owner dirett. Bhala pro rata huwa iddiķjarat li ma tita taqbez is somma ta' zewg ewro u tlieta u tletin centezmu fis- sena, (€2.33) għad drittijiet u appurtenanzi kollha, nieqes l- *airspace* li jinsab fuq dan l- appartament.

Din l- informazzjoni u kif ukoll l- ammonti mnizla, huma meħudin mill- kuntratt li sehh fl- 14 ta' Novembru 2007, li sar quddiem in- Nutar Dr Remigio Zammit Pace, bejn Richard Leslie Everard u Margaret Endersby, it- tnejn kienu imsejha bhala vendaturi u Valeria Zusina li kienet ix- xerrejja, u li bhalissa qeda tkun irraprezentata minn Kuraturi Deputati bhal ma ga hi imnizzel fil- bidu ta' dan ir- rapport.

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## Permessi u Pjanijiet lokali:

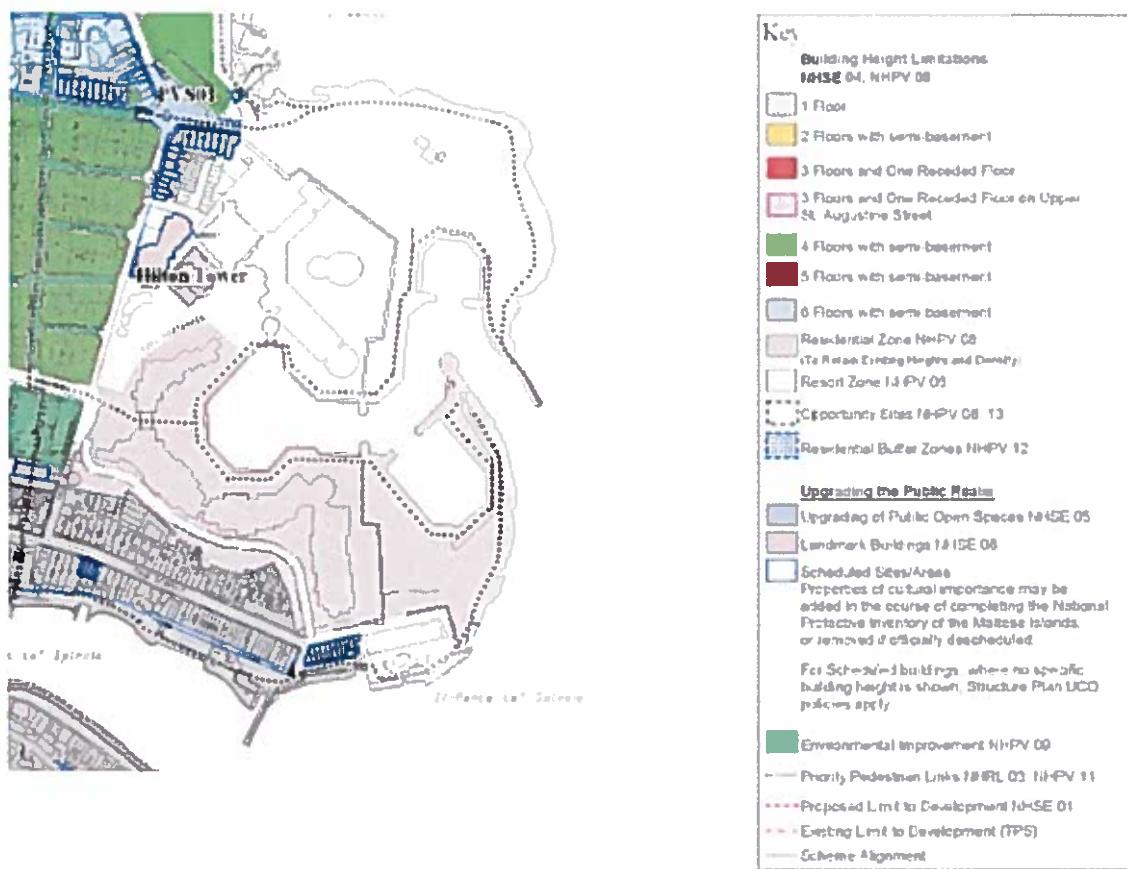


FIG1: Pjanijiet Lokali - L- appartament jinsab f'art li ma tistax tigi ziviluppata aktar.

Il- Peit hawn taht iffirmat, ghamel ricerka u jirrizulta li dan 1 izvilupp għandu il permess ufficjali approvat mil Planning Authority li huwa "PA 3676/02 "To sanction and amend PA 4854/96 phase 2 project re blocks 22-29", kif ukoll, hemm permess iehor "DN/00654/14 Minor internal alteration to existing apartments", fejn qed jissanzjona xi tibdil fit tqassim intern mil pjanti oroginali.

Madanakollu Waqt l- inspezzjoni, giet innutata li l- għoli mill- art sas- soqfa tal- magorparti tal- appartament evalwat, kien inqas mill minimu ta 2.6 m skond il policy "S.L.552.22 Part II point 15a, Development Planning (Health and Sanitary) Regulations, Legal Notice 227 of 2016."

Għaldaqstant hemm bzonn li tigi sottomessa applikazzjoni biex jigu irregolati dawn l-irregolaritajiet imsemmija hawn fuq.

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Tajjeb nghidu ukoll li fil pjanti tal-permess PA 3676/02 l-appartament għandu referenza skorretta ta "91"

Valur tal- Propjeta:

Wara li kkunsidrajt dawn il-punti imsemmija hawn fuq, il-kuntratt, is-suq, I policies applikabli fuq listess propjeta, I Perit hawn taht iffirmat jistma din il-propjeta fl-ammont ta Miljun u erba mijja u erbejn elf ewro (**€1,440,000**)

Anna-Sniperi  
Deputat Registratur  
Qrati tal-Għażżejjha (Malta)

ILLUM..... 24 + ottobre 2019  
DEHER IL-PERIT LEGALI/TEKNIKU Jones  
348980 M. LI MALEF LI QEDA FEDELMENT  
U ONESTAMENT L-INKARIGU MOGHTI LILU

DEPUTAT REGISTRATOR  
Deputat Registratur  
Deputy Registrar  
Qrati tal-Għażżejjha (Malta)  
Law Courts (Malta)

illum \_\_\_\_\_ 18 OCT 2019  
Ipprezentata mill- A/C James Mifsud.  
B/Bla dok \_\_\_\_\_ dokumenti

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# FIL PRIM'AWLA TAL QORTI CIVILI

**Subbasta Numru 29/19**

Fl- Atti tas- Subbasta:

**HSBC BANK MALTA p.l.c (C3177)**

vs

**Kuraturi Deputati**

## RELAZZJONI TAL- PERIT TEKNIKU

**Perit James Mifsud**

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# RAPPORT TA' VALUTAZZJONI

Fl- Atti tas- Subbasta Numru 29/19

Parkegg numru 3418, Livell (-3)

Portomaso

San Giljan

Preparat minn:

Perit James Mifsud

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Referenza tal- Perit: 534b

16 ta' Ottubru 2019

Indirizz tat- tieni Propjeta:

**Parkegg numru 3418, Livell -3),**

**Portomaso**

**San Giljan**

Skop:

L- iskop ta' dan ir rapport huwa li jiprezenta stima u dettalji tal- propjeta immobili hawn fuq msemmija. Jiena, L- Arkitett u Inginier Civili James Mifsud, numru tal warrant 532, hawn taht iffirmat niddikkjara, wara access fuq il- post hawn fuq imsemmi li sar nhar 2 ta' Ottobru 2019, u wara digriet tal- Qorti moghti 27 ta'Awwissu 2019 dan li gej.

Tip ta' Propjeta u Deskirzzjoni:

It- tieni fond in kwistjoni jikkonsisti min parkegg immarkat b' numru 3418 fuq livell numru *minus three* b' access minn rampa komuni u toroq interni li huma kollha mibnija fuq art maghrufa bhala Portomaso gewwa San Giljan. Dan il- parkegg fih kejl ta' cirka hdax punt hamsa metri kwadri ( $11.5 \text{ m}^2$ ) filwaqt li għandu kejl ta' għoli tnejn punt tlieta u disghijn metri (2.93 m). Bhal ma kien gie deskrift fil- kuntratt, li kien gie assenjat lil Valeria Zusina fi 17 ta' Novembru 2007, li sehh quddiem in- Nutar Dr Remigio Zammit Pace, gew inawgurati id-drittijiet kollha offruti mal- parkegg bħar rampa komuni u it- toroq kollha interni li huma accessibili mingħajr ebda interrot għal kumplament tal- perjodu originali, filwaqt li huwa eżkluz id- drittijiet tal- ipazju ta' fuq din il- propjeta u huwa sugett ghall- cens anwali u temporanju ta' seba u erghajn centezmu (€0.47).

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Valur tal- Projeta:

Wara li kkunsidrajt dawn il punti imsemmija hawn fuq, il- kuntratt, is-suq, fuq listess projeta, I Perit hawn taht iffirmat jistma din il projeta fl-ammont ta tmienja u erbejn elf ewro (**€48,000**)

18 OCT 2019  
illum \_\_\_\_\_  
Ippreżentata mill- A/C James Mifsud  
B'Blia dgħok dokwixxha (1) dokumenti

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## Dokument A – Ritratti



Ritratt tad dahla tal appartamenti block 23

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It tarag komuni

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il-bieb tal appartament

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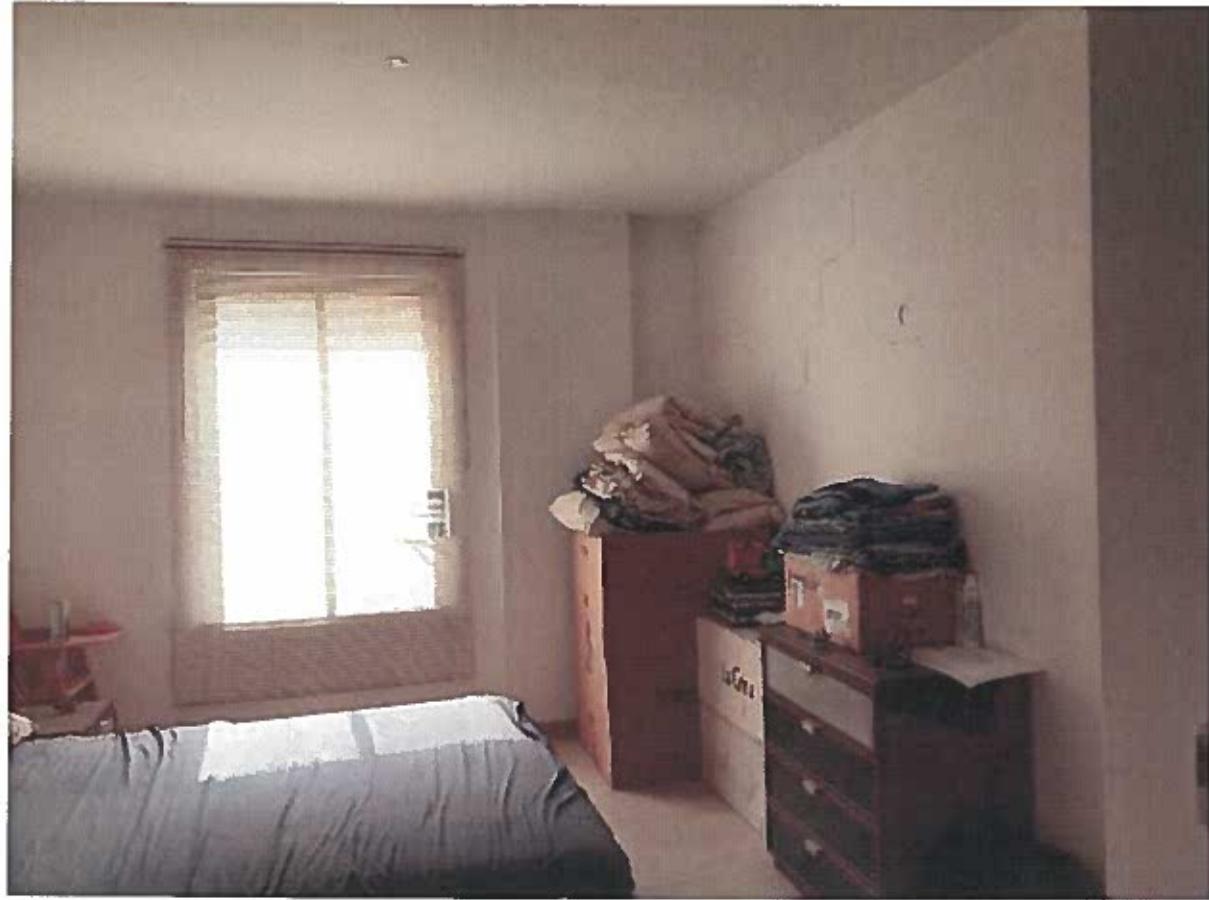
il kurutir li jghati għal kmamar tas sodda u tal banju

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il kcina

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kamra tas sodda

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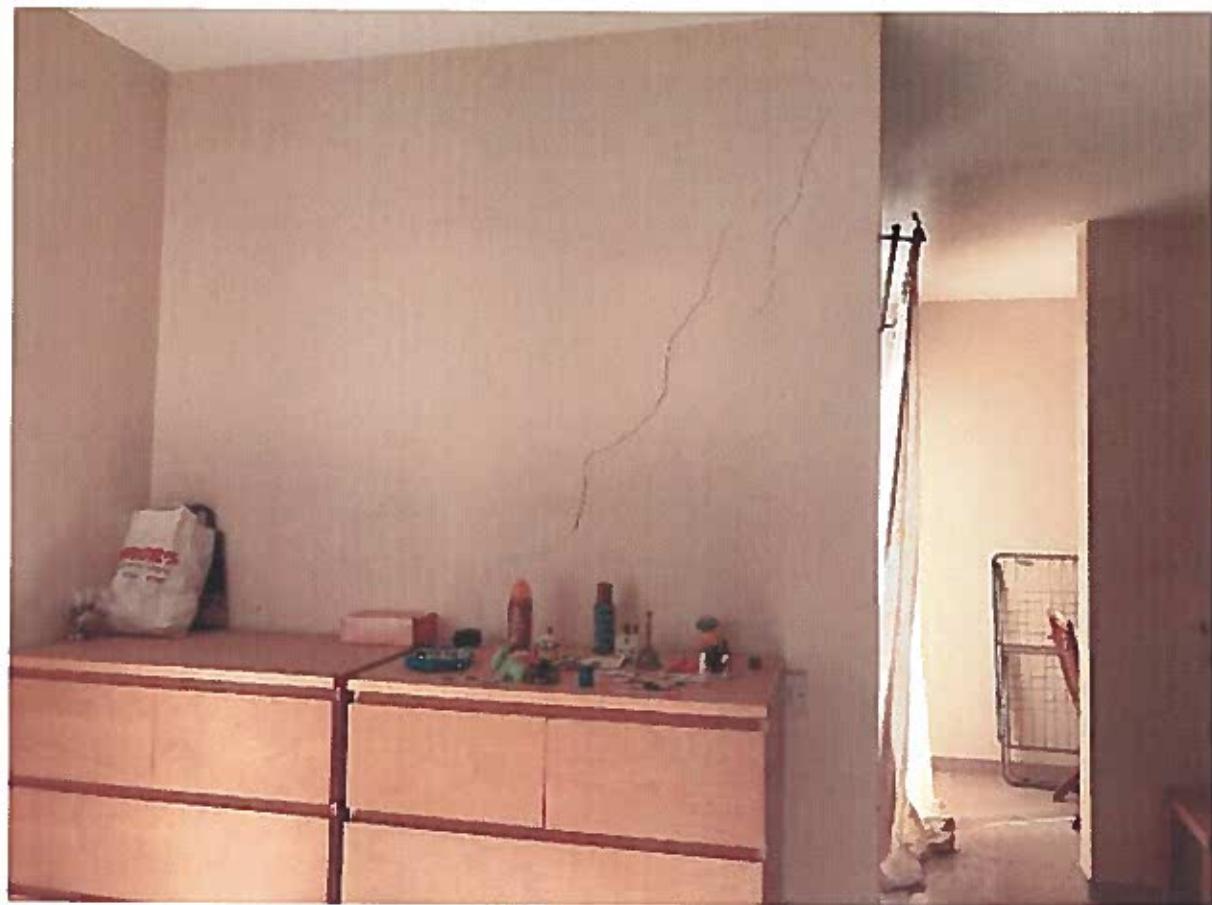
Konsenturi li jidru fil kamra tas sodda

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Konsenturi li jidru fil kamra tas sodda

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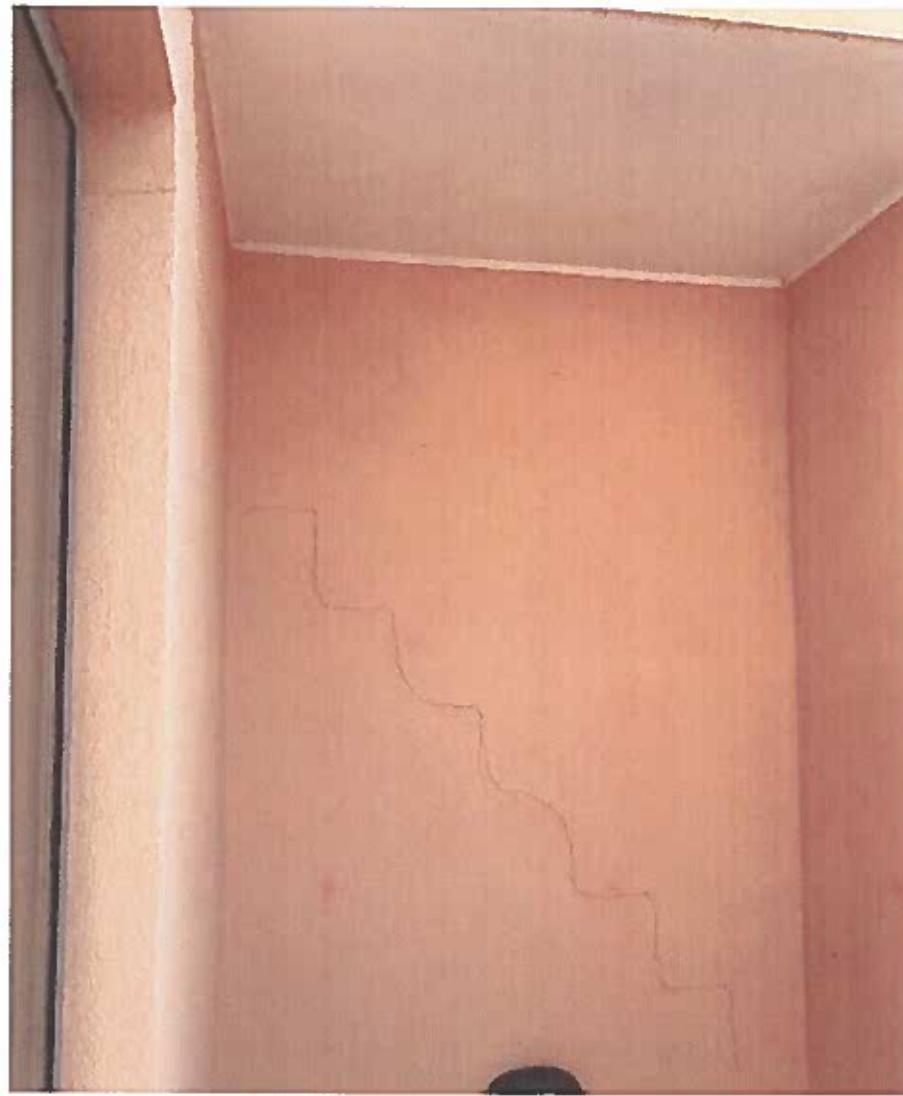
Konsenturi li jidru fil kamra tas sodda principali

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Umdita tiela mil lart tal bitha

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Konsentura li tider fit tarazzin li jghati mal kamra tas sodda

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Aperturi bil hrieg "double glaze" difettus

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Konsentura fil madum tal kamra tal banju

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Veduta mil gallarija ta quddiem

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Veduta mil gallarija ta quddiem

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\* Digital copy of the Planning Permit



PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta  
www.pa.org.mt

Tel: (+356) 2290 0000      customercare@pa.org.mt  
VAT No: MT 1281-6708      Exemption No: EXO 1188

**Cash Sale**

Name: Perit James Mifsud

Cash Sale Number: 304523-4128-4

Address:

Date: 15 October 2019

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit (digital) PA 3676/02	1	€4.66	€4.66	€0.00	0
Copy of plans (digital)	4	€11.65	€46.60	€0.00	0

Payment Details:

BOV Debit / Credit Card

Cash Sale Status:

Settled

Total NET: €51.26  
Total VAT: €0.00  
Total: €51.26

Drawn up by  
Connie Genuis

*Receipt is not valid if payment is dishonoured.*

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

**Physical Attributes of Immovable Property**

Locality BONNIE ST SILVAN  
 Total Footprint of Area Transferred \* 266 sq.mt

Address 92, Block 23  
POEDIMSO CONDO  
STN SILVAN

***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 checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
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 checked="" type="checkbox"/> Quiet	<input 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 type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input type="checkbox"/> No Garage	<input type="checkbox"/> One Car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input type="checkbox"/> Ownership of Roof	<input checked="" type="checkbox"/> * ONE PARKING SPACE 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:

16/10/2019

Perit's Signature:

Warrant Number:

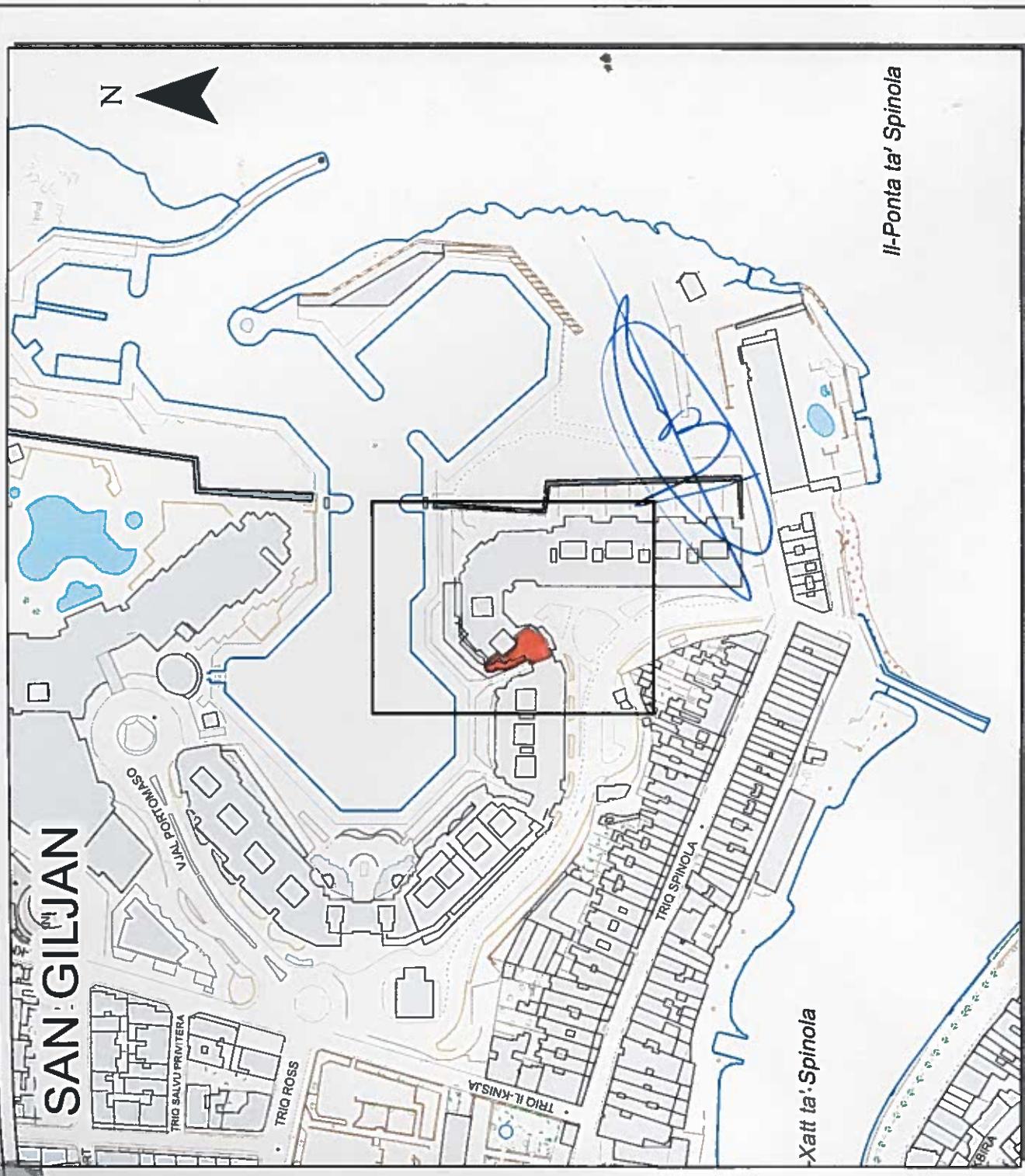
Perit James Mifsud, Esq., AIA, MSc(Survey), MBA(Exec), A&CE

Rubber Stamp: "70", St Anne, Nicolo' Isouard Street,

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## *Land Registry*

*Casa Bolino, 116, Triq il-Punien, Valletta*

Pjanta tas-Sit 1:2500 Site Plan

Gvern ta' Malta  
**Registru ta' l-Art**  
*Casa Bolino, 116, Triq il-Punent,*

Nr utal-Mappa: **140852 E**  
*Map Number:*

Pozizzjoni Ċentrali: x = 54358 <i>Centre Coordinates: y = 75444</i>	Parti min S.S.: <b>5475</b> <i>Extracted from S.S.:</i>	Data: <b>17/10/2019</b> <i>Date:</i>
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Perit: **Perit James Mifield BTEA (Hons), MSc (Surrey), MBA(Econ), Agreges (metri kwadri);**  
Architect: **Architect Nicolo' Isquard Street, Area (square metres).**  
~~70\*, St Anne, Mosta NS1 1130 • Malta~~  
~~M: (+356) 79 619 180 T: (+356) 21 433 900 Firma ta' l-Applicant~~  
~~E: info@archiprojects.com~~





**Gvern ta' Malta**  
**Land Registry**  
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

Nru tal-Mappa:	140855 E	Pozizzjoni Ċentrali: x = 54357 Centre Coordinates: y = 75421	Parti min S.S.:	5475	Data:	17/10/2019
Map Number:		Extracted from S.S.	Date:			
Perit:		Qies (metri kwadri):				
Architect:		Area (square metres):				

Timbru tal-Perit: Perit James Mifsud BEG (P.hil), MSc (Survey), MBA Exec.  
Architect's Stamp: "70", St Anne, Nicola, Howard Street,  
Mosta MST 130 • Malta  
M: (+356) 79 619 189 | (+356) 21 433 900  
E: info@archiprojectstreet.com

LEGEND  
● Full ownership of property at  
-3 (Portomaso car park). N° 3418  
COMMON AREAS 0 20 40 60 80 100m  
Common drive, through portomaso car park

Drift imhallas  
Fee Paid

LR 130657

