

Fil-Prim' Awla tal-Qorti Ċivili

Fl-Atti tas-Subbasta Nru 52/19

Bank of Valletta PLC

Vs

Maria Gloria Gouder

Relazzjoni tal-Perit Tekniku

Perit David Zahra

BE&A (Hons), M Sc Cons Tech



Data: 1 ta' Frar 2020

Jesponi bir-rispett:

Illi b'digriet tal-Prim' Awla Tal-Qorti Ċivili, l-esponent ġie nnominat u inkarigat għall-fini ta' deskrizzjoni u valutazzjoni tal-fond in-kwistjoni.

Illi l-esponent irċieva din in-notifika biex jiġbor l-inkartament relativ ma' dan il-każ mid-data 30 ta' Ottubru 2019.

Illi l-esponent kellu, jippreżenta r-rapport tiegħu sas-6 ta' Jannar 2020, iżda dan ma kienx possibl l-għaliex irċieva n-notifika tard.

Illi l-esponent innotifika l-partijiet bil-miktub, permezz ta' ittra reġistrata, datata t-13 ta' Jannar 2020, biex jinfurmhom bid-data tal-aċċess fl-20 ta' Jannar 2020, jew jikkuntatjaw l-esponent biex tinstab data oħra.

Illi l-esponent għamel aċċess fuq il-fond in-kwistjoni fl-20 ta' Jannar 2020.

Illi l-esponent kien ha numru ta' ritratti varjati tal-fond u li ddokumenta l-istat eżistenti ta' l-istess fond kif misjub daklinhar;

Illi l-esponent issstometta r-rapport tiegħu ddatat 1 ta' Frar 2020.

DESKRIZZJONI TAL-PROPJETA

L-esponent jissottometti bir-rispett lil din l-Onorabbi Qorti s-segwenti deskriżzjoni u valutazzjoni tal-propjeta in-kwistjoni;

Dan wara li ha in-konsiderazzjoni kull aspett li jirrefletti l-valur ta' l-imsemmija propjeta inkluž il-lokazzjoni tal-fond, il-kundizzjoni eżistenti u l-istat li jinstab fiċċi, kif ukoll il-piżijiet, kirjet u jeddijiet oħra, sew reali kemm personali, li seta hemm, li dan il-fond jista` jkun suġġett għalihom; kif ukoll kull informazzjoni fuq trasferimet tal-fond u informazzjoni oħra offerti mill-kreditur;

L-esponent għamel aċċess fil-propjeta deskritta bħala:

Id-dar bin-numru erbgha u ġamsin (54) qabel magħrufa bin-numru tnejn u sebghin (72) gewwa Triq Santa Marija, Żebbuġ, Malta, inluż l-arja u ssottosuol. (**Dok. 1160-19VAL-R01**).

Il-fond, li jikkonsisti f'dar antika, bin-numru 54, li għandha aċċess dirett minn Triq Santa Marija, Żebbuġ, Malta, permezz ta' bieb ta' madwar metro wiesgħa.
(Dok. 1160-19VAL-R02)

Id-dar in-kwistjoni hija mqassma fuq żewġ sulari, b 'washroom' sovrastanti fil-livell tat-tieni sular, bejt, u kantina taħt il-livell tat-triq, b'gnien żgħir fuq in-naħha ta' wara u bir jew spiera, bil-bokka li tinsab fl-entrata tad-dar.

Dan l-iżvilupp sar qabel 1967, kif jidher fuq is-'site plans' storiċi, iżda saru tibdiliet u żidiet mal-istrutturi originali fuq permess maħruġ mill-Awtorita` tal-Ambjent u l-Ippjanar (illum l-Awtorita` tal-Ippjanar) fl-10 ta' Jannar 2005, bin-numru PA/6059/04, bid-deskrizzjoni

'To sanction variations from permit PA 7085/96 including washroom & bathroom at lower level at roof plan, elimination of balcony on facade to window at 1st floor level, minor differences to actual plan layouts including bedrooms at back plus balcony etc. premises exist. also construction of parapet wall on facade.'

Id-dar hija mibnija fuq biċċa art ta' madwar 142.2 metru kwadru, kif iddikjarat mill-Perit David Cilia f' Dok E anness mal-inkartament. (**Dok. 1160-19VAL-R01**)

Fil-livell t' isfel, wieħed jidħol ġewwa entrata, imsaqqfa bix-xorok tal-qasba minn fuq kileb, li tagħti għall-‘hall’ ikbar, li tinkludi t-turġien għall-kantina kif ukoll għall-ewwel sular. Minn dan il-‘hall’ wieħed imur għall-kamra kbira fuq in-naħha ta’ wara tal-fond li tinkorpora fiha ‘*kitchen/living/dining combined*’, msaqqfa bi travi tal-injam u xorok, kif ukoll karma tal-banju lateral li għanda t-tieqa għall-fuq ‘*shaft*’ intern. Il-propjeta tinkludi ukoll ġnien żgħir, madwar sebgħha metri fond, fuq in-naħha ta’ wara tad-dar, bi dħul mill-‘*kitchen/living/dining combined*’.

Il-kantina hija essenżjalment kamra waħda, ta’ madwar 15 il-metru kwadru, parzjalment imħaffra fil-blatt u parzjalment mibnija, msaqqfa b’arkati tal-ġebel u xorok.

Il-propjeta` tinkludi karma tas-sodda fil-livell intermedju (fuq l-entrata), msaqqfa b’xorok tal-qasba fuq kileb.

It-taraġ jieqaf gewwa ‘*landing*’ imdaqqas, li minnu tidħol jew ġol-kamra tal-banju u żewġ kmamar tas-sodda. Dawn iż-żewġt ikmamar jiġu fuq il-‘*kitchen/living/dining combined*’. Din il-parti tad-dar hija estenzjoni iktar riċenti, bl-ispażji msaqqfin b’soqfa ‘*cast-in-situ*’ tal-konkos.

Minn waħda minn dawn il-kmamar tas-sodda hemm taraġ li jwasslek għall-kamra f’livell intermedju ieħor, li minnha hemm taraġ ieħor li jtellgħek għall-livel tal-‘*washroom*’, li minnha toħroġ għall-fuq il-bejt.

Il-fond jinstab f’kundizzjoni tajba. Il-ħitan tal-ġebel huma imkaħħlin u s-soqfa tal-konkos huma miksija. Ix-xorok u l-kileb huma wkoll imkaħħlin. Il-bibien u l-aperturi huma kollha tal-injam. L-artijiet huma kważi kollha taċ-ċangatura.

Id-dar hija lesta minn kollox, tinkludi ‘*meters*’ uffiċċjali tad-dawl tal-Enemalta u tal-ilma tal-Water Services Corporation.

Il-propjeta qegħda tidher fir-ritratti annessi ma dan l-istess dokument, **Dok. 1160-19VAL-R02 sa R17.**

**PIŽIJIET, KIRJIET U JEDDIJINET OHRA, SEW REALI KEMM
PERSONALI, LI DAWN IŻ-ŻEWĞ PROPJETAJIET HUMA SOĞGETT
GHALIHOM**

L-esponent ġie mitlub ifisser il-pižijiet, kirjet u jeddijiet oħra, sew reali kemm personali, li din il-propjeta` hija soġgett għalihom.

L-informazzjoni hawn taħt imsemmija hija kif mitlub fid-digriet u miġbura mid-dokumentazzjoni mogħtija mal-inkartament. Għalhekk, l-informazzjoni ttieħdet mill-intimat, sad-data ta' dan id-dokument.

Hekk kif jidher fl-atti tan-nutar Dottor John Spiteri, ddatat 30 ta' Lulju 1997, liema kopja tal-kuntratt huwa inkluż bħala f' Dok D fl-inkartamnet mgħoddxi lill-Perit Tekniku, il-fond kien akkwistat b'bir komuni mal-propjetajiet adjagħi li kellhom in-numri 71 u 73 rispettivament.

Ma jirriżultax li l-fond huwa soġġett għal xi jeddijiet personali oħra mill-informazzjoni miġbura u mgħoddija lil Perit Tekniku sal-ġurnata ta' dan ir-rapport.

L-AHHAR TRASFERIMENT

L-esponent ġie mitlub ifisser l-aħħar trasferiment tal-fond in-kwistjoni.

L-informazzjoni hawn taħt imsemmija hija kif mitlub fid-digriet u miġbura mid-dokumentazzjoni mogħtija mal-inkartament. Għalhekk, l-informazzjoni ttieħdet mill-intimat, sad-data ta' dan id-dokument.

Hekk kif jidher fl-atti tan-nutar Dottor John Spiteri, ddatat 30 ta' Lulju 1997, liema kopja tal-kuntratt huwa inkluż bħala Dok D fl-inkartamnet mghoddi lill-Perit Tekniku, il-fond kien akkwistat mill-intimata, s-sinjura Maria Gloria Gouder, mingħand Samuel Formosa u Christopher Cachia, għall-sbatax il-elf lira maltin, '*free and vacant possession*', tale quale, bl-appoggi mhallsin u li tinkludi bir komuni mal-propjetajiet adjagħenti li kellhom in-numri 71 u 73 rispettivament.

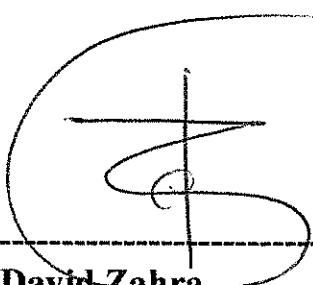
VALUTAZZJONI TAL-FOND

Bħala riżultat tal-analiżi tal-propjeta, hija l-opinjoni tal-Perit Tekniku li:

Id-dar bin-numru erbgħa u ħamsin (54) qabel magħrufa bin-numru tnejn u sebghin (72) ġewwa Triq Santa Marija, Żebbuġ, Malta, inluž l-arja u ssottosuol, qiegħda tiġi ivvalutata bil-prezz ta' mħux anqas minn:

€850,000 (Tmien Mija u Hamsin elf Ewro)

Tant għandu l-esponent jissottometti ghall-ġudizzju ta' din l-Onorabbi Qorti,

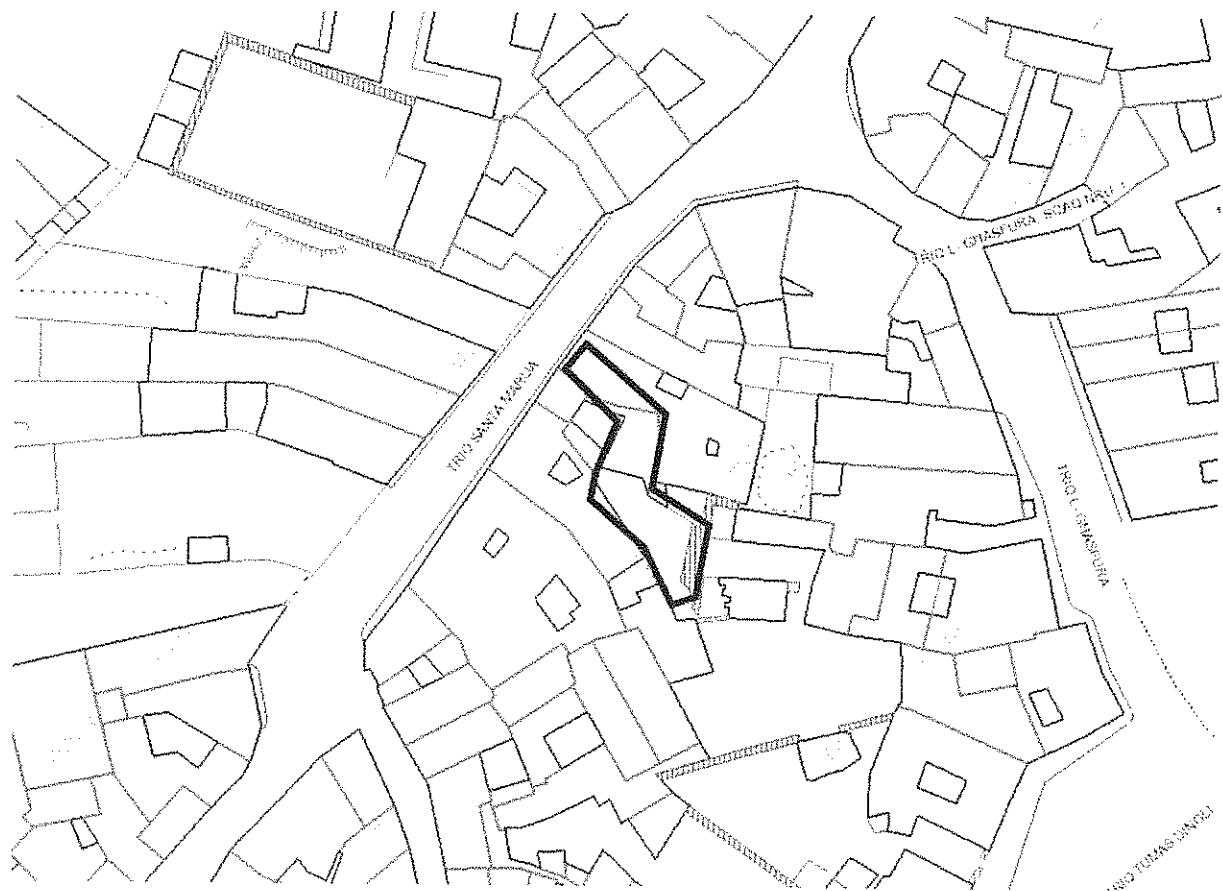


Perit David Zahra

A handwritten signature enclosed within a circle.
Annalise Spiteri
Deputat Registratur
Qrati tal-Gustizzja (Malta)

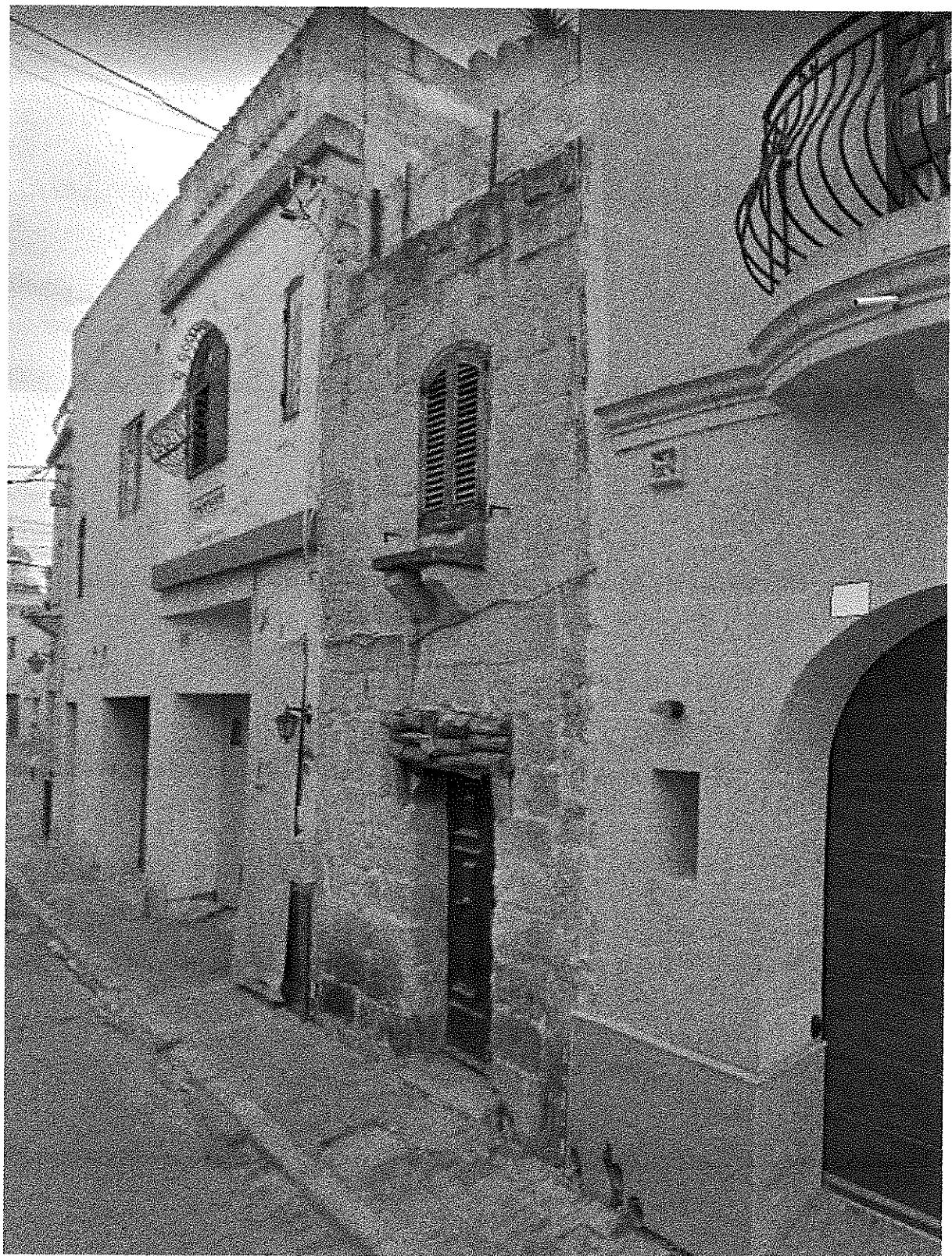
10 MAR 2020

Illum <u>Obt Ċ. M. Zahra</u>
Deher il-Perit Legali / Tekniku:
<u>David Zahra (KZ 383679M)</u>
Li wara ll-ddikjara li thallas f-ammont illi dovut, halfej/halfet li qedha/qdlet fedejment u oneastament i-Inkarigu mogħihi illu/ha,
Deputat Registratur



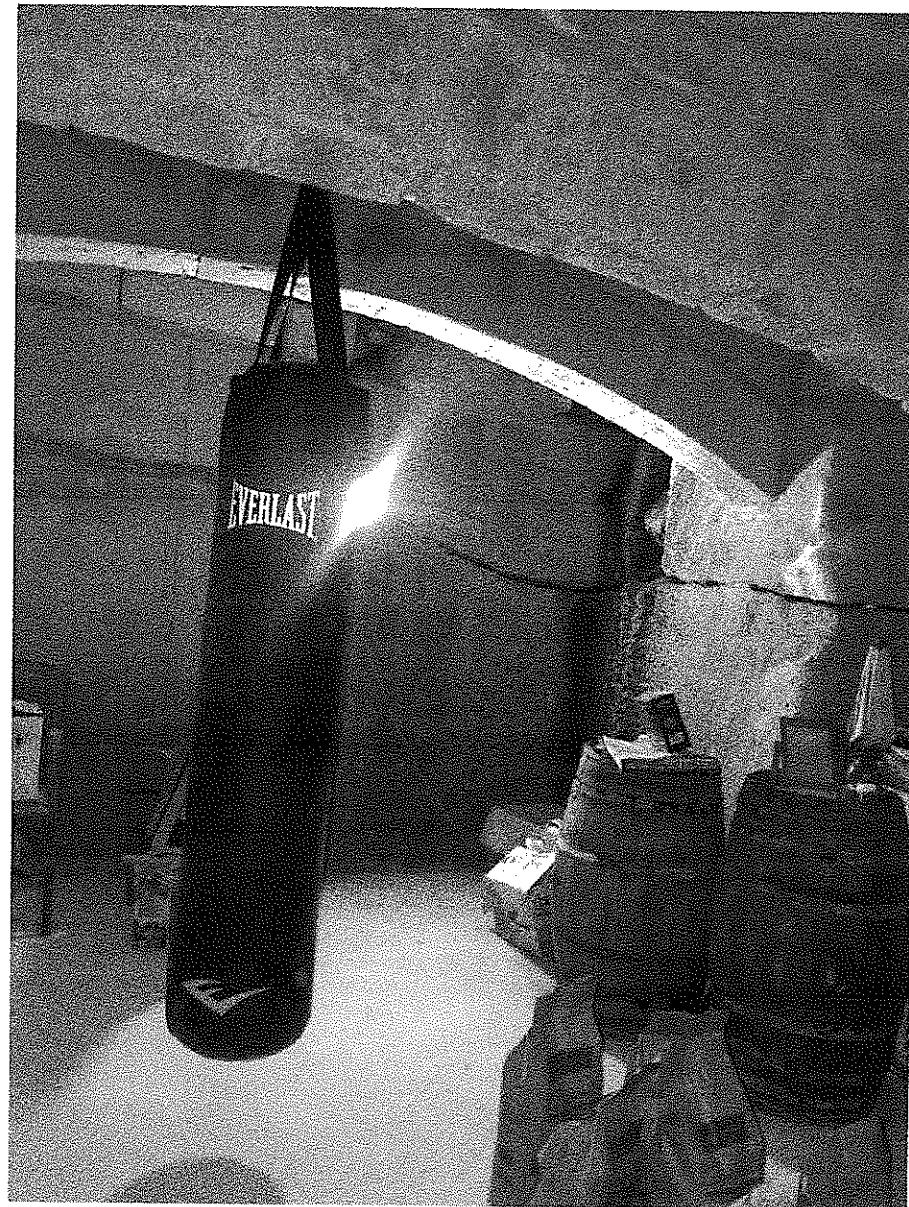
Pjanta li tindika il-lokazzjoni tal-fondi (Sors: www.pa.org.mt)

Dok. 570-13VAL-R01



Ritratt tal-faċċata tal-fondi imsemmi

Dok.570-13VAL-R02



Ritratt tal-kantina

Dok. 570-13VAL-R03



Ritratt tal-kantina

Dok. 570-13VAL-R04



Ritratt tal-'hall' - isfel

Dok. 570-13VAL-R05



Ritratt tat-taraġ għall-kantina - isfel

Dok. 570-13VAL-R06



Ritratt tal-'*kitchen/living/dining combined*' – ifsel

Dok. 570-13VAL-R07



Ritratt tal-'*kitchen/living/dining combined*' – ifsel

Dok. 570-13VAL-R08



Ritratt tal-ġnien

Dok. 570-13VAL-R09



Ritratt tat-taraġ għall-ewwel sular - iffel

Dok. 570-13VAL-R10



Ritratt tal-kamra tas-sodda – livell intermedjarju

Dok. 570-13VAL-R11



Ritratt tal-'hall' u l-bieb tal-kamra tal-banju – l-ewwel sular

Dok. 570-13VAL-R12



Ritratt tal-kamra tal-banju – l-ewwel sular

Dok. 570-13VAL-R13



Ritratt tal-kamra tas-sodda – I-ewwel sular

Dok. 570-13VAL-R14



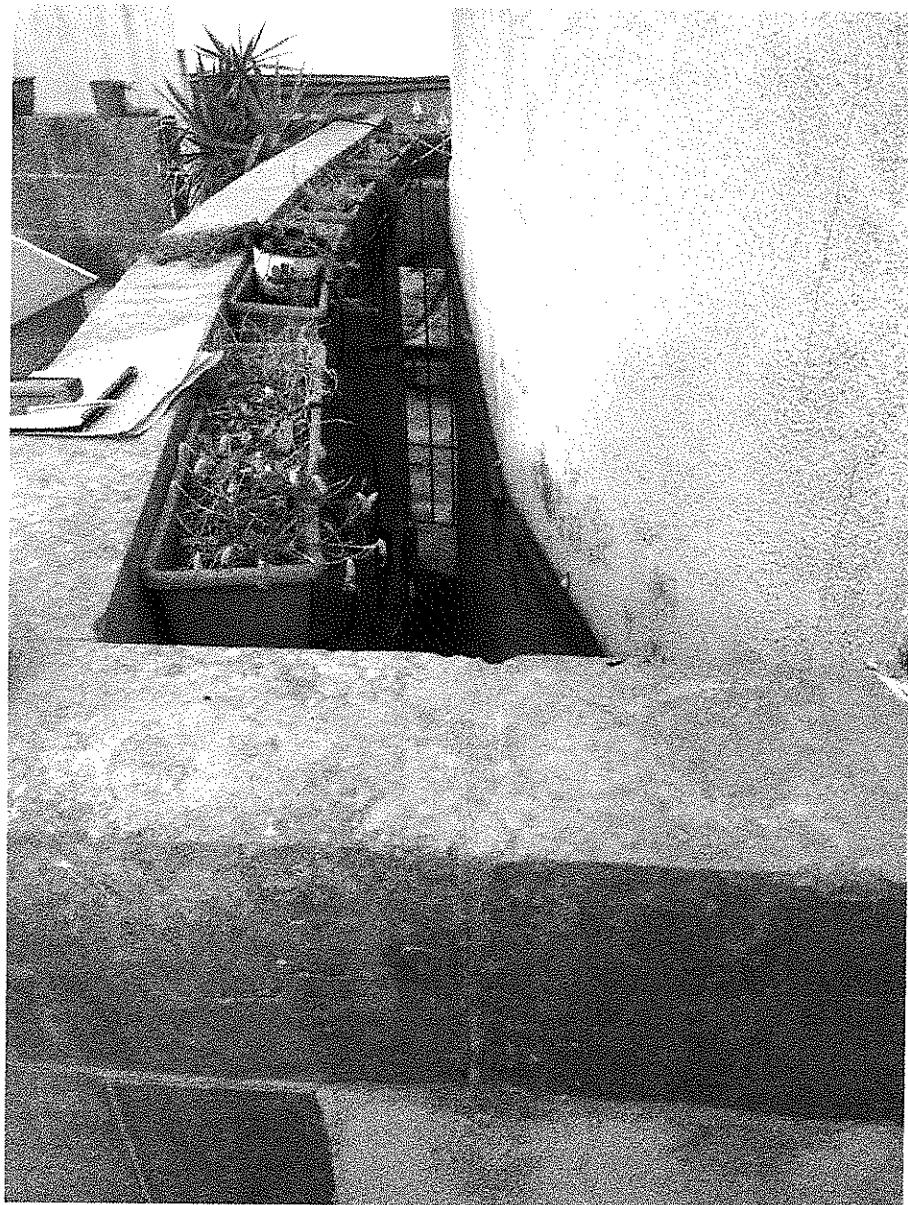
Ritratt tal-kamra tas-sodda – l-ewwel sular

Dok. 570-13VAL-R15



Ritratt tal-bejt.

Dok. 570-13VAL-R16



Ritratt ta 'shaft' żgħir fil-livel tal-bejt

Dok. 570-13VAL-R17

Dok "P"

30 - Jul - 1997

Dok'D'

16 H'leit (30)

I do see & hear
me hundred and
one by seven (107)

No: 380

heur a d

Slo

Enrolld

20.8.97

H'p' No.

12002/97

P'v N°

11246/97

Ref N°

5598/97

Before me John Spiteri, Doctor of Laws and Notary Public in Malta, duly sworn and admitted, have personally appeared after having verified their identity:-

Of the first part: Joseph Fornara, general manager, son of Carmel, born in Marsaxlokk, and residing at Santa Venera identity card number: 362849(M) appearing hereon in the name for and on behalf of Bank of Valletta Limited - hereinafter referred to as 'The Bank' - as duly authorised.

Of the second part: Maria Gloria Gouder, unmarried daughter of the late Carmelo and Beatrice nee' Cachia, born in Pieta' and residing at Birkirkara, identity card number: 499159(M) - hereinafter referred to as 'The Customer' and/or 'The Purchaser' as the case may be.

Of the third part: David Frendo, purchasing manager, son of Henry-Anthony and Mary-Lilian nee' Ransley, born in Birkirkara and residing at Santa Venera, identity card number: 715654(M) - hereinafter referred to as 'The Surety'.

By virtue of the first part of this deed the Bank hereby grants on loan to the Customer, who accepts the sum of twenty-eight thousand Maltese liri (Lm28,000) - hereinafter called 'The Loan', out of which amount the Customer delegates the Bank, which accepts to pay the sum of seventeen thousand Maltese liri (Lm17,000) to the vendors in the second part of this deed, and as to the balance of eleven thousand Maltese liri (Lm11,000) is to be used for effecting construction works, alterations and improvements to the same property, which said

2224

remaining sum Customer delegates the Bank which accepts to pay it in its sole discretion directly to workmen and contractors for the construction of the said property, in terms of Section two thousand and ten (2010) of the Civil Code of the Laws of Malta.

In warranty of the proper observance of the conditions of this deed and in particular of the repayment of the loan and the payment of interests accruing thereon, the Customer hereby constitutes in favour of the Bank, which accepts, a general hypothec on all her property in general present and future; over and above a special hypothec and special legal privilege on the property described hereunder. This security is over and above such other security, as may be mutually agreed to from time to time.

Moreover, in order to better guarantee the repayment of the loan and the interests accruing thereon, and the faithful performance and observance of the conditions undertaken by the Customer on this deed, appearer David Frendo hereby stands joint and several surety with the principal debtor and in favour of the Bank, which accepts, a general hypothec on all his property, present and future.

The Bank reserves unto itself the right to lay down such conditions as it considers necessary for the repayment of the loan, over a period which conditions have been/shall be notified in writing to the customer, subject to the overriding condition that the outstanding balance of loan and interests accrued thereon shall be repayable on demand, a simple request in writing to be deemed good and sufficient notice for this purpose.

It is agreed that the loan shall bear interest at rates not exceeding the maximum rate allowed by law, this interest shall be reckoned on the amount due for balance of loan by the customer, from time to time, according to recognised

banking practice, the said rate of interest to be fixed by the Bank in its sole discretion, from time to time.

All fees and expenses in connection with this deed are to be borne by the customer, who further undertakes to refund to the Bank all expenses including legal fees and administrative charges made for bringing up to date from time to time the researches into the customer's liabilities and transfers, and also for maintaining all the Bank's security in good order to the satisfaction of the Bank.

Furthermore, the customer and the Bank agree, that the Bank shall be entitled to make or to follow any application in the Land Registry for the registration of the property hereby hypothecated, as this falls within a registration area, at the customer's sole expense. Moreover the customer authorises the Bank to retain in its possession any Land Registry certificate of hypothec, or precautionary hypothec, besides the searches into the customer's transfers and liabilities, until payment in full of the loan is effected.

If so requested by the Bank, the customer undertakes at the Bank's request to insure their property against all normal risks with a reputable insurance company, and to have the Bank's interest noted on the relative insurance policies. Further, the customer authorises the Bank to effect all such insurances on their property, as it deems fit, at the customer's expense.

Moreover, the customer undertakes to give the Bank full details and all information relating to her business and financial position, as requested by the Bank from time to time, and to accord to the Bank every facility for the verification thereof.

The Bank and the Customer agree that

if:

- a) the Customer fail to pay any sum whether of principal, interest, fees or charges, due from it under the deed of loan at the time and in the manner stipulated in this deed; or
- b) the Customer commits any breach of or omit to observe any obligations and undertakings expressed to be assumed by it under this deed; or
- c) any representation of warranty made or deemed to be made, or repeated by or in respect of the Customer, are or proves to have been, incorrect in any material respect; or
- d) any indebtedness of the Customer is not paid when due or becomes due and payable, or any creditor of the Customer becomes entitled to declare any such indebtedness due and payable prior to the date when it would otherwise have become due or any guarantee or indemnity of the Customer in respect of indebtedness is not honoured when due and called upon; or
- e) any consent, authorisation, licence or approval of, or registration with, or declaration to governmental or public bodies or authorities, or courts, required by the Customer in connection with, or pursuant to, the execution, delivery, validity, enforcement or admissibility in evidence of this deed or the performance by the Customer of its obligations under this deed, is modified, or is not granted, or is revoked or terminated or expires and is not renewed or otherwise ceases to be in full force and effect; or
- f) a creditor attaches or takes possession of, by way of execution, sequestration or other process is levied or enforced upon of sued out against, any of the undertakings, assets, rights or revenues of the Customer; and is not discharged within seven (7) days; or

g) the Customer suspends payment of their debts, or are unable, or admit inability to pay their debts as they fall due, or commences negotiations with one or more of its creditors with a view to the general readjustment or rescheduling of all or part of its indebitness, or proposes, or enters into any composition or other arrangement for the benefit of its creditors generally or as a class of creditors, or proceeding are commenced in relation to the Customer under any law, regulation or procedure relating to the reconstruction of debts; or

h) the Customer takes any action or any legal proceeding are started or other steps taken for:

- (i) the Customer to be adjudicated or found bankrupt or insolvent; or
- (ii) the winding up or dissolution of the Customer; or
- (iii) the appointment of a liquidator, curator, administrator or similar officer of the Customer; or

i) the Customer suspend or cease or threaten to suspend or cease to carry on its business; or

j) all or a material part of the undertakings, assets, rights, or revenues of, or shares, or other ownership interests in, the Customer are seized, nationalised, expropriated or compulsorily acquired by, or under the authority of any government; or

k) it becomes unlawful at any time for the Customer to perform all or any of its obligations under this deed; or

l) the Customer repudiates, or do, or cause, or permit to be done, any act or thing evidencing an intention to repudiate this deed; or

m) there occurs in the opinion of the Bank, a material adverse change in the financial condition of the Customer; or

any other event occurs or circumstance arises which, in the opinion of the Bank, is likely, materially and adversely to effect the ability of the Customer to perform all or any of its obligations under or otherwise comply with the terms of this deed, then, or at any time thereafter, the Bank may, by notice to the Customer, declare the loan to be immediately due and payable, whereupon it shall become so due and payable together with accrued interest thereon and any other amounts the payable under this deed.

Customer also presently undertakes in favour of the Bank, which accepts: (a) not to give any further charges over the hypothecated property even if these are to rank after the charges registered in favour of the Bank; and (b) not to lease, part with or allow third parties to use the hypothecated property under any title whatsoever, without the Bank's prior written consent.

The Bank also reserves unto itself the right to introduce and/or increase fees, charges and commissions at its sole discretion up to the maximum as may be allowed by the Monetary Authorities from time to time.

Finally customer bind herself to inform the bank when all works on the property have been completed in order that the relative deed of conservation of privilege may be published.

There also appear on this deed: Samuel Formosa, an architect and civil engineer, son of Patrick and Rose nee' Vassallo, born in Attard, identity card number: 200568(M) who is appearing on this deed in his own name and in the name for and on behalf of his wife ³Doctor Antonia sive Tanya Formosa, daughter of John Debono and Madalene nee' Camilleri, born in Naxxar, identity card number: 37366(M) and both residing at Naxxar, duly authorised in virtue of a power of attorney annexed to

2229

a deed in the records of Notary Doctor Joseph Darmanin of the sixth (6th) July one thousand nine hundred and ninety-four (1994),
and also in the name for and behalf of

Christopher Cachia, an architect and civil engineer, son of Joseph and Mary nee' Bonello, born in Attard and residing at Cospicua, identity card number: 156867(M)⁶, hereinafter referred to as 'The Vendors'.

In virtue of the second part of this deed, the vendors, hereby sell, transfer and convey jointly and severally between themselves and unto the purchaser who accepts, purchases and acquires the tenement at number seventy-two (72), Triq Santa Marija, Zebbug, Malta, free and unencumbered including its relative airspace and the underlying basement.

This sale is being made and accepted under the following terms and conditions namely:-

In consideration of the agreed price of seventeen thousand Maltese liri (Lm17,000) which amount, the Bank, in execution of the delegation made to it by the Customer/Purchaser in the first part of this deed, is hereby paying to the Vendors the sum of seventeen thousand Maltese liri (Lm17,000) who tender due receipt for the whole amount in full and final settlement thereof.

Vendors warrant jointly and severally between themselves the peaceful possession and free and unrestricted enjoyment of the property transferred on this deed, in favour of the purchaser, who accepts, by means of a general hypothecation of all their property, present and future.

The property is being sold with free and vacant possession.

The property has a well which is common to the two adjoining properties at numbers seventy-one (71) and seventy-three (73), Triq Santa Marija, Zebbug.

(5) Vendors are not entitled to receive nor pay any compensation in respect to support on third party wall.

The property is being sold as tale quale and in its present state and condition.

Fees and expenses in connection with this deed are to be borne according to law, including commission fees.

For the purposes of "Act XVII of 1993 relative to Duties on Documents and othe Transfers", it is hereby declared that vendors acquired the property transferred on this deed from Amabile Micallef and his children as per deed in my records dated the twenty-eighth (28th) February of the current year 1997.

The stamp duty payable on this deed amounts to five hundred and ninety-five Maltese liri (Lm595) since purchaser declares, after I the undersigned Notary have explained the importance of the truthfulness of her declaration, that the property transferred on this deed is to be used as her sole, ordinary residence.

For the purposes of "Act XVIII of 1993 relative to Capital Gains Tax", it is hereby declared that the tax due amounts to one thousand one hundred and ninety Maltese liri (Lm1,190).

In virtue of the last part of this deed the Bank hereby declares that it has been fully paid from the facility granted to the vendors as per said deed in my records of the 28th February, 1997 and hereby gives its consent for the total cancellation of the note of privilege inscribed in the Public Registry

-2231

under progressive number: four thousand two hundred and forty-five of the current year, 1997 (4245/97).

Done, read and published after appearers have been duly informed of the import hereof according to law in Malta, Valletta, Palace Square, number one stroke five (1/5) at the Housing Finance Division of the Bank.

(1) the - as duly informed in virtue of a power of attorney issued to a deed in the records of Notary Doctor Edward Flora of the fourth (4) January one thousand nine hundred and ninety seven (1997).

(2) the - for words omitted.

(3) one word omitted.

(4) five words substituted 373667

(5) one word substituted "Puchas"

(6) the - not exceeding thirty-two

(22) years or by extension

thereof.

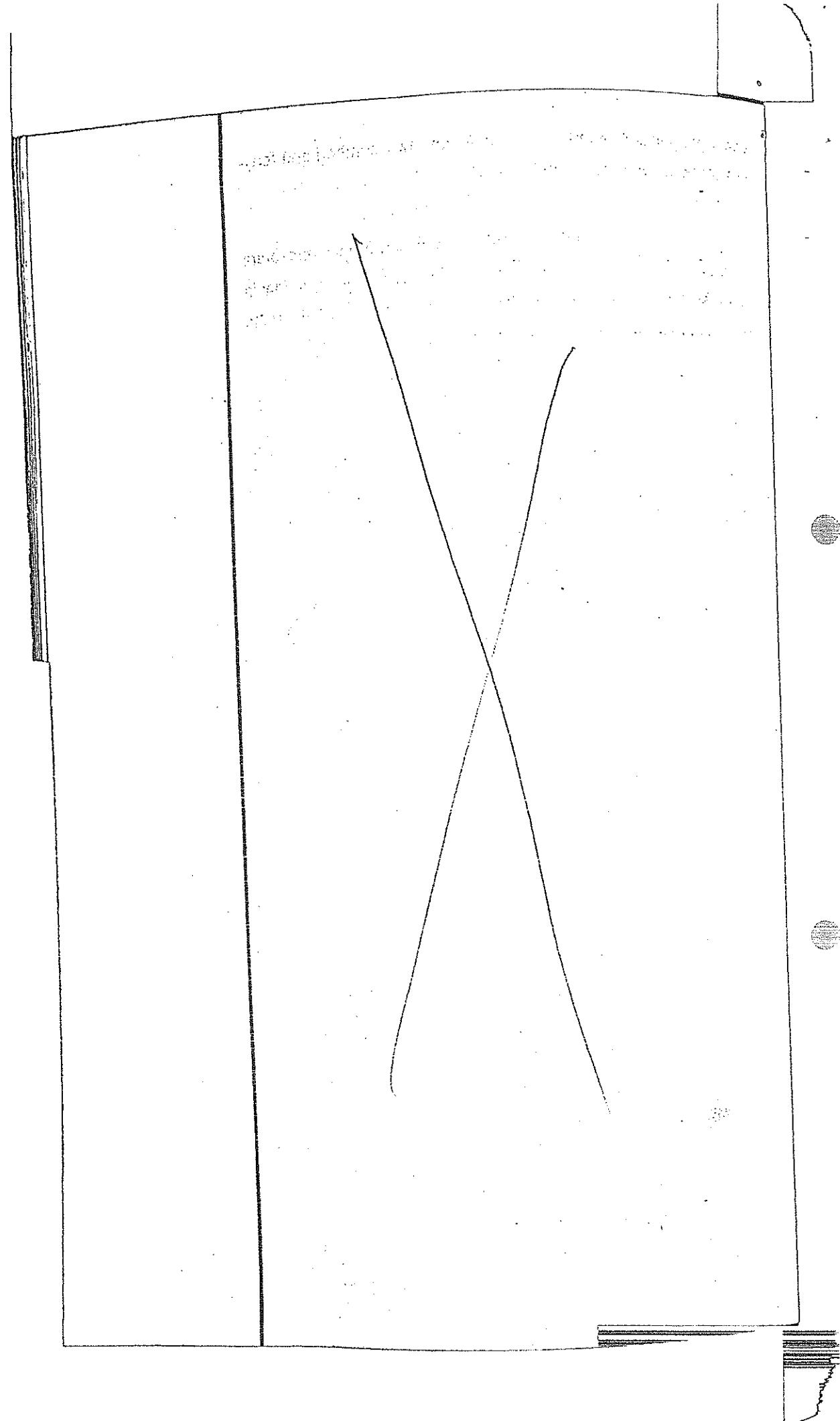
Im Jomose

S. J. J. M. L.

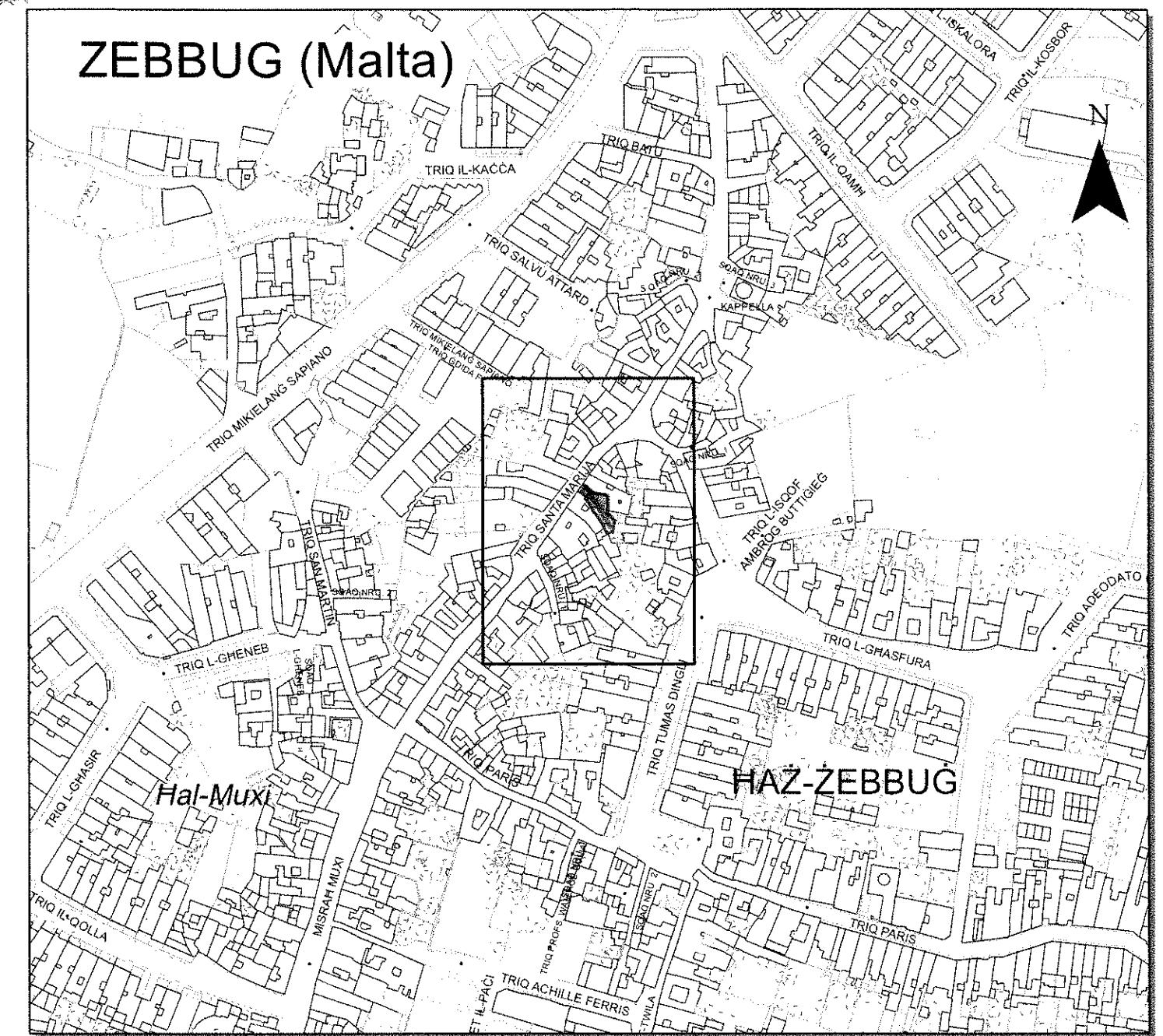
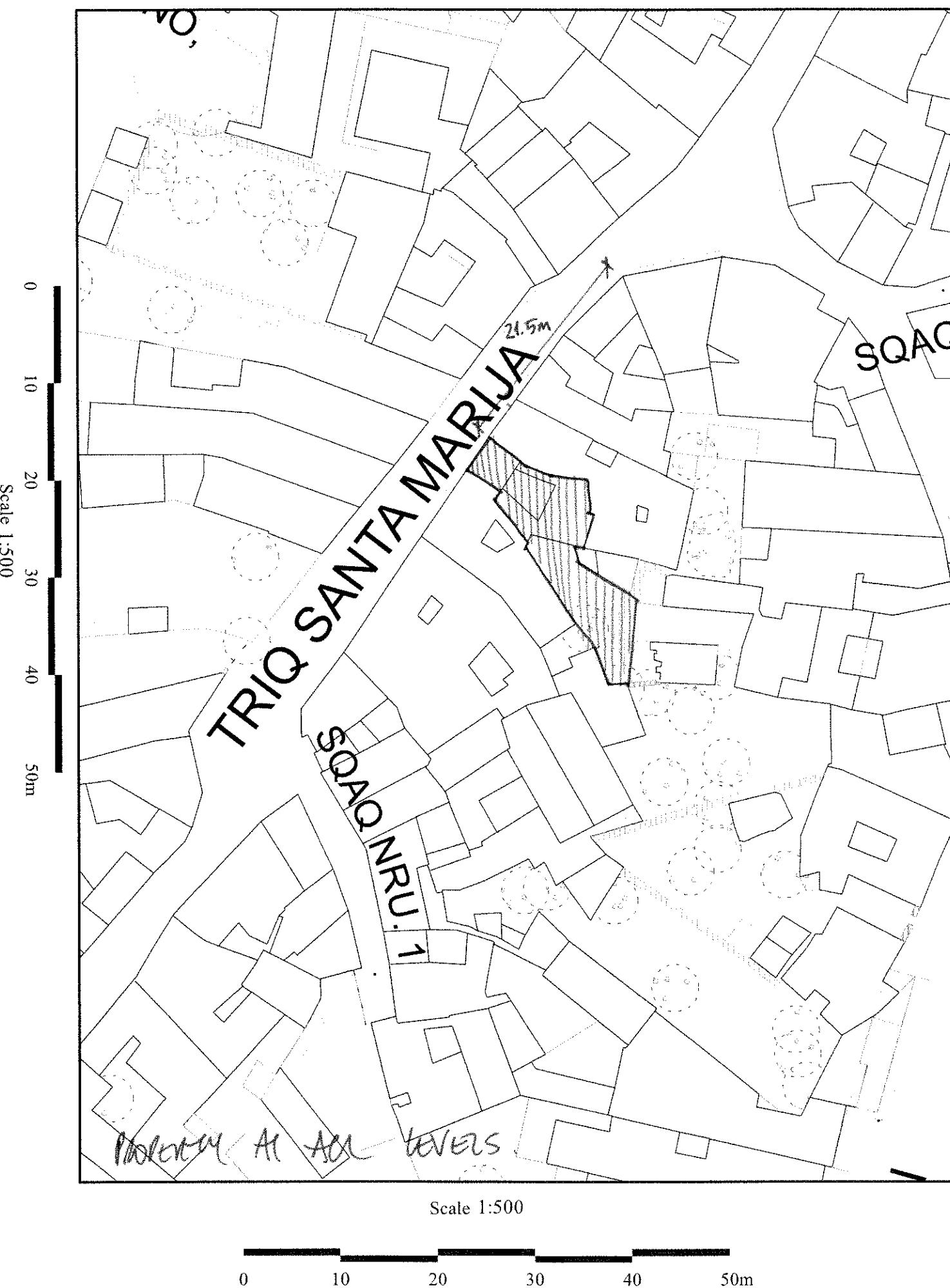
Offender

John Paul

J. P. C. L.







Gvern ta' Malta

Registru ta' l-Artijiet

Casa Bolino, 116, Triq il-Punent, Valletta

Government of Malta

Land Registry

Casa Bolino, 116, Triq il-Punent, Valletta

Nru tal-Mappa:
Map Number:

157514 E

Pożizzjoni Ċentrali:
Centre Coordinates:

x = 49362
y = 70516

Parti min S.S.:
Extracted from S.S.:

4870

Date:
Date:

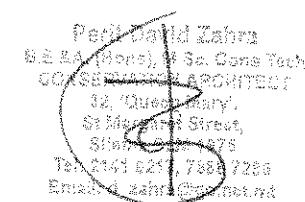
27/02/2020

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:



Qies (metri kwadri):

Area (square metres):

c. 142m²

Firma ta' l-Applicant:

Applicant's Signature:

LR 153602

Dritt imħallas
Fee Paid

PART III
EIGHTH SCHEDULE

Physical Attributes of Immovable Property

Locality ZEBBUG

Address 54, TRIQ SANTA MARIJA

Total Footprint of
Area Transferred * 142 sq.mt

Tick where applicable

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

Type of Property	<input checked="" type="checkbox"/> Villa <input type="checkbox"/> Penthouse <input checked="" type="checkbox"/> Terraced House	<input type="checkbox"/> Semi-Detached <input type="checkbox"/> Mezzanine <input type="checkbox"/> Ground Floor Tenement	<input type="checkbox"/> Bungalow <input type="checkbox"/> Maisonette	<input type="checkbox"/> Flat/Apartment <input type="checkbox"/> Farmhouse
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"/> 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

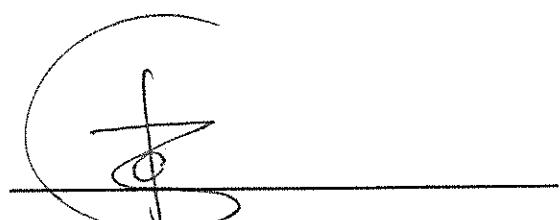
** Includes plastering, electricity, plumbing and floor tiles

*** Includes ** plus bathrooms and apertures

Date: 01/02/2020

Perit's Signature:

Warrant Number:



509

Rubber Stamp:

Perit David Zafra
 S.E.A.R.C. (Hons) M.Sc. Cert Tech
 CONSERVATION ARCHITECTURE
 13, 'Queen Mary',
 St. Matthew Street,
 SENGLEA SE1A 1SE
 Tel: 2147 1217, 7886 7223
Email: d.zafra@do.net.mt

