

Fil-Prim Awla tal-Qorti Civili

Ref: id19003-226

Referenza fl-Atti tas-Subbasta: Nru. 46/19

19 ta' Novembru, 2019

FL-Atti tas-Subbasta Nru. 46/19 fl-ismijiet:

Charles Catania et

vs

Thomas Abela et



Rapport ta' l-Arkitett u Inġinier Civili

Cleaven Tabone

Valutazzjoni tal-fond:

'Il-Mizieb' Dawret il-Gudja, Gudja

B'dan id-dokument qed jigi iccertifikat li l-Perit hawn taht iffirmit ispezzjona din il-propjeta' b'isem 'il-Mizieb' Dawret il-Gudja, Gudja. L-ispezzjoni saret nhar L-Erbgha, 23 ta' Ottubru 2019.

Irid jigi kkjarifikat fil-bidu ta' dan ir-rapport li l-Perit hawn taht iffirmit, fiz-zmien li qed jinkiteb dan ir-rapport, ma ghandu l-ebda konflitt ta' nteress relatat ma' din l-evalwazzjoni. Iktar min hekk, ghandu jkun car li dan ir-rapport mhux intenzjonat bhala rapport strutturali u l-ebda responsabilita' m' hi ser tinzamm ghal xi difetti li jistghu jezistu f'din l-istruttura.

Irid jinghad ukoll li ghar-raguni ta' dan ir-rapport, il-Perit qieghed jassumi li l-propjeta' hija hielsa minn kwalunkwe litigazzjonijiet tal-ligi.

Dan il-fond jikkonsisti f'bungalow ta' sular bl-arja tieghu li jinsab fil-periferija tar-rahhal tal-Gudja. Il-Pozizzjoni fejn jinsab dan il-bungalow hu meqjusa bhala 'Residential Priority Area'; tfisser li l-erja talloka ghal bini ta' vilel detached jew semi-detached u jista jigi zvilupat sa massimu ta' zewg sulari. Is-sit ikopri erja ta madwar 340m², filwaqt li l-bini jkopri erja ta' madwar 176m².

Din il-propjeta ghandha access minn '*drive way*' fuq ix-xellug li jaghti ghall-garaxx ta' karozza wahda u ghal-bieb principali. Il-bungalow jikkonsisti f'entrata principali, kcina u kamra ta' l-ikel, salott formali, karma tal-bajnu u tliet kmamar tas-sodda b'wahda minnhom tinkludi 'ensuite'. Il-Kmamar jaghtu kollha ghal fuq il-btiehi/parapet li jdawru l-propjeta. Mill-bitha ta' wara hemm tarag fuq barra li jaghti ghal kamra

tawwalija fuq il-bejt u tiftah ghal fuq terazzin li jaghti ghal fuq it-triq ta' quddiem.

Huwa probabbli li din il-propjeta' giet mibnija madwar 30 (tletin) sena ilu. Kif wiehed jinnota l-propjeta hi abitat u mizmuma fi stat tajjeb. Il-post hu mgħammra b'ħitan tal-ġebel u miżbugħa, bibien tal-injam, twieqi ta' l-aluminju, madum ċeramika, kamra tal-banju bil-madum u s-servizzi tad-dawl, ilma u drenagġ kolla mgħoddija.

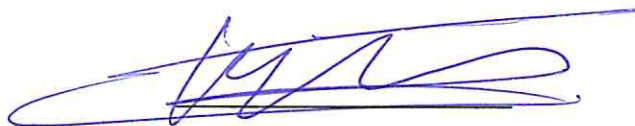
Il-propjeta għanda permess ta' l-Awtorita ta' l-Ippjanar PA 4091/05, izda d-dar għanda bzonn applikazzjoni sabiex tigi regolarizzata minhabba l-fatt li l-bitha ta' wara li fuqa jatu zewg kmamar tas-sodda hija fonda inqas minn 3m (tliet metri) kif tirrikjedi il-ligi sanitarja. Il-multa marbuta ma din l-applikazzjoni hi stmata ghal madwar €8,000.

Il-Propjeta hi suggetta ghal cens annwu u temporanju ta' €306.40 (tliet mija u sitt ewro u erbghin centezmu) ghal mija u hamsin (150) sena li jibdwew jghoddu mid-data ta' 09/07/1980 hekk kif inhu ndikat fid-dokumenti provduti. Dan ifisser li din il-propjeta fadalla cens ta' mija u hdax il-sena (111).

Wara li ezamina l-propjeta' kif deskritt hawn fuq, ha l-qisien mehtiega u għamel l-kalkoli necessari, kif ukoll ha inkonsiderazzjoni l-kundizzjoni tagħha, is-suq tal-lum u c-cens annwu u temporanju u kwalunkwe haga ohra rilevanti, il-Perit hawn taht iffirmat qiegħed jistma l-valur tal-propjeta' hawn fuq deskritta libera u franka għas-

somma ta' sitt mija u hamsin elf Ewro (€650,000). Minnhabba l-fatt li l-propjeta fadalla cens temporanju ta' 111 –il sena, dan il-valur jrid jigi agguSTAT.

Meta wiehed jikkapitalizza l-propjeta b'valur ta' €650,000 b'rata ta' 5%, jistenna kera ta' €32,500 fis-sena. Ghal daqstant meta tikkunsidra il-perjodu ta' cens temporanju ta' 111 –il sena, il-kapitalizzazzjoni ta' 5% tal-propjeta u riskji ohra b'rata ta' 2%; il-valur tal-propjeta u smat ghal erbgħa mija u erbgħa u sittin elf ewro (€464,000)



PERIT CLEAVEN TABONE

06 DEC 2019

Illum.....
Ippreżentata mill- AIC C. Tabone
B/bla dok. wieted(1) dokumenti



Dr. Susan Cassar LL.B.(Hons), M.Adv.
Deputat Registratur

ILLUM 05 to 06 October 2020

DEHER IL-PERIT LEGALI/TEKNIKU... Cleaven Tabone
515683M.....LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGħTI LILU

Gaetana Aquilina
Deputat Registratur
Deputy Registrar
Qrati tal Ġustizzja (Malta)
Law Courts (Malta)

'SITE PLAN'




Perit Cleaven Tabone




Perit Cleaven Tabone

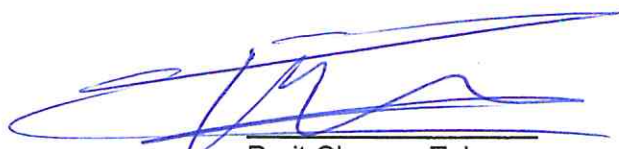


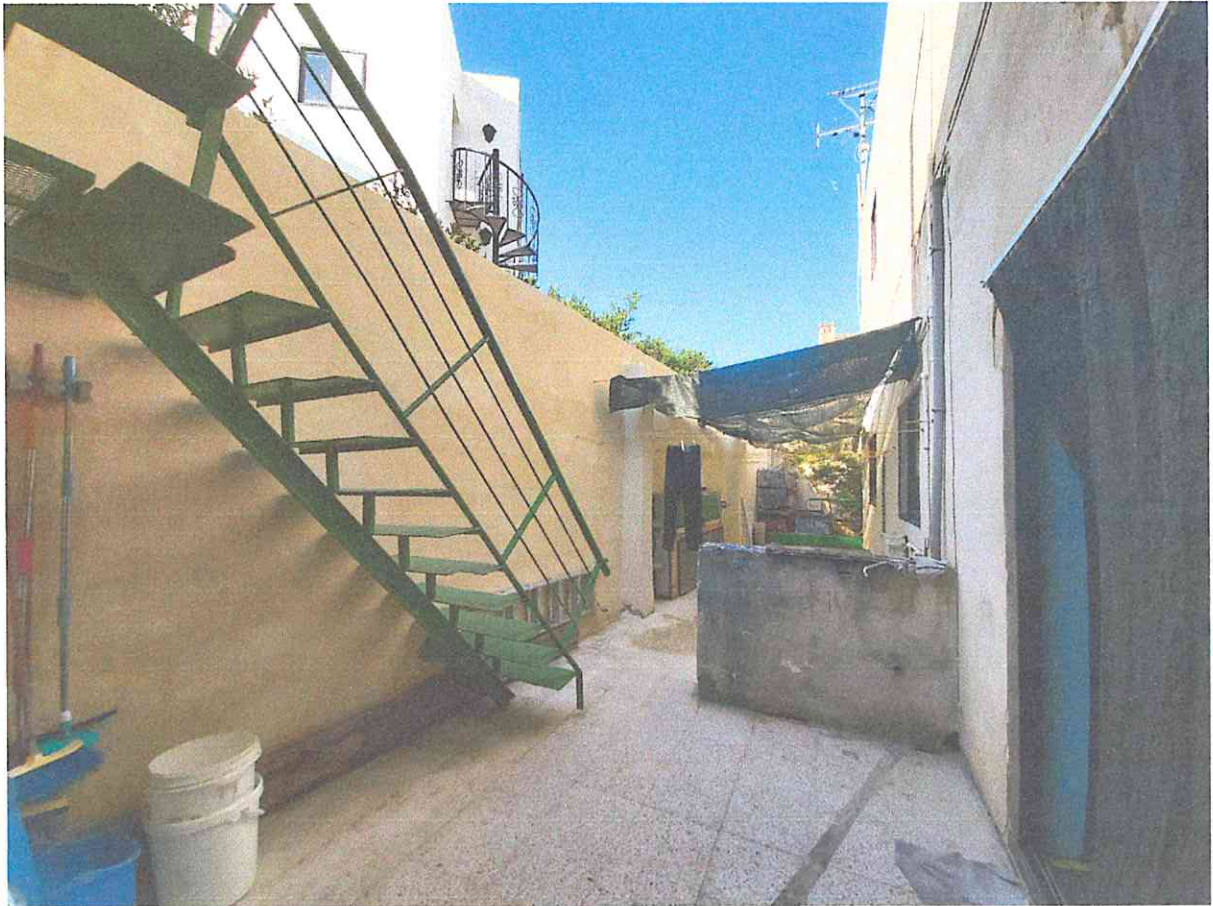

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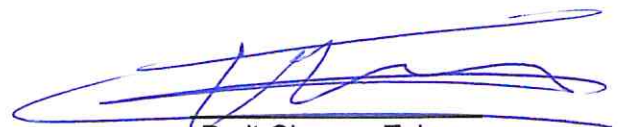



Perit Cleaven Tabone




Perit Cleaven Tabone




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**PART III
EIGHTH SCHEDULE**

Physical Attributes of Immovable Property

Locality GUDJA

Address 'IL-MIZIEB'
DAWRET IL-GUDJA
GUDJA

Total Footprint of
Area Transferred * 350 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 <i>Tick as many as appropriate</i> ☐ With Garden ☐ No Garage ☐ With Pool ☒ One Car Garage ☐ With Lift ☐ Two Car Garage ☐ With Basement ☐ Multi Car Garage
--

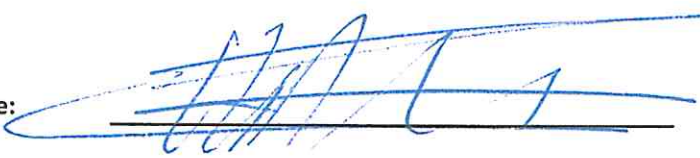
Airspace ☒ Ownership of Roof ☐ No Ownership of Roof ☐ Shared Ownership
--

* Includes all lands and gardens but excludes additional floors, roofs and washrooms

** Includes plastering, electricity, plumbing and floor tiles

*** Includes ** plus bathrooms and apertures

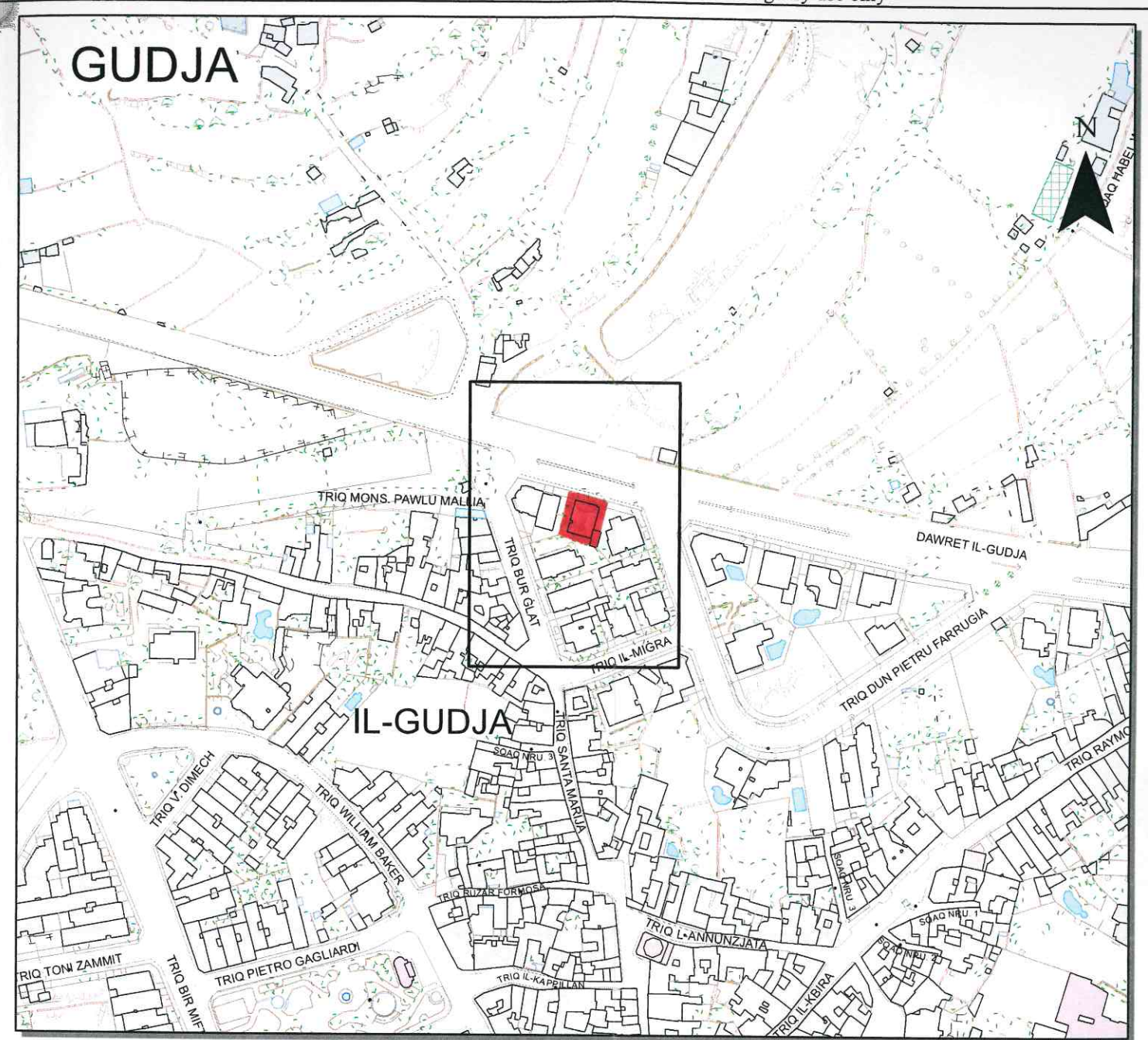
Date: 15/11/2019

Perit's Signature: 

Warrant Number: _____

Rubber Stamp:

CLEAVEN TABONE A&C.E.
2, SILENA,
WATER MILL STR. ORMI
108-7900 2



Pjanta tas-Sit 1:2500 Site Plan

Government of Malta

Casa Bolino, 116, Triq il-Punent, Valletta

Casa Bolino, 116, Triq il-Punent, Valletta

Data: **13/11/2019**
Date:

Qies (metri kwadri): $A = 350m^2$
Area (square metres):

Architect's Stamp:

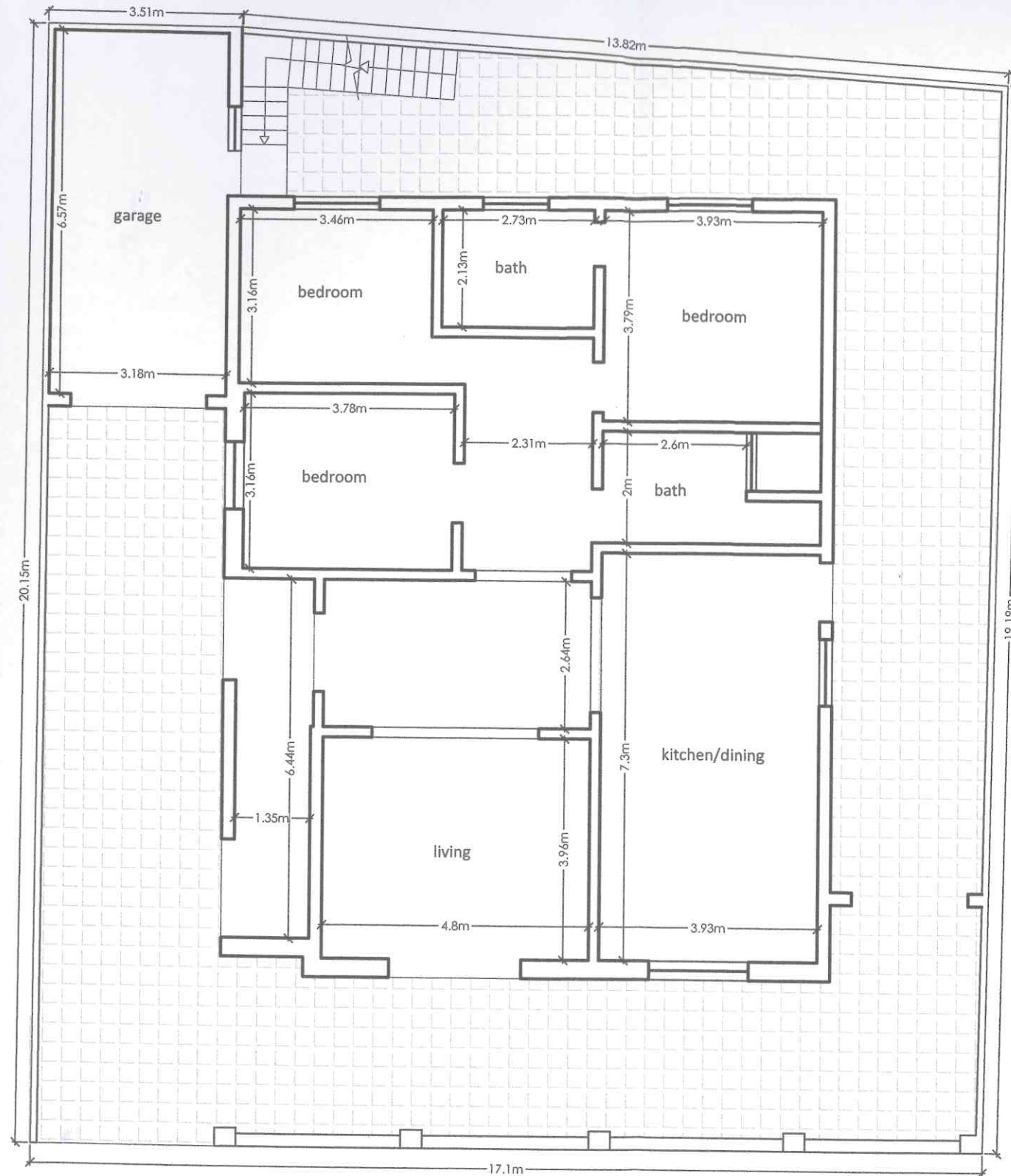
INNOVATIVE DESIGN ARCHITECTS
a - 23, T. Brandema Street, Eguara
e - info@i-designarchitects.com
t - +356 2789 3682

Perit Cleaven Tabone
Warrant Number: 666

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

LR 134588

Dritt imhallas
Fee Paid



**Existing Plan
Ground Floor Level**
scale 1:100



NOTES

FF	FUQ IL-FIL' FINISH	TA	TIMBER APERTURE
PF	PAINT FINISH	AA	ALUMINIUM APERTURE
SF	STONE FINISH	MA	METAL APERTURE
WIR	WROUGHT IRON RAILING		
AR	ALUMINIUM RAILING		
AGR	ALUMINIUM GLASS RAILING		

TO CONSTRUCT	TO SANCTION
TO DEMOLISH	APPROVED BUT NOT BUILT

PROJECT

TITLE

Existing Ground Floor

ADDRESS

CLIENT

DRAWING REFERENCE

id19003-226

SCALE

1:100, A3

DATE

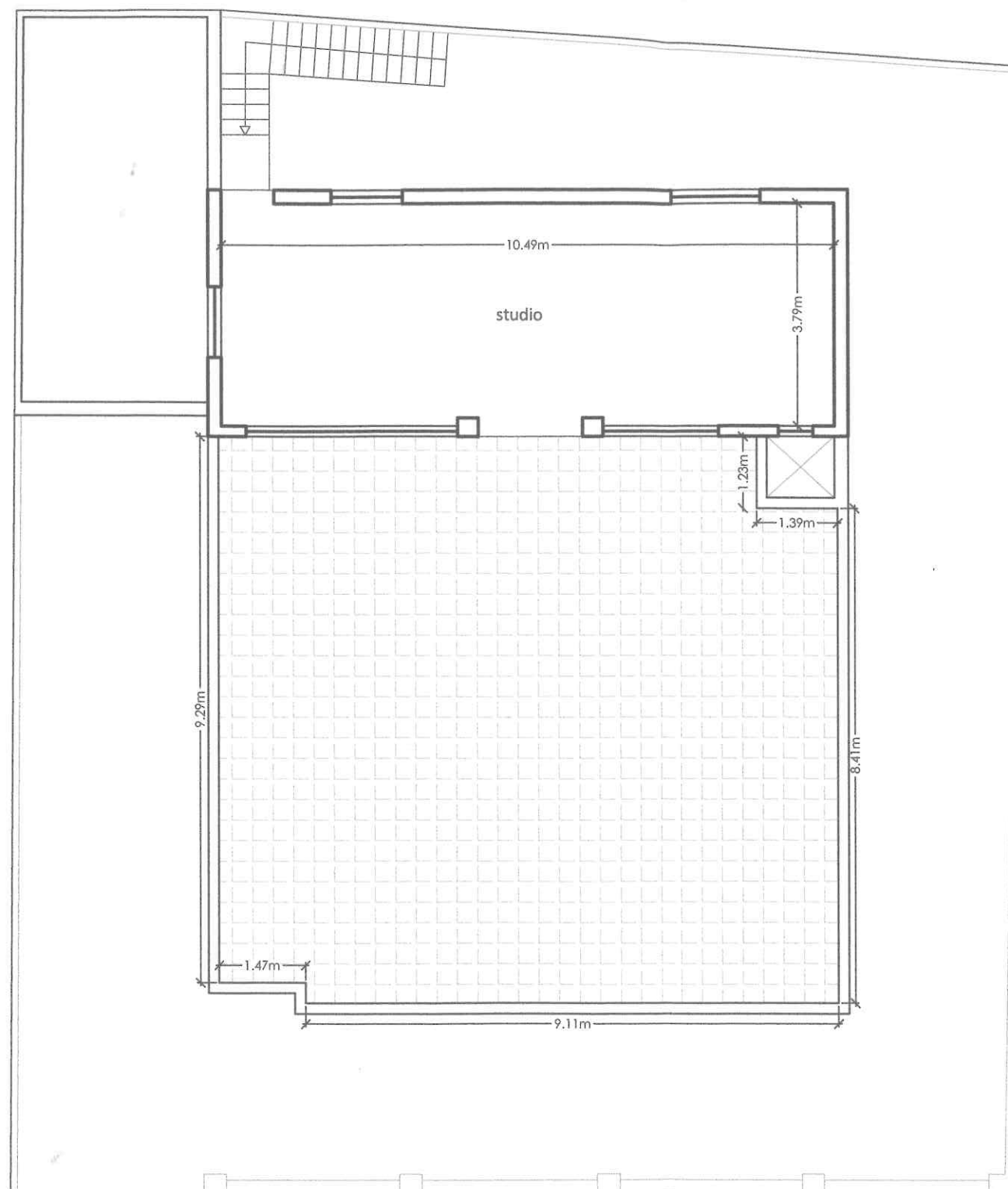
13-11-19

DRAWN BY

Nigel Barbieri

PROJECT ARCHITECT

Perit Cleaven Tabone



Existing Plan
First Floor Level
scale 1:100



NOTES

FF	'FUQ IL-FIL' FINISH	TA	TIMBER APERTURE
PF	PAINT FINISH	AA	ALUMINIUM APERTURE
SF	STONE FINISH	MA	METAL APERTURE
WIR	WROUGHT IRON RAILING		
AR	ALUMINIUM RAILING		
AGR	ALUMINIUM GLASS RAILING		
	TO CONSTRUCT		TO SANCTION
	TO DEMOLISH		APPROVED BUT NOT BUILT

PROJECT

TITLE

Existing First Floor

ADDRESS

CLIENT

DRAWING REFERENCE

id19003-226

SCALE

1:100, A3

DATE

13-11-19

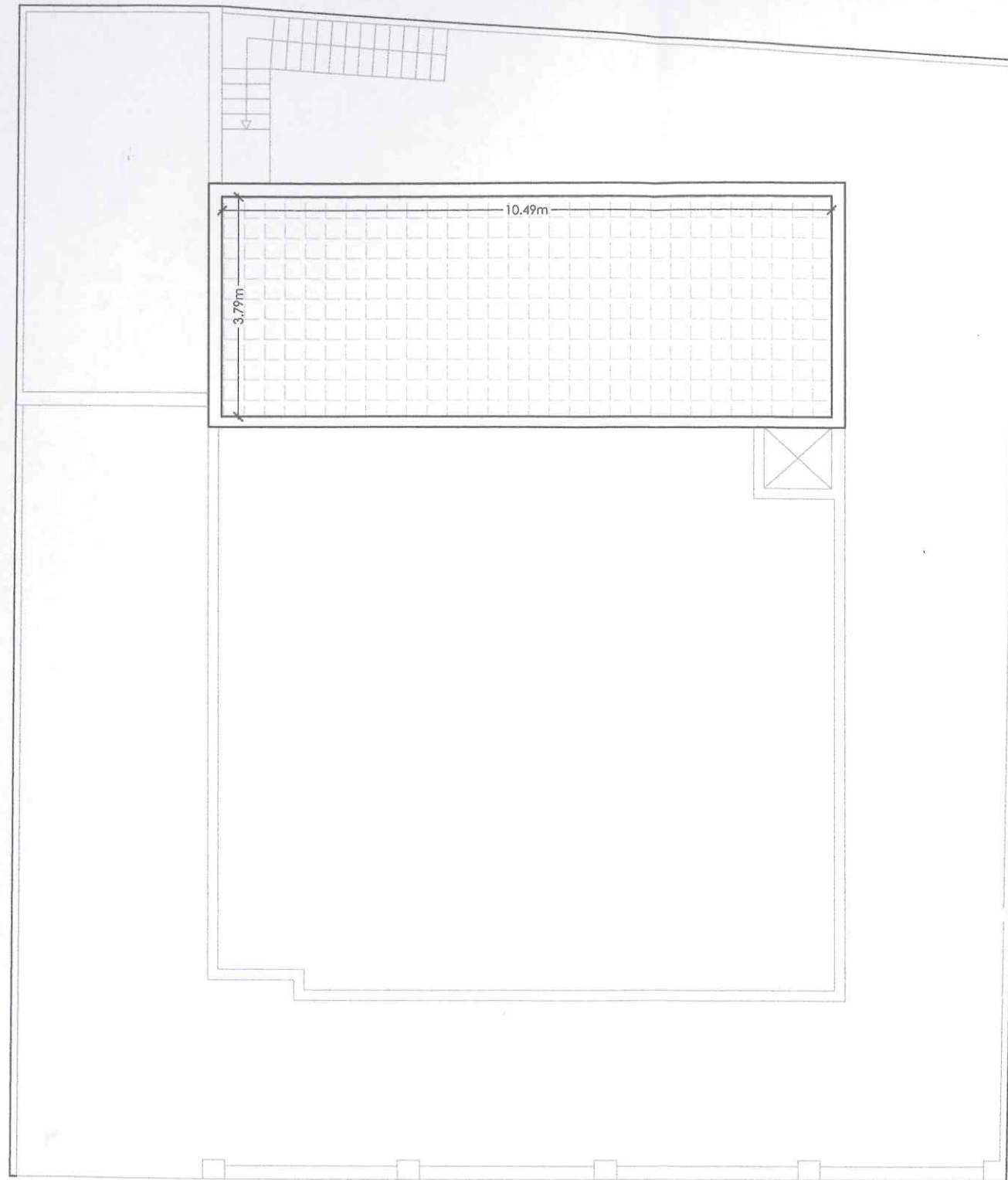
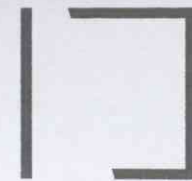
DRAWN BY

Nigel Barbieri

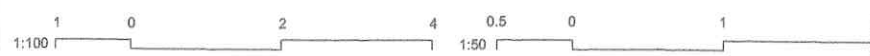
PROJECT ARCHITECT

Perit Cleaven Tabone





**Existing Plan
Roof Level**
scale 1:100



NOTES

FF	'FUQ IL-FIL' FINISH	TA	TIMBER APERTURE
PF	PAINT FINISH	AA	ALUMINIUM APERTURE
SF	STONE FINISH	MA	METAL APERTURE
WIR	WROUGHT IRON RAILING		
AR	ALUMINIUM RAILING		
AGR	ALUMINIUM GLASS RAILING		

TO CONSTRUCT	TO SANCTION
TO DEMOLISH	APPROVED BUT NOT BUILT

PROJECT

TITLE

Existing Second Floor

ADDRESS

CLIENT

DRAWING REFERENCE

id19003-226

SCALE

1:100, A3

DATE

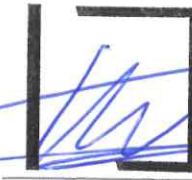
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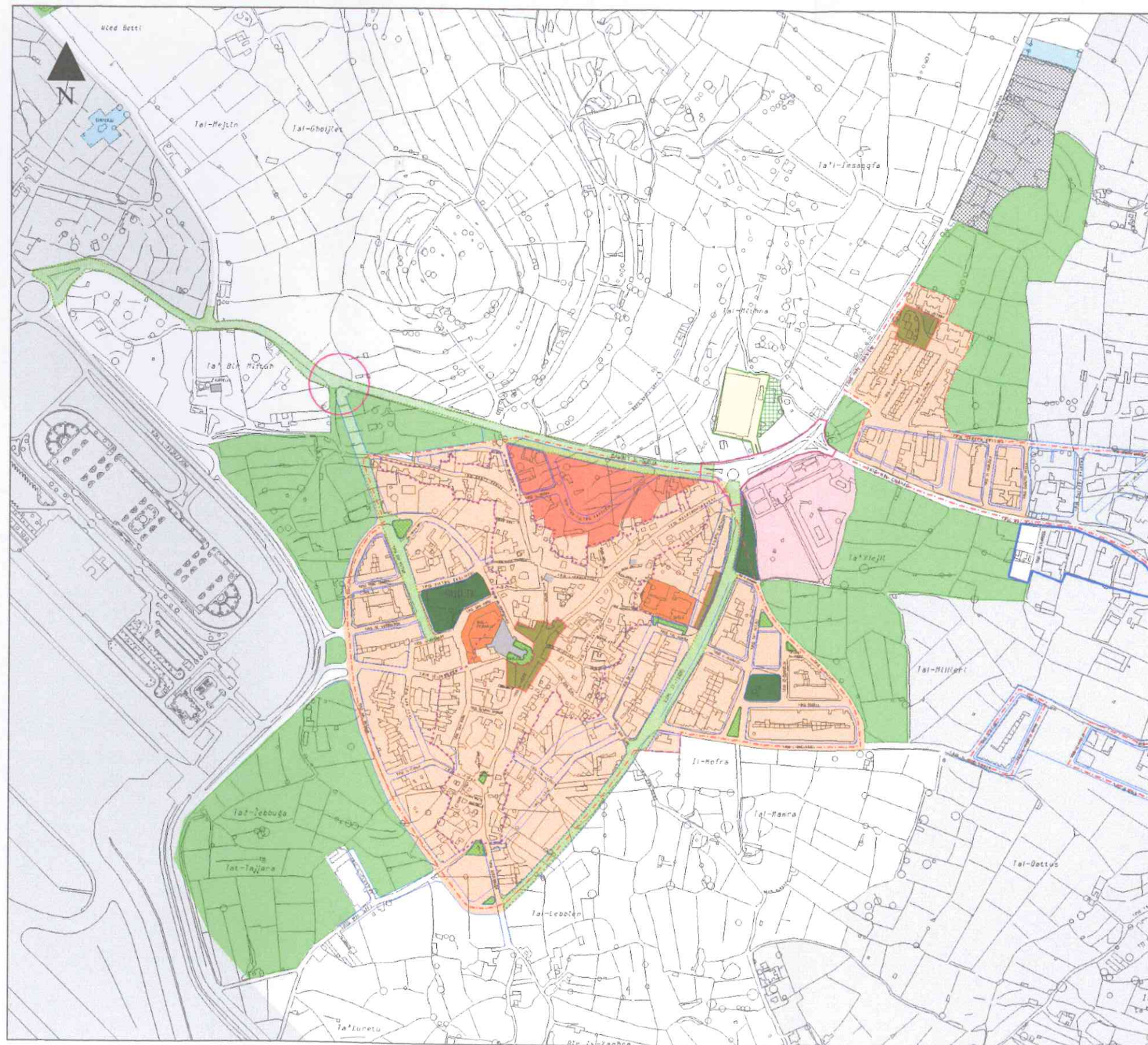
DRAWN BY

Nigel Barbieri

PROJECT ARCHITECT

Perit Cleaven Tabone





SOUTH MALTA LOCAL PLAN



Awtorita' ta' Malta dwar l-Ambjent u l-Ippjanar
Malta Environment & Planning Authority

Key

- Limits to Development
- Scheme Alignment
- Urban Conservation Area - SMGU 01, SMCO 01
- Category 1 Settlements - SMSE 05, SMSE 06 (Pending Structure Plan Review)
- Rezoning - SMGU 04
- Residential Areas - SMHO 02, SMSE 04
- Residential Priority Areas - SMHO 02, SMGU 05
- Green Areas - SMSE 04
- Public Urban Open Space - SMSE 04
- Recreational Areas - SMRE 01
- Sports facilities - SMRE 01
- Strategic Open Gap - SMCO 10
- Educational Facility - SMSO 03
- Local Centre - SMCM 02
- Mixed Use Area - SMGU 03
- Junction Improvements - SMTR 05
- Creation of Boulevard - SMIA 04, SMGU 02
- Church and Chapels
- Heritage Site - Palazzo Dorell
- Cemetery - SMSO 02

Gudja Policy Map

Scale: 1:5500 Date: July 2006 Map: GU 1
INDICATIVE ONLY
Not to be used for measurement or direct interpretation
Maps to be used in conjunction with Policy Document

Base Maps - 1988 Survey Sheets
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