

Riferenza Tagħikom: Atti Tas-Subbasta Nr. 4 / 2020

Malta Dairy Products vs Christopher Spiteri et

15 ta' Gunju 2021

Lil kull minn tikkonċerna.



Riferenza: Stima tal-propjetà imniżżla hawn taħt:

Propjeta' – Appartament li jinsab fit-tielet livell (*Second floor*), fi Blokka 35, Triq Wenzu Gafa', Hal Qormi Malta u partijiet oħra fl-istess blokk inkluž parti mill-bejt.

Dan ir-Rapport jjikkonċerna t-talba kif mgħarrraf mill-Prim Awla tal-Qorti Ċivili, fejn gejt maħtut bħala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeġ Immobili, sabiex nagħmel deskrizzjoni tal-fond indikat fir-rikors promotur u sabiex infisser il-piżżejiet, kirjet u jeddijiet oħra, sew reali kemm personali jekk ikun hemm, li għalihom dan il-fond huwa suġġett, kif ukoll l-aħħar trasferiment tiegħu, skond l-informazzjoni li ngħatatli mill-kreditur jew mid-debitur. **Atti Tas-Subbasta, Nr. 04/2020 (Malta Dairy Products vs Christopher Spiteri et)**

Stima tal-Propjetà

Propjeta' – Appartament li jinsab fit-tielet livell (second floor), fi Blokka 35, Triq Wenzu Gafa', Hal Qormi Malta u partijiet oħra fl-istess blokk inkluż parti mill-bejt.

Indirizz: **Propjeta' – Appartament li jinsab fit-tielet livell (Second floor), fi Triq Wenzu Gafa', Hal Qormi Malta, partijiet oħra fl-istess blokk inkluż parti mill-bejt.**

Proġett: **Deskrizzjoni u Stima ta' Propjetà**

L-Arkitett u Inginier Ċivili, li qiegħed jiffirma hawn taħt (Prof. Perit. Ruben Paul Borg ID 226976 M, Warrant Numru 432), jikkonferma, li għamel spezzjoni viżwali, tal-appartament fit-tieni sular: **Appartament numru 2, Numru 35, Triq Wenzu Gafa', Hal Qormi, Malta; u partijiet oħra fl-istess blokka ta' appartamenti kif deskrirt hawn taħt**, nhar it-tliet, 8 ta' Gunju, 2021, wara nofsinhar.

Dettalji tal-propjeta:

- Flat (appartament) internament numerat numru tnejn (2), bieb numru ħamsa u tletin (35), Diamond Flats, fi Triq Wenzi Gafa', Hal Qormi,
- nofs indiżiż tal-entratura, entrata, taraġ sal-bejt tal-0istess blokka
- nofs indiżiż ta' parti diviža tal-bejt li fiha kejl ta' ċirkta tleita punt tnejn ħamsa metri kwadri konfinanti mill-punent ma' beni ta' Mansueto Zammit, mill-İvant u nofsinhar ma' parti diviža oħra tal-bejt hawn taħt deskritta,
- u parti diviža tal-bejt tal-imsemmi flat tal-kejl ta' ċirkta tleita u sittin metri kwadri konfinanti mill-İvant mal imsemmija triq, mill-punent' ma' beni ta' Mansueto Zammit u tramuntana mat-taraġ, jew irjieħ verjuri, soġġett għaċ-ċens annwu u

perpetwu msemmi fil-kuntratt pubbliku tan-Nutar Dottor Antoine Agius tal wieħed u tletin ta' Jannar, 2003.

(Riferenza: Mandat ta' Inibizzjoni bid-data: 1-3-2017, fil Prim Awla tal-Qorti Ċivil; Malta Dairy prodycts Limited C7833 (Rikorrent) kontra Christopher Spiteri ID 202481M u martu Dorienne Spiteri ID429182M; u Mandat ta' sekwestru Numru 1612/19)

Waqt l-ispezzjoni fid-data kif imsemmi hawn fuq ġie nnutat mill-Perit li qiegħed jiffirma dan id-dokument, li l-propjetà hija abitata, fejn ġie rrapurtat li l-familja Spiteri tgħix fl-appartament. Kienu prezenti waqt l-ispezzjoni, s-Sinjura Dorienne Spiteri u l-Avukat Tyrone Grech (f'isem l-MDP Ltd.)

Deskrizzjoni tal-Propjetà.

Il-propjeta' li giet spezzjonata, tikkonsisti f'appartament li jinsab fit-tielet sular fi blokka ta' żewġ appartamenti u garaxxijiet. Numru ta' garaxxijiet jinsabu mat-triq fl-ewwel sular (ground floor), b'żewġ appartamenti fuqhom, wieħed fit-tieni sular (first floor) u l-ieħor fit-tielet sular (second floor). Il blokka fiha tlett sulari, bit-tromba tagħti mill-livell tat-triq sa' fuq il-bejt. Dan ir-rapport jagħmel riferenza għall-appartament numru tnejn li jinsab fit-tielet sular (second floor), il-komun u parti mill-bejt. Il-propjeta' hija abitata. Ġie rrapuratta lill-perit li l-familja Spiteri tgħix f'dan l-appartament.

L-intrata għall-blokka tinsab fil-livell tat-triq, fi Triq Wenzu Gafa' Hal Qormi. L-intrata tagħti għad-tromba tat-taraġ. Il-Propjeta hija aċċessibbli permezz tat-taraġ biss għax m' għamgħiex lift. Fit-tieni sular (first floor) wieħed isib bieb li jagħti għal appartament ta' terzi. L-appartament numru tnejn (2) jinsab fit-tielet sular (second floor). L-Appartament ma għandux bitħha fuq wara iżda għandu faċċata wiesgħha ħafna li tagħti għal fuq it-triq.

L-appartament m'għandu l-ebda binja oħra fuqu, bil-bejt jinsab sewwa sew fuq l-appartament. Il-bejt jintlaħaq mit-tromba tat-taraħ li tibqa' tielgħa sa fuq nett. It-tromba tagħti għall-struttura annessa li tinsab fuq parti mill-kuridur tal-propjeta' ta' taħtha, sewaa sew fuq l-intrata tal-appartmanet numru tnejn. Din-istruttura annessa mat-tromba, li deskritta flimkien mat-tromba bħala spazju indiżiż tal-komun b'arja ta' 3.25 metri kwari, fiha żewġ bibien li jagħtu qiegħed fuq kull naħha tal-bejt; l-istess bejt huwa maqsum fi tnejn, bil-parti tal-bejt fin-nofsinhar tat-tromba tikkonsisti farja, propjeta' li tagħmel mal-appartament numru tnejn (2) taħtha, u li għaliha jirreferi wkoll dan ir-rapport.

L-entratura tal-appartament numru tnejn, tagħti għall-kuridur principali li jinsab fuq wara tal-appartmant, b'tul minn naħha sa' oħra tal-propjeta'. L-appartament fih tlett (3) kmamar tas-sodda, kċina u kamra tal-ikel, kamra tal-pbanju, ensuite ma waħda mill-kmamar tas-sodda kif ukoll salott u kamra żgħira fejn wieħed jerfa' l-affarijiet. Il-kmamar kollha jagħtu għal fuq it-triq, minbarra l-ensuite u l-kamra tal-banju. Il-kamra tal-banju tagħti għal goxa f'kantuniera fuq wara tal-propjeta'. L-access għall-kmamar kollha huwa mill- kuridur. Peress li-tromba tinsab f'nofs il-faċċata tal-blokka, l-interata tagħti għal nofs il-kuridur, bis-salott, kamra ta-ikel u kċina li jinsabu fuq ix-xellug hekk kif tidħol, filwaqt li t-tlett kmamar tas-sodda jinsabu fuq il-lemin kif tidħol. Il-kamra tal-banju tinsab fuq il-lemin f'tarf il-kuridur. Il-kamra tal-ikel u s-salott jagħtu għal gallarija twila li tagħti għal fuq it-triq. It-tieni kamra tas-sodda wkoll tagħti għal gox gallarija li tagħti għal fuq l-istess Triq.

It-tromba tagħti għal fuq il-bejt. Il-bejt jikkonisiti minn spazju miftuh mingħajr strutturi u jinsab fuq il-parti tan-nofsinhar tal-propjeta'. Il-pjanti jagħtu wkoll ħtieq tad-daqs tal-appartament. L-arja kumplessiva tas-sit (footprint) hija ta' c. **171 metri kwadri**, li jinkludu t-tromba u xaf.

L-arja tal-appartament minn ġewwa hija ta' c. **158 metri kwadri** (mingħajr it-tromba u x-xaft iżda inkluż il-ħitan interni u esterni. L-arja tal-bejt, li jagħmel parti mill-propjeta u li jinsab fuq il-parti tan-nofsinhar tal-appartament, hija ta' c. **63 metri kwadri**.

Il-post ġie mkejjel waqt l-aċċess u l-ispezzjoni stess, u l-pjanti tal-post qed jiġu meghħmuża ma dan ir-rapport. L-ogħli minn ġewwa tal-appartemtn pie mkejjel u huwa: **2.92 metri**.

Il-propjeta' ġie rrapurtat li għandha ċens annwali ta' 35 Ewro.

Pożizzjoni tal-Propjetà.

L-appartament jinsab f'zona residenzjali ta' Hal-Qormi. Il-propjeta' hija mdawwra b'residenzi oħra u tinsab f'zona li m'hix traffikuża.

Kostruzzjoni u Struttura.

Il-bini huwa mibni bil-ġebel, u b'saqaf tal-konkos rinfurzat bil-ħadid. B'mod ġenerali, ma dehrux difetti strutturali waqt l-ispezzjoni viżwali tal-propjetà.

Finitura u Servizzi.

Ix-xogħilijiet ta' finitura (*finishes*), fl-appartament jinsabu fi stat tajjeb. Wieħed jinnota art b'madum taċ-ċeramika, u ħitan u soqfa miksija u miżbugħha. L-appartament jidher miżmum tajjeb u ma dehrux difetti partikulari kbar fil-finitura iżda dawk id-difetti li wieħd jistenna fi propjeta abitata. Jidher li hemm xi tbajja tal-umdita f'xi soqfa, f'diversi partijiet tal-propjeta' inkluż fi kmamar tas-sodda fejn saħansitra s-soqm mtebbgħha suwed anke minħabba li kkondensa l-umdita' fil-materjal tal-finitura tas-soqfa. Jidhru wkoll xi tbajja u tqaxxir ta' żebgħha.

Is-servizzi ta' l-ilma u l-elettriku jidher li huma installati hekk kif deher waqt l-ispezzjoni fil-propjetà. Il-kmamar tal-banju jinsabu fi stat tajjeb. L-aperturi li huma tal-aluminium griż, bi ħieg singlu u mhux doppju, wkoll jinsabu fi stat tajjeb u jinfethu u jingħalqu, għalkemm m'humiex godda.

Il-bejt jinsab fi stat tajjeb u għandu waterproofing memberane, tapit iwweldjat tal-qatran, li jidher li ma fihx difetti partikolari. L-appoggi wkoll jidher li miksija tajjeb u minn spezzjoni viċwali minn fuq il-bejt deher li jinsabu miżmuma tajjeb.

Fil-partijiet komuni tal-intrata u l-acċess jidher li hemm madum eqdem u x idifetti fil-finitura mal-hitan. Jidher ukoll tfaqqiegħ tal-konkos fis-saqaf tat-tromba fuq il-bejt. Jidher li hemm bżonn xi manutenzjoni speċjalment fil-livell tal-bejt.

L-appartament huwa wkoll arredat sew bil-bibien u għamara, kċina, kamra tal-ikel u salott kif ukoll kmamar tas-sodda. Fil-kamra tal-ikel hemm l-arja kondizzjonata nstallata.

Kunsiderazzjonijiet ta' Ppjana

Ma nstabux permessi tal-bini għal din il-propjeta meta saret riċerka fuq is-sit uffiċjali tal-Awtorita' tal -Ippjanar. Jidher li l-binja aktarx inbniet mal 40 sena ilu, meta wieħed jikkunsidra tip ta' materjali u jostruzzjoni kif ukoll madum fl-interata u finitura. Tidher mibnija fir-ritratti mill-ajru tal 1998 u ridher li ma kenitsx inbniet fl-1968.

Instab permess għall-installazzjoni ta Satellite Dish Antenna fil-propjeta: DN/02735/01, fl-indirizz: 35, Diamond, Flat 2, Triq Wenzu Gafa, Qormi.

Fil-Pjan Lokali għal-ħal-ħal Qormi, il-propjeta' tinsab f'zona residenzjali: QO-01.(Riferenza QOM1). Fil-Building heights limitations Plan tal-Pjan Lokali, il-propjeta' hija mmarkata li tinsab f'zona fejn jistgħu jinbnew 3 sulari u semibasement (Riferenza QOM3). Skond Annex 2 tad-dokument DC2015, l-għoli permessibbli għall-propjeta' b'possibilita' ta' tlett sulari u semibasement, huwa ta' 17.5m. dan ifisser li l-propjeta' għandha potenzjal ta' zvilupp fejn

hemm l-arja tal-bejt. Tajjeb jingħad li l-arja tal-bejt hija pero kemmxejn żgħira (63 metri kwadri) u għalhekk limitata għal żvilupp ċnejken.

Valutazzjoni

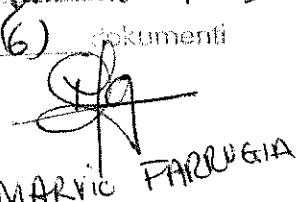
B'referenza għall-propjeta' kif qed tkun deskritta, din tinkludi apartment fit-tieni sulari, parti indiżiha tal-komun, u parti diviżha mill-bejt. Il-valutazzjoni maħduma fuq l-appartament u anke fuq l-arja fuq parti minnu, magħidu flimkien.

Wara li ġew meqjusa l-punti varji msemmija fir-rapport, inkluż l-acċess, id-daqs tal-propjeta', it-tqassim tal-Propjetà, il-kundizzjoni li tinsab fiha il-propjetà, iż-żmien li għandha, il-post fejn tinsab, potenzjal ghall-użu li għandha kif ukoll potenzjal ta' żvilupp u fatturi oħra rilevanti, fl-opinjoni tiegħi il-prezz li l-propjetà ggib fuq is-suq, ibbażat fuq il-prezz tal-appartament u parti mill-arja tiegħu, huwa ta' **mitejn u disghin elf ewro. (€ 290,000).**



Prof. Perit. Ruben Paul Borg

B.E.&A.(Hons.), Spec.Struct.Eng.(Milan), Ph.D.(Sheff.)
Eur.Ing., C.Eng., MICE, C.Env., MIED, MICT, MCS, MASCE, A&CE, Perit

Illum. 15 JUL 2021
Ippreċċiati Prof. Perit. Ruben Paul Borg
bla dokumenti Sifha 6) dokumenti

MARVIC PARROQKA

Dokumenti Annessi ma' dan ir-rapport:

1. Site Plan: 1:500 u 1:2500
2. Pjanta tal-Propjeta' – it-tieni sular: 1:100
3. Pjanta tal-Propjeta' – il-bejt: 1:100
4. Ritratti tal-Propjetà.
5. Talba għal spezzjoni tal-Propjetà
6. Dokumenti relatati

ILLUM. 06.12.21.
DEHER IL-PERIT LEGALI/TEKNIKU Ruben... P.B.
22.9.2021 LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGĦTI LILU

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

Prof. Ruben Paul Borg

**Architecture, Civil & Structural Engineering
Materials Engineering & Quality Management**

Address: 45, Triq Angelo Portelli, Pembroke, PBk1372, Malta
Tel: (+356) 79055680
E Mail:
Skype: rpborg

28th October 2020

Re: Rikors ta' Malta Dairy Products Limited (C-7833)
Christopher Spiteri u Dorienne Spiteri

Għeżeż Sinjuri Christopher Spiteri u Dorienne Spiteri,

Qiegħed nikteb dwar ir-rikors ta' Malta Dairy Products Limited (C-7833) għall-ħrug ta' mandat ta' qbid ta' immobli u eventwali subbasta.

Jien qiegħed nigi mitlub mill-qorti nagħmel deskrizzjoni tal-fond / fondi indikati fir-rikors promotur u nfisser il-piżżej, kirjet u jeddijiet ohra. Għal dan il-għan, jinhtieg li jsir access fuq il-post:

Numru 35, Diamond Flats, Triq Wenzu gafa' Hal Qormi, Malta.

Qghied jiġi propost li jsir access nhar it-tnejn 9 ta' Novembru 2020, fis 14:00 ta' wara nofsinhar.

Nitlobkom ġentilment tikkonfermaw l-appuntament fl-indirizz hawn fuq imsemmi, lill Perit Ruben Paul Borg fuq in-numru 79055680.

Tslijet.



Perit Ruben Paul Borg

Tel: 79055680

6 ta' Novembru 2020

Re: Rikors ta' Malta Dairy Products Limited (C-7833)
Christopher Spiteri u Doriennne Spiteri

Qieged nikteb dwar ir-rikors ta' Malta Dairy Products Limited (C-7833) għall-ħrug ta' mandat ta' qbid ta' immobli u eventwali subbasta: **Rikors ta' Malta Dairy Products Limited (C-7833) - Christopher Spiteri u Doriennne Spiteri**

GeVit mitlub mill-Qorti sabiex nagħmel deskrizzjoni tal-fond / fondi indikati fir-rikors promotur u nfisser il-piżżej, kirjet u jeddijiet ohra. Għal dan il-ġhan, jien tlabt li jsir access fuq il-post: **Numru 35, Diamond Flats, Triq Wenzu Gafa' Hal Qormi, Malta.**

GeVit infurmat mis-Sinjura Spiteri, li hija tinsab pozittiva għall-COVID 19 u li hija u s-Sur Spiteri jinsabu kwarantina. Qiegħed nippreżenta certifikat li ingħata lili mis-Sinjura Spiteri li jikkonferma dan.

Għaldaqstant qiegħed nitlob li l-aċċess fuq il-post, isir fi ftit ġimġħat, u hekk kif il-familja tkun tinsab negattiva għall-COVID 19. Ir-rapport tiegħi imbagħad, jiġi konkluż u ppreżentat il-Qorti mill-aktar fis possibbli.

Grazzi



Perit Prof. Ruben Paul Borg

Address: Mediterranea, 25, Triq Luigi Billion, Pembroke, PBK1372, Malta
Tel: (+356) 79055680
E Mail: ruben.p.borg@gmail.com

Wednesday, November 4, 2020

Notification of Contact with a Confirmed Case of COVID-19

To: Family Spiteri

Reference: Christopher Spiteri – 202481m
Felicia Spiteri – 122403L
Fabienne Spiteri – 197208L
Francesca Spiteri – 327909L
Matthias Spiteri – 75611L
Jake Spiteri – 38912L
Xavier Spiteri – 173814L

Address: Diamond Flats, Flat 2, Triq Wenzu Gafa, Qormi

Quarantine period: 29/10/2020 – Until Advised by Public Health

Can leave residence on: Until Advised by Public Health

In virtue of Legal Notice 78 of 2020, this written order serves as notification that you have been identified as a contact of a confirmed case of COVID-19.

Please follow the following measures:

1. Undergo Mandatory Quarantine

You should stay in quarantine until released by the Superintendence of Public Health.

Quarantine means staying in your home, and not leaving for the period that you are required to isolate for. Only people who usually live in the household should be in the home. Do not allow visitors into the home. This quarantine is mandatory in accordance with national legislation.

The mandatory quarantine will be enforced through regular police spot-checks and failure to observe this obligation will result in a fine of €10,000 for each time it is breached.

The Government of Malta will not tolerate any irresponsible behaviour from persons who try to avoid mandatory quarantine.

Quarantine and Household members

Members who live in the same household also need to be quarantined and observe the same rules.

Food supplies while on quarantine

If you are concerned about having a sufficient supply of food during your quarantine, you may order groceries online from several supermarkets across Malta, or ask a relative or friend to drop off groceries in front of your door.

Further information regarding Quarantine

For further information regarding quarantine please access the link www.covid19health.gov.mt

2. Monitor yourself for Signs and Symptoms of COVID19

Those under quarantine should self-monitor their temperature twice daily and monitor themselves for the development of any signs and symptoms of COVID19 infection, mainly, fever and/or cough and/or shortness of breath.

What are the signs of COVID19 Infection?

Common symptoms of infection include fever, cough and shortness of breath. Other, less common symptoms may include lethargy, muscle pain, loss of taste or smell, diarrhoea, headache etc. Milder cases may resemble the flu or a bad cold, making detection difficult. For those with a weakened immune system, those with chronic conditions and the elderly, the virus could cause a much more serious respiratory tract illness, such as pneumonia or bronchitis.

3. Call the Public Health Authorities if you think that you have developed COVID19.

If you have any symptoms of respiratory disease including fever, shortness of breath or cough, contact Public Health authorities on helpline 111 or (+356) 21324086. Tell them that you are in mandatory quarantine as you were a close contact of a confirmed case of COVID-19, and have now developed symptoms. Do not go to your doctor, health centre or hospital.

4. Take all necessary precautions to prevent the spread of potential infection

1. If possible isolate yourself in your room.
2. Make sure that the room is adequately ventilated
3. Wash your hands frequently with soap and water for at least 20 seconds, and if not available, use alcohol-based hand disinfectant regularly.
4. Cover your nose and mouth with a tissue or inner side of flexed elbow when coughing or sneezing.
5. DO NOT sneeze or cough into your hands as you may contaminate objects or people that you touch.
6. Dispose of used tissues immediately in bins; DO NOT leave tissues running around.
7. Avoid touching your eyes, nose and mouth before washing your hands.
8. Keep a distance of at least 1 metre when talking to other persons and 2 metres from someone who is sick.

For further health related information regarding COVID19 please refer to the link:
www.covid19health.gov.mt

Yours Sincerely,

Prof. Charmaine Gauci
Superintendent of Public Health



Room 128
Administration Building
Tal-Qro
University Of Malta
Tel: (+356) 21224421
EXO No: EX0947
VAT No: MT15114134
TII No: ---

UNI004006S 04 Nov 2020 11:53:46
USER: ACH354 - ALBERT ELLIS
Contact Name: CASH SALE CLIENT
Vat Number: NA

Sale Number: UNI0215721B

Qty	Description	T	€
1	€0.30c Maltese Festa	E	0.30
1	€2.00 Houses Series I	E	2.00
			2.30
			2.30

Grand Total: €2.30

Total Tendered: 2.30
Cash Tendered 2.30

Change: €0.00

VAT Analysis €
Full F 18%: 0.00
Reduced R 5%: 0.00
Exempt E 0%: 2.30
Non-Vatable NV 0%: 0.00

VAT Paid: €0.00



*UNI0215721E
UNI0215721B

This receipt is invalid
if cheque is dishonoured
or payment against Local Purchase Order

CENTRAL MALTA LOCAL PLAN



L-Autorità ta' Malta Dvur u-Andjar u-l-Imjaġur
Malta Environment & Planning Authority

Key

- Local Council Boundary
- Limits to Development (TPS)
- Urban Conservation Area CG09
- Retain Existing Use with Extensions to Institutions Residential Areas CG07, Q006 Green Areas CG18 Strategic Open Gaps CG25 Secondary Town Centre CG12 Civic Centre Q001 CMC Centre at lower street level with overlying Public Open Space at upper street level Q001 Commercial Area CG14 Sports CG16 Site Reserved for Education, Sports and Car Park Q022 Education ■ SME Sites Q007, Q008, CG15 Boundary marking limit of zone prone to flood risk CG30 Valley Watercourse Areas CG30 Mixed Use Areas Q004 Rezoning CG03, Q005 Offices Development subject to Policy CG01 & Q007

Qormi Area Policy Map

Scale :	1:9000	Date :	July 2016	Map :	QOM1
INDICATIVE ONLY Not to be used for direct interpretation or for the interpretation of street alignment.					

10msc03



CENTRAL MALTA LOCAL PLAN



L-Authority of Nalhati Dwar Panchayat is L-Authority
Malda Environment & Planning Authority

Key

Within UCA

(Without semi-basement)

Outside UCA

- | | | |
|----------------------------------|-------------------------------------|--|
| As per Policy QO01, CG005 | <input checked="" type="checkbox"/> | 1 Floor without semi-basement |
| | <input type="checkbox"/> | No semi-basement within area enclosed by black line |
| | <input type="checkbox"/> | 3 Floors Plus Semi-Basement |
| | <input type="checkbox"/> | 4 Floors without semi-basement |
| | <input type="checkbox"/> | 3 Floors plus semi-basement (Industrial) |
| | <input type="checkbox"/> | Boundary marking limit of zone prone to flood risk CG30 |

**Qormi
Building Height Limitations Map**

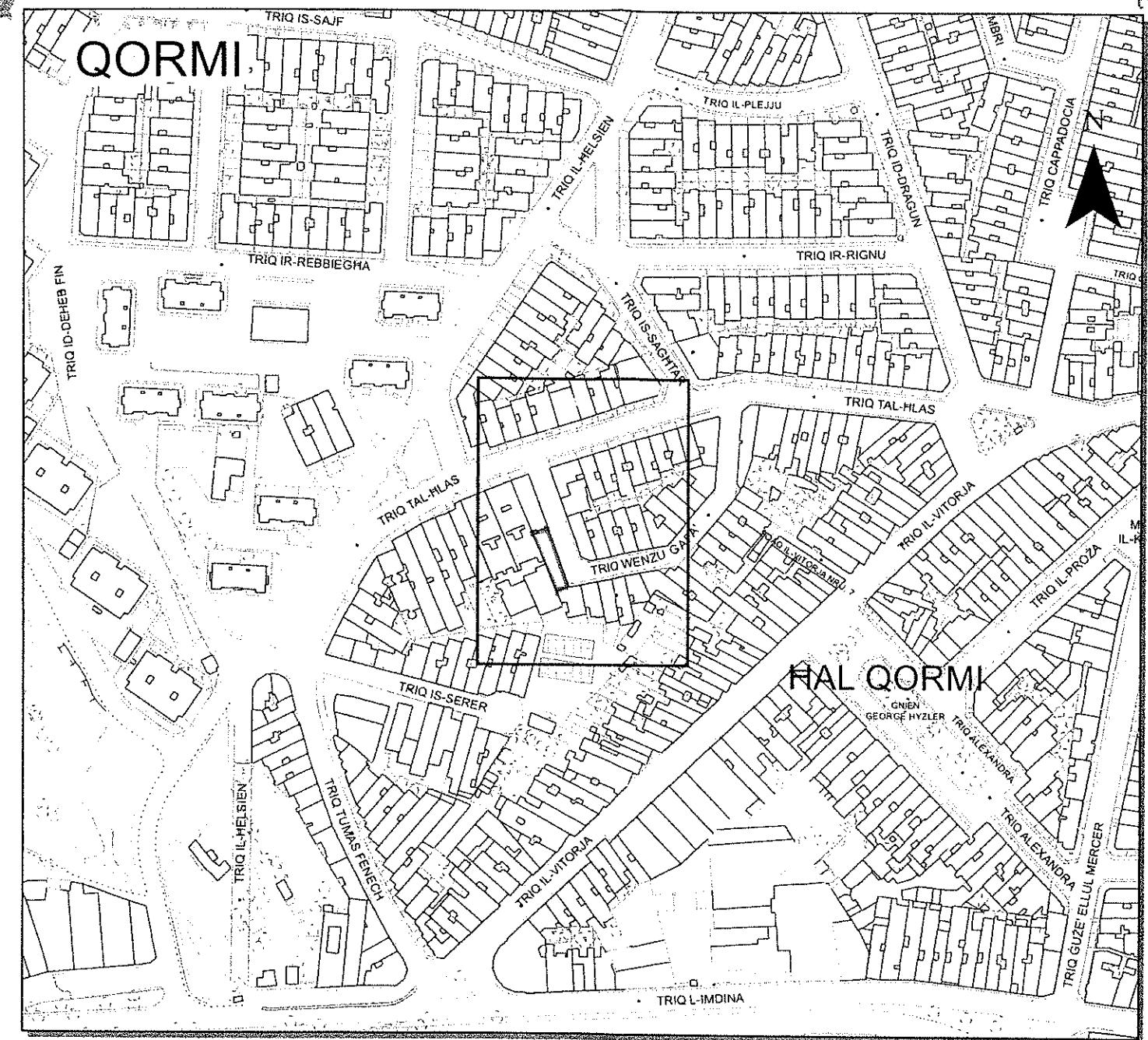
QOM3
Map :
Date : July 2006
Series : 1:9000
INDICATIVE ONLY
Not to be used for direct interpretation or
for the determination of shear stress.

Copyright Mapping Unit, Maine Environment & Planning Authority
Date Maps - 1998 Survey Sheets



Scale 1:500

0 10 20 30 40 50m



Pjanta tas-Sit 1:2500 Site Plan

Gvern ta' Malta

Government of Malta

Registru ta' l-Artijiet

Casa Bolino, 116, Triq il-Punent, Valletta



Land Registry
Casa Bolino, 116, Triq il-Punent, Valletta

Nru tal-Mappa:
Map Number:

153645 E

Pożizzjoni Ċentrali:
Centre Coordinates:

x = 51774
y = 70658

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

5070
Data: 25/01/2020
Date:

Perit:

Architect:

Dr. Spec. Ruben Paul Borg
B.E.&A(Hons.) (Malta), Spec.Struct.Eng.(Milan), Ph.D.(Sheffield)
Ing., C.Eng., MICE, C.Env., MIED, MICT, MCS, MASCE, A.&C.E., Perit

Timbru tal-Perit:

Architect, Civil & Structural Engineer
Architect's Stamp: 25, Triq Luigi Billiion Pembroke PBK1372 Malta
Tel. (+356) 79055680
E-mail: ruben.p.borg@gmail.com

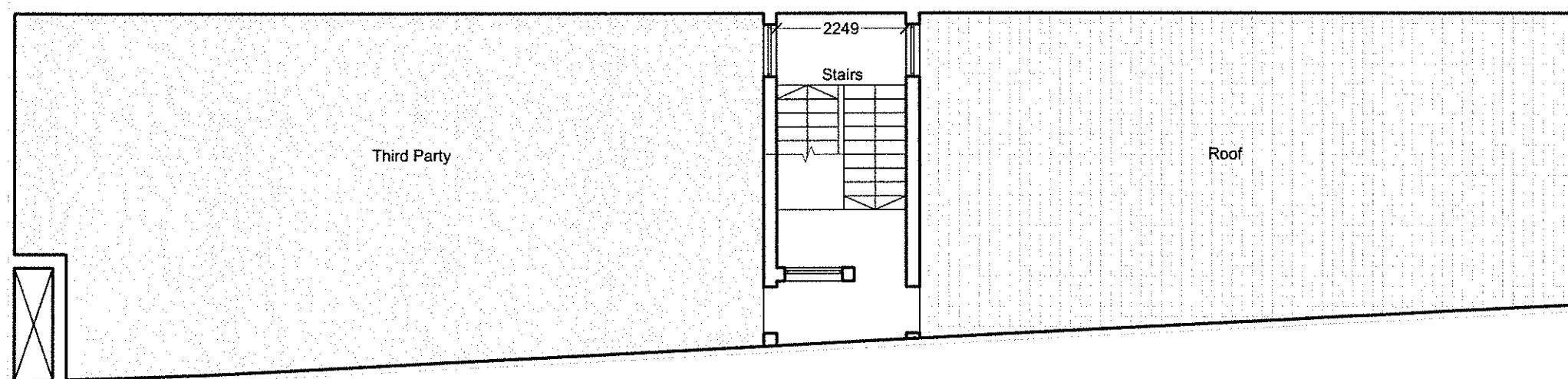
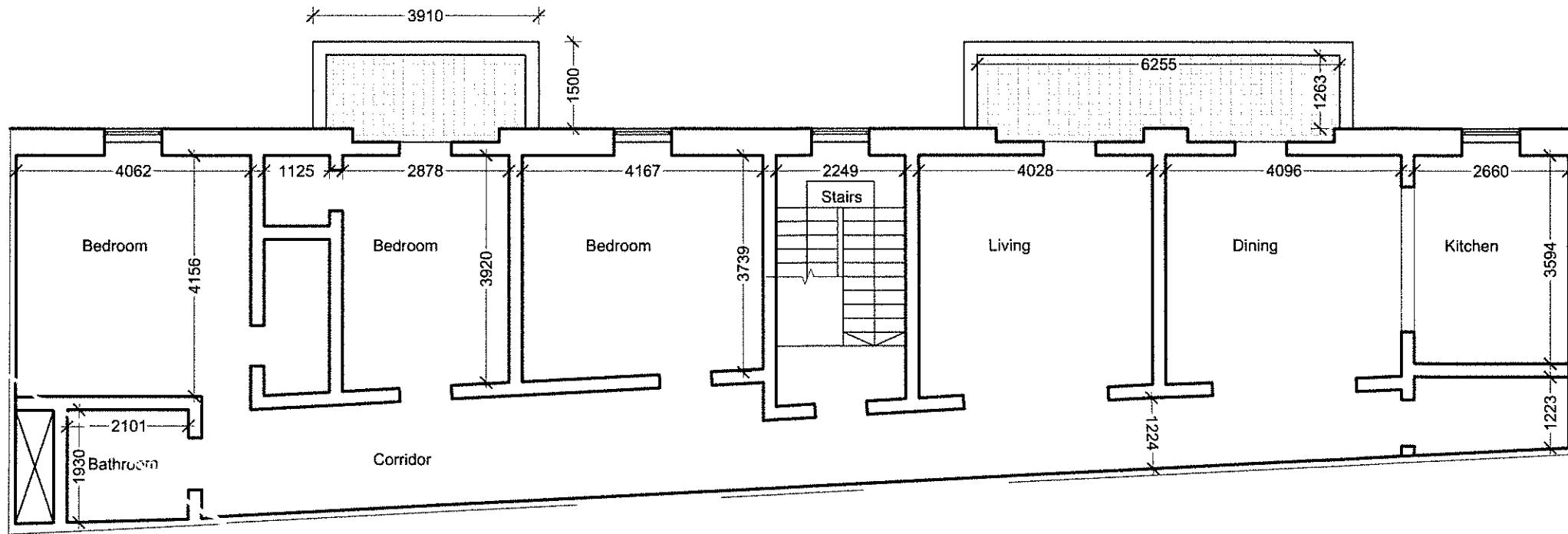
Qies (metri kwadri):
Area (square metres):

171 m²

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

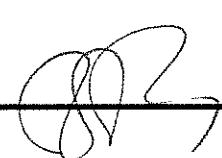
LR 149212

Dritt imhallas
Fee Paid



Roof Plan

0 1 2 3 4 5m
1:100


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 Architect, Civil & Structural Engineer
 25, Triq Luigi Billion Pembroke PBK1372 Malta
 Tel. (+356) 79055680
 E-mail: ruben.p.borg@gmail.com

PROJECT :

SHEET TITLE :
 EXISTING SECOND FLOOR PLAN & ROOF PLAN

SHEET REFERENCE :

0021-21-1-12.00

DATE	SIZE	SCALE
11/07/2021	A3	1:100

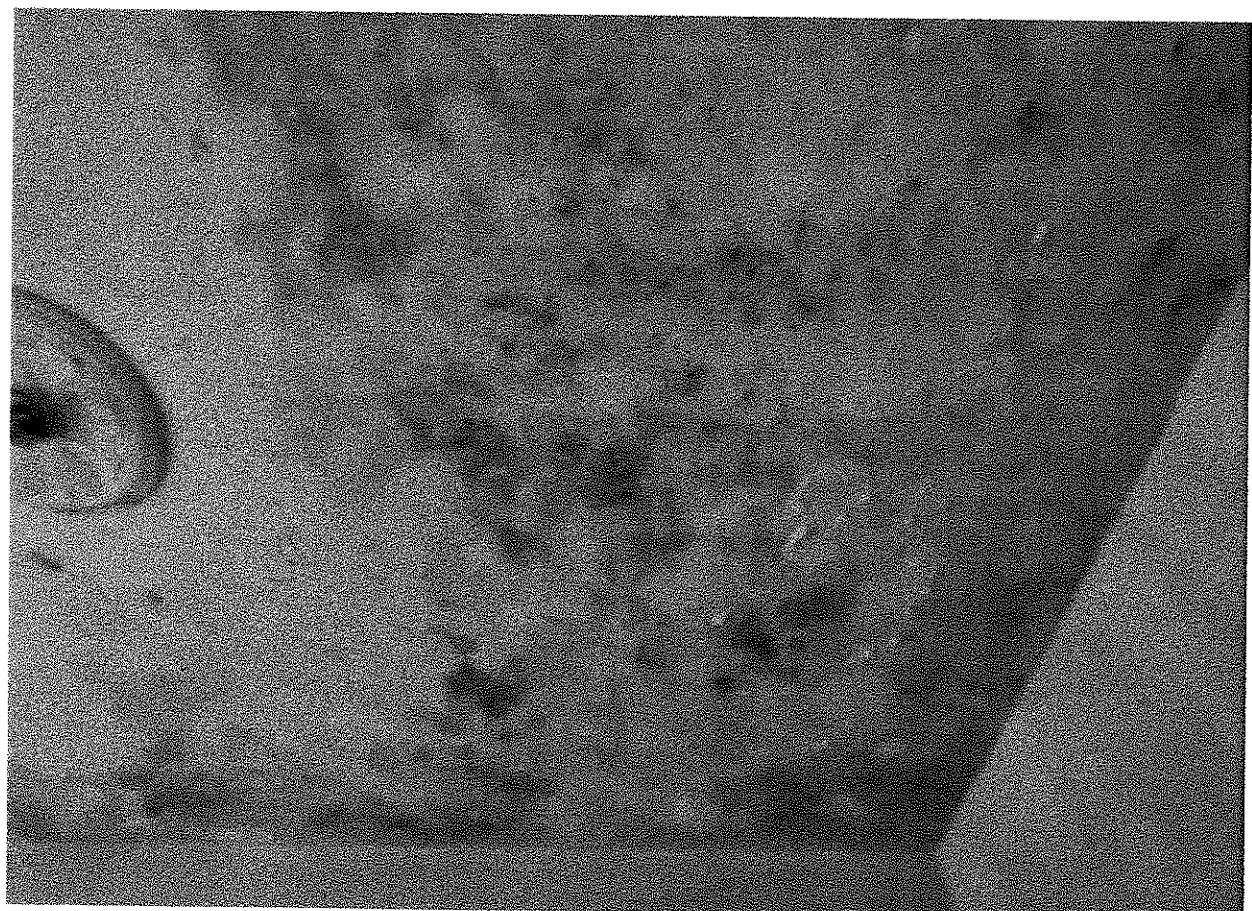
Prof. Ruben Paul Borg

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 Eur.Eng., C.Eng, MICE, C.Env., MIED, MICT, MCS, MASCE, A.&C.E., Perit

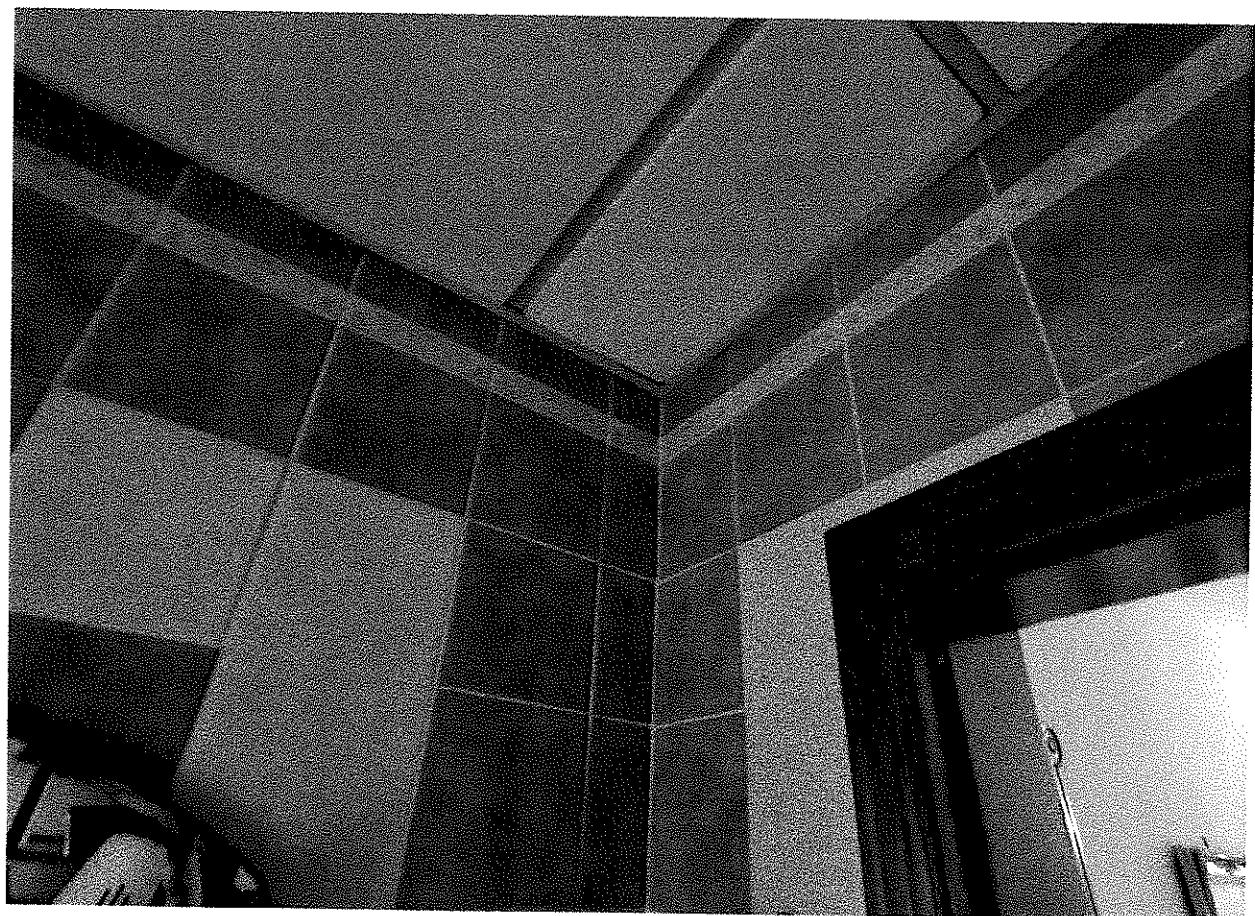
Architecture, Civil and Structural Engineering, Materials
 Engineering, Sustainable Construction, Quality
 Management

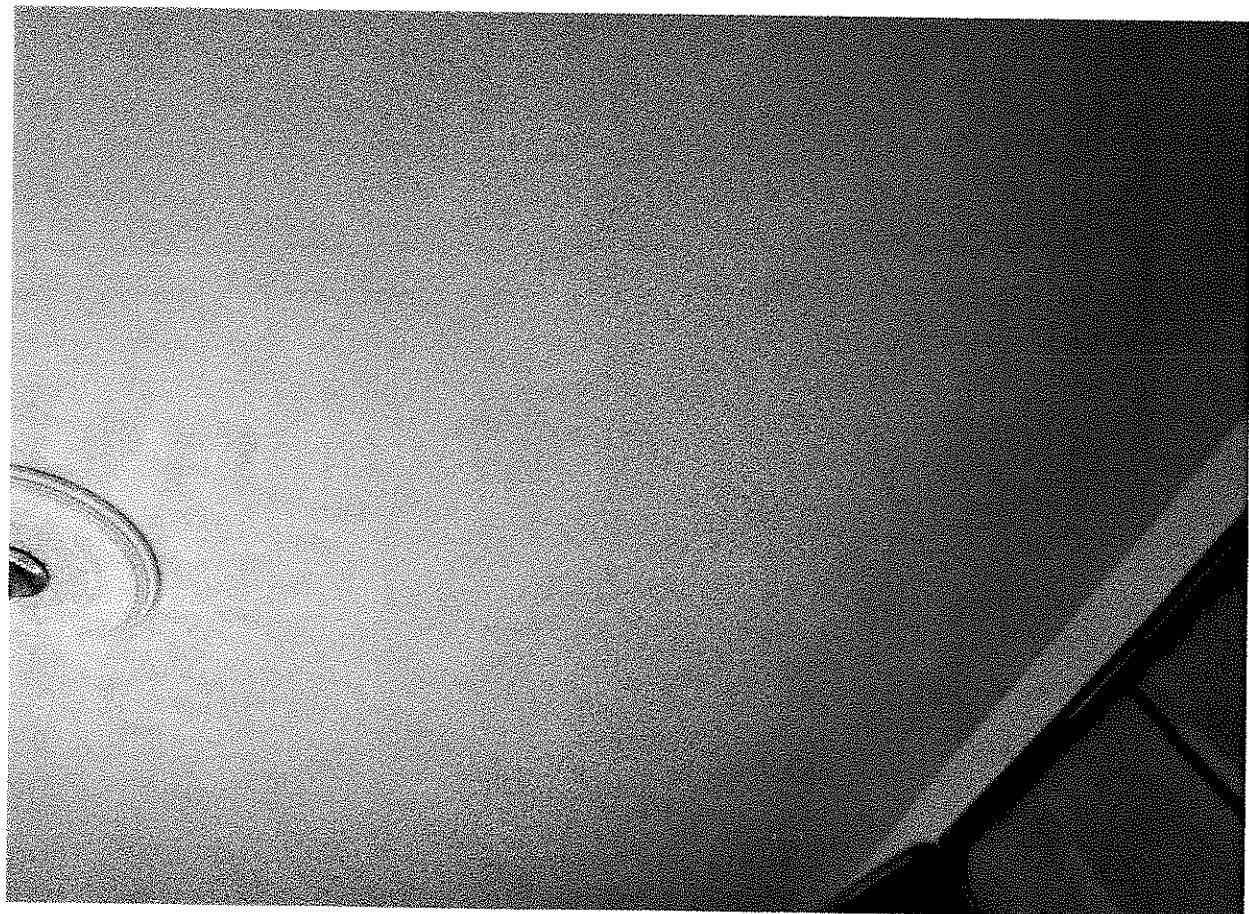
Address: Mediterranea, 25, Triq Luigi Billion, Pembroke, PBK 1372, Malta
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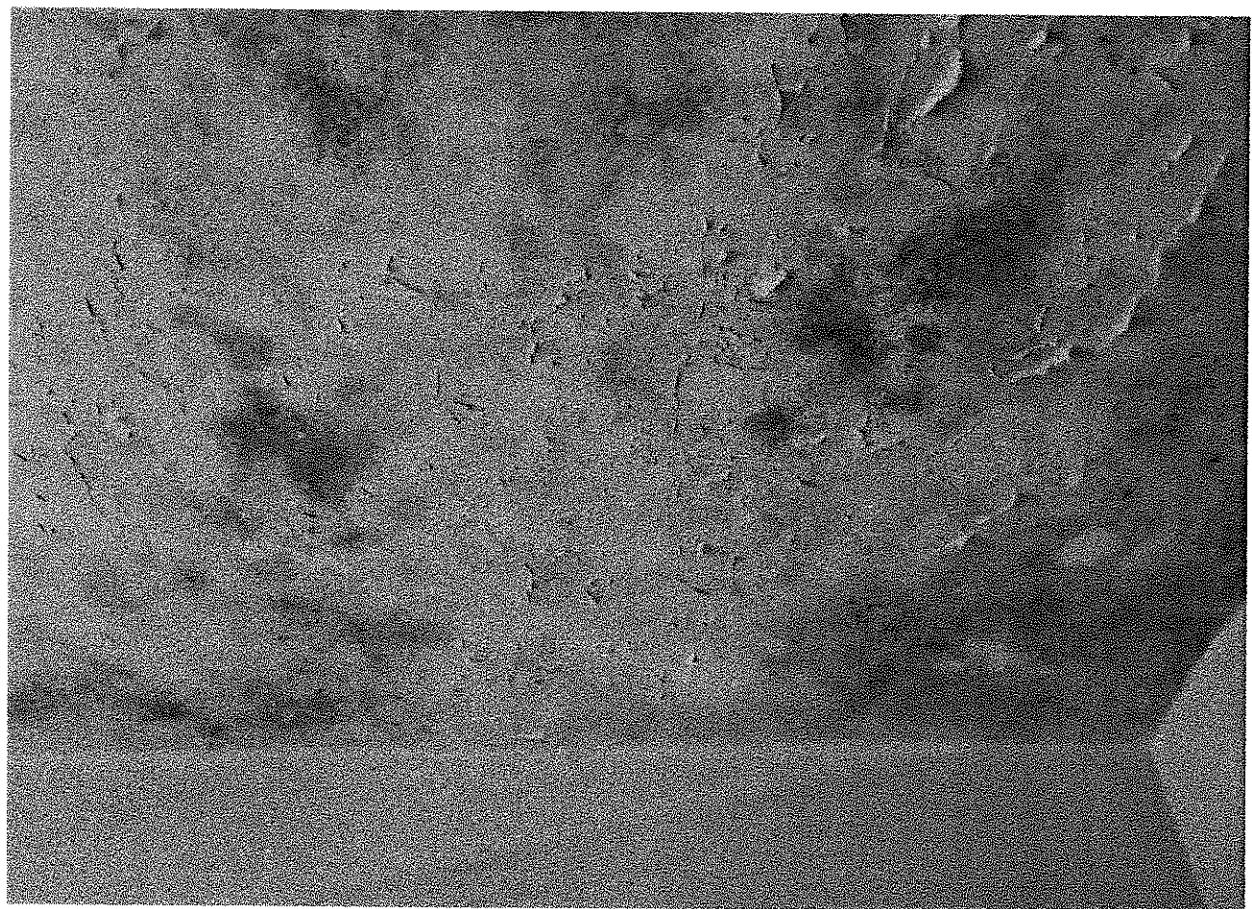
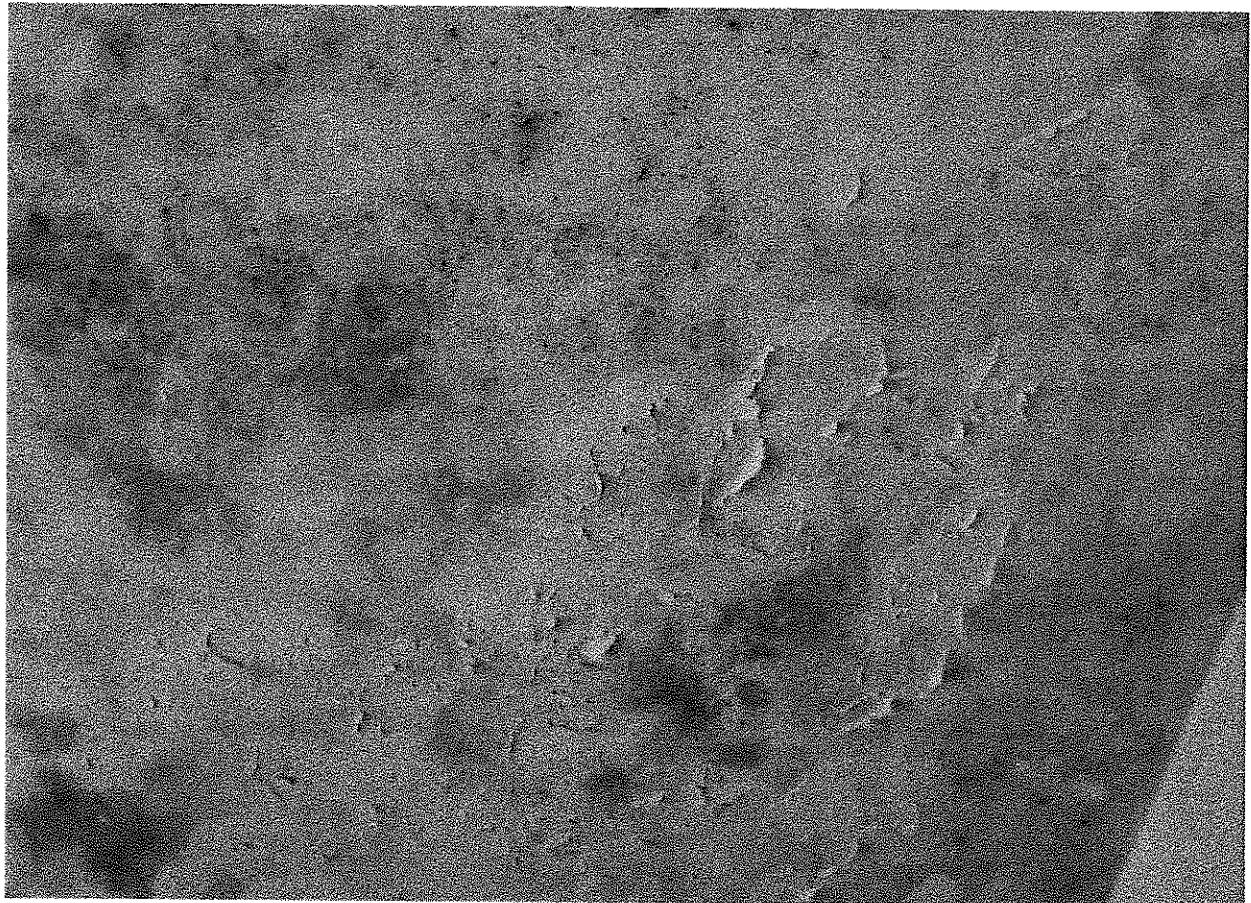










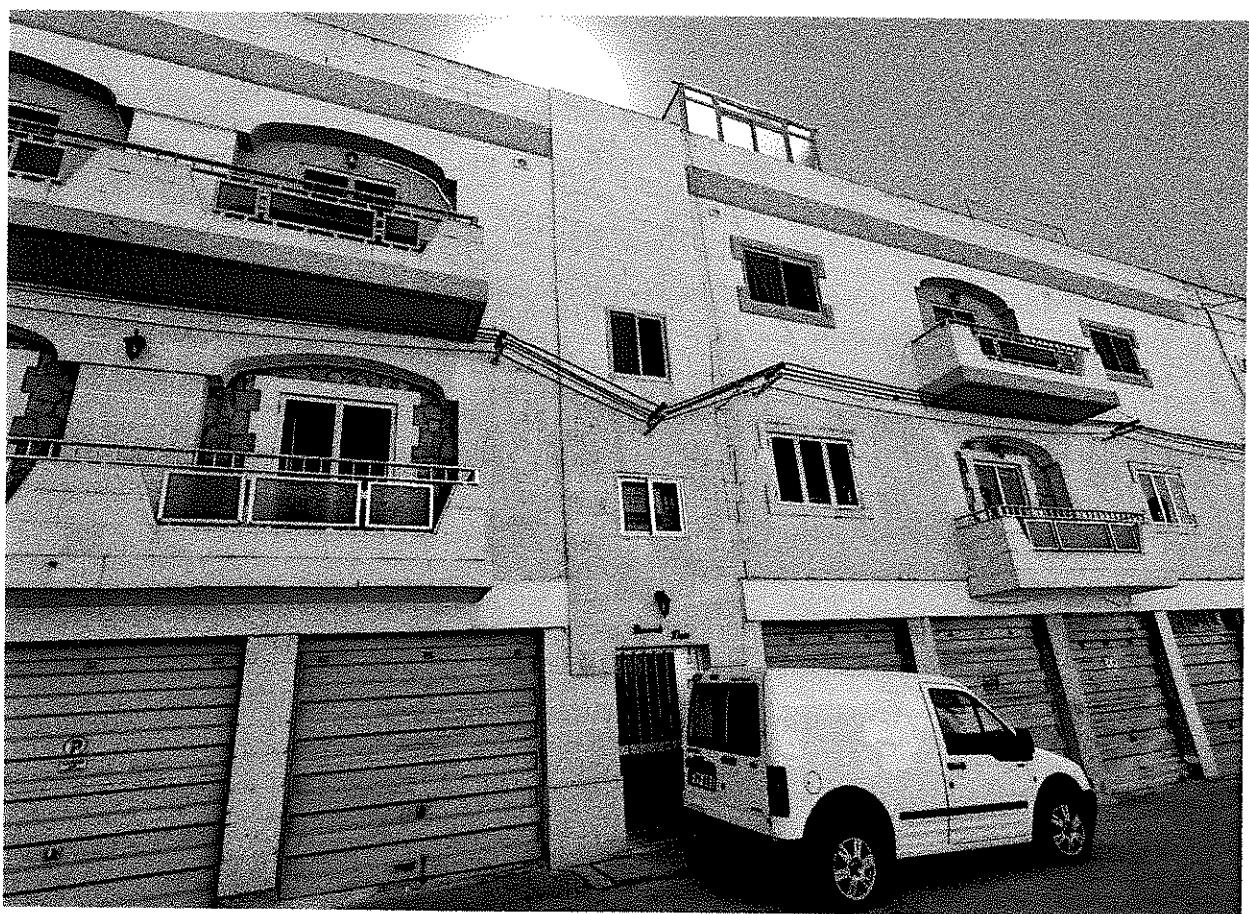




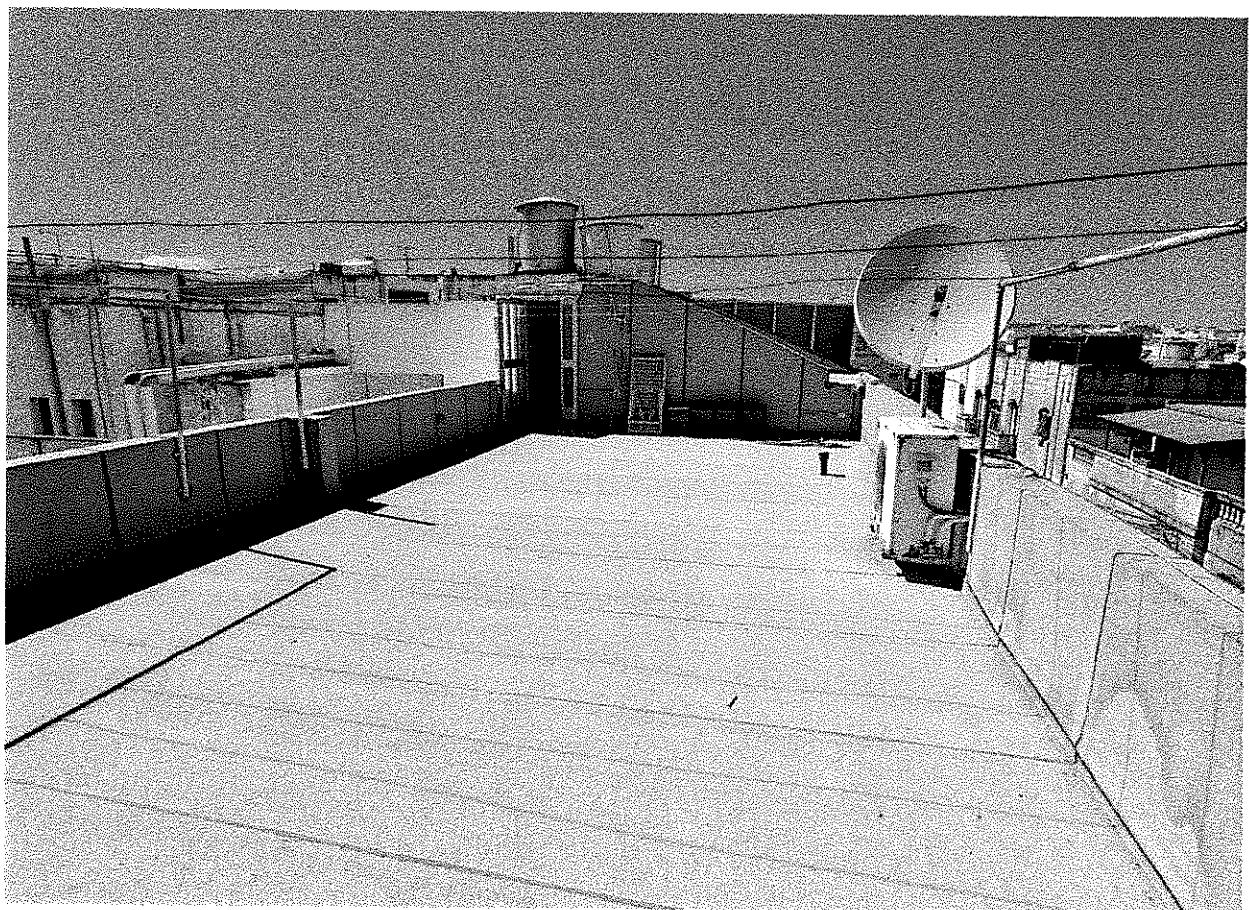
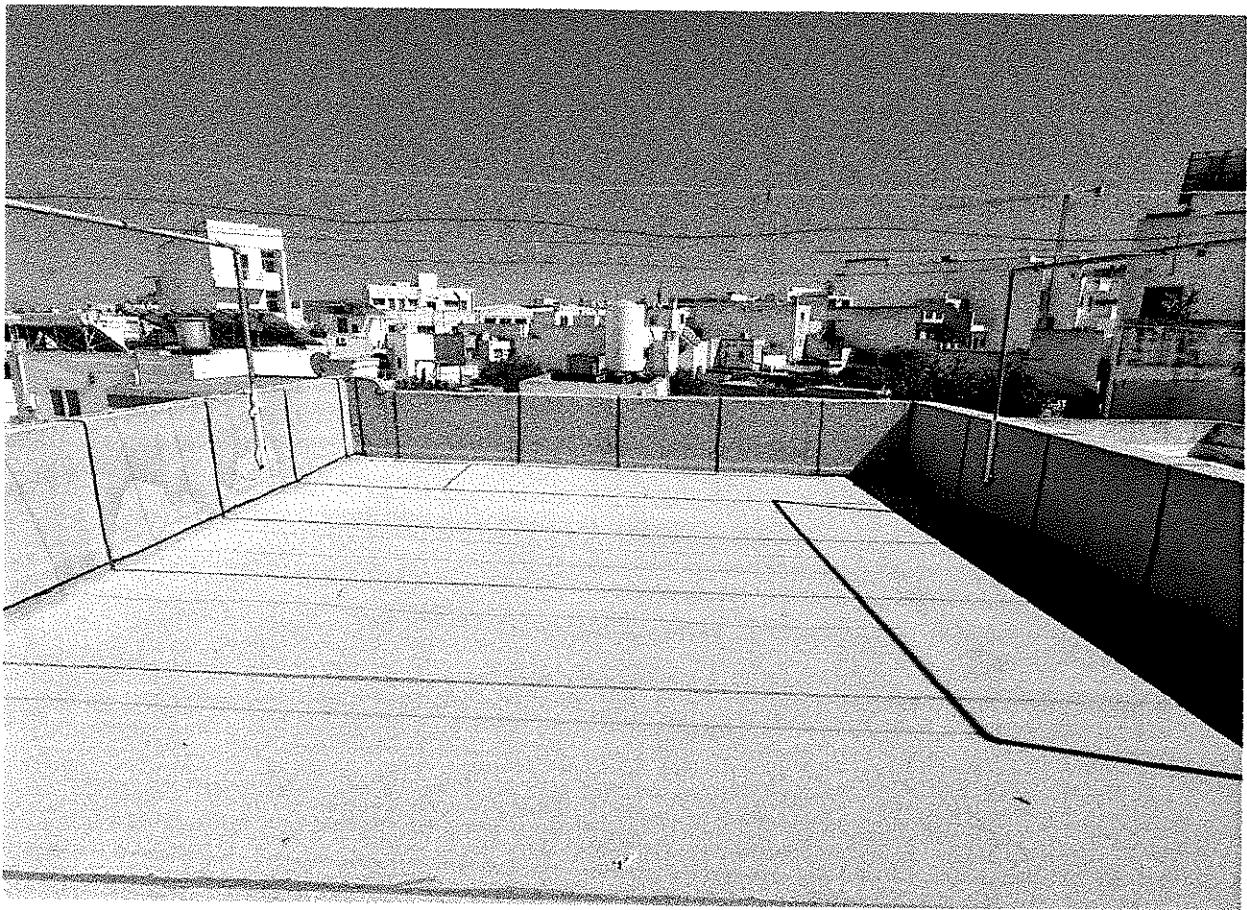


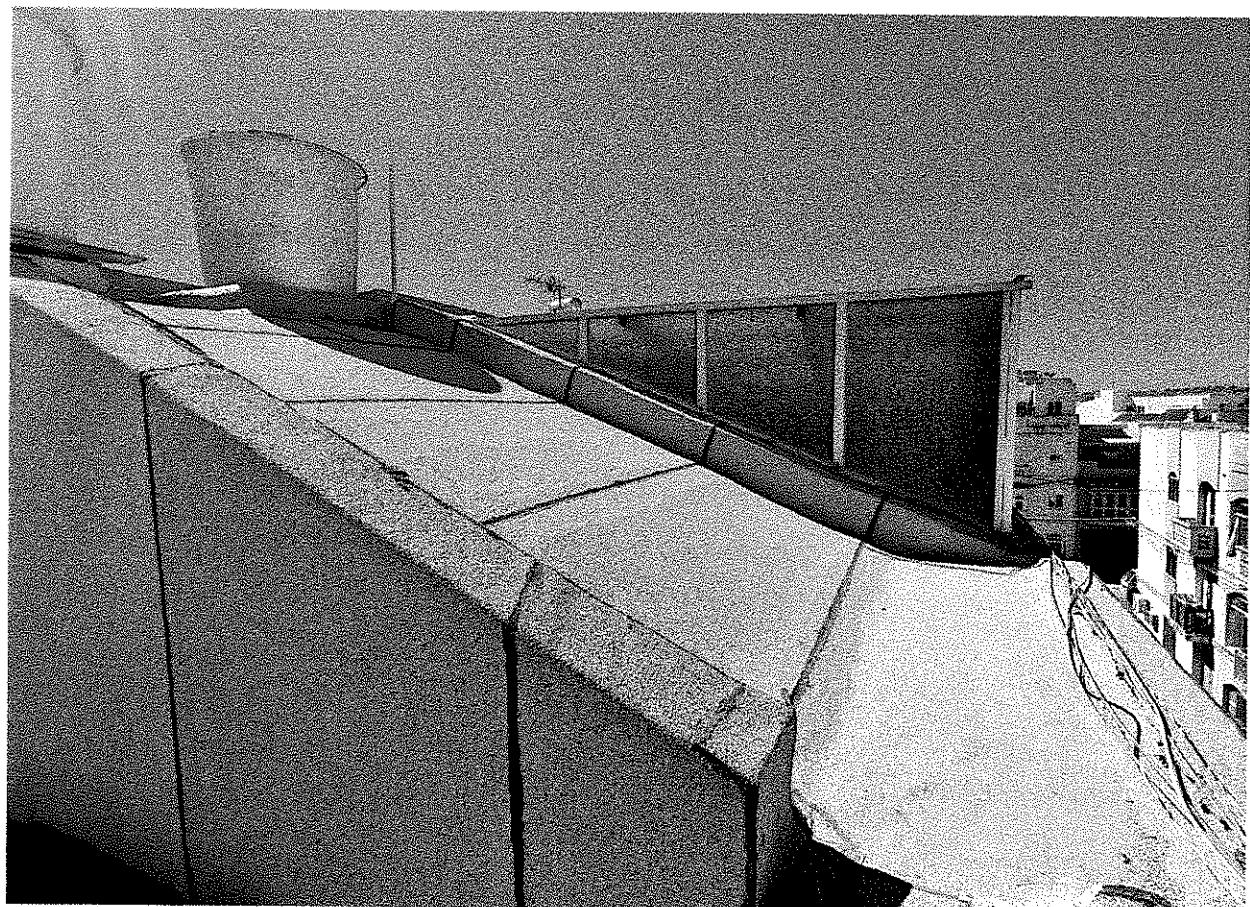
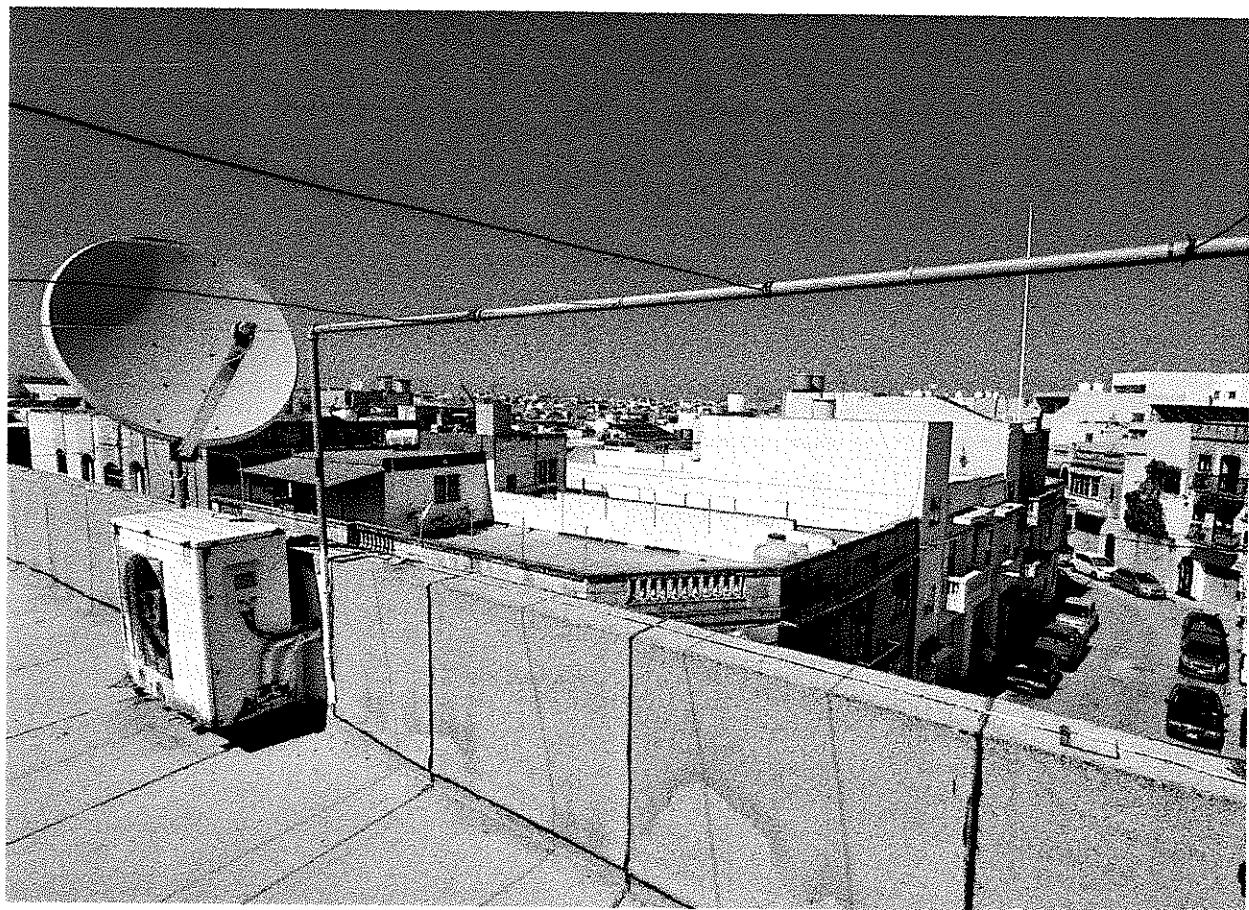








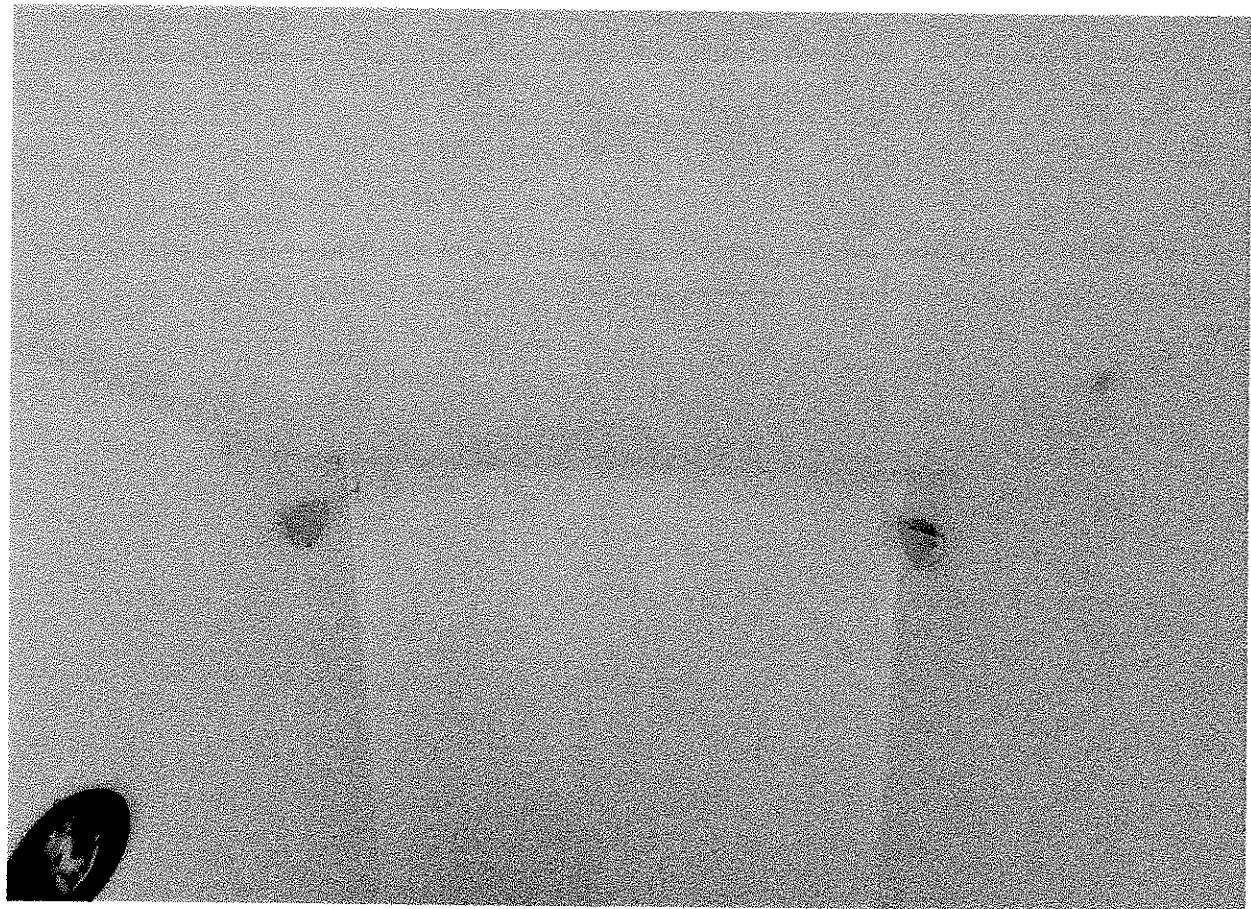
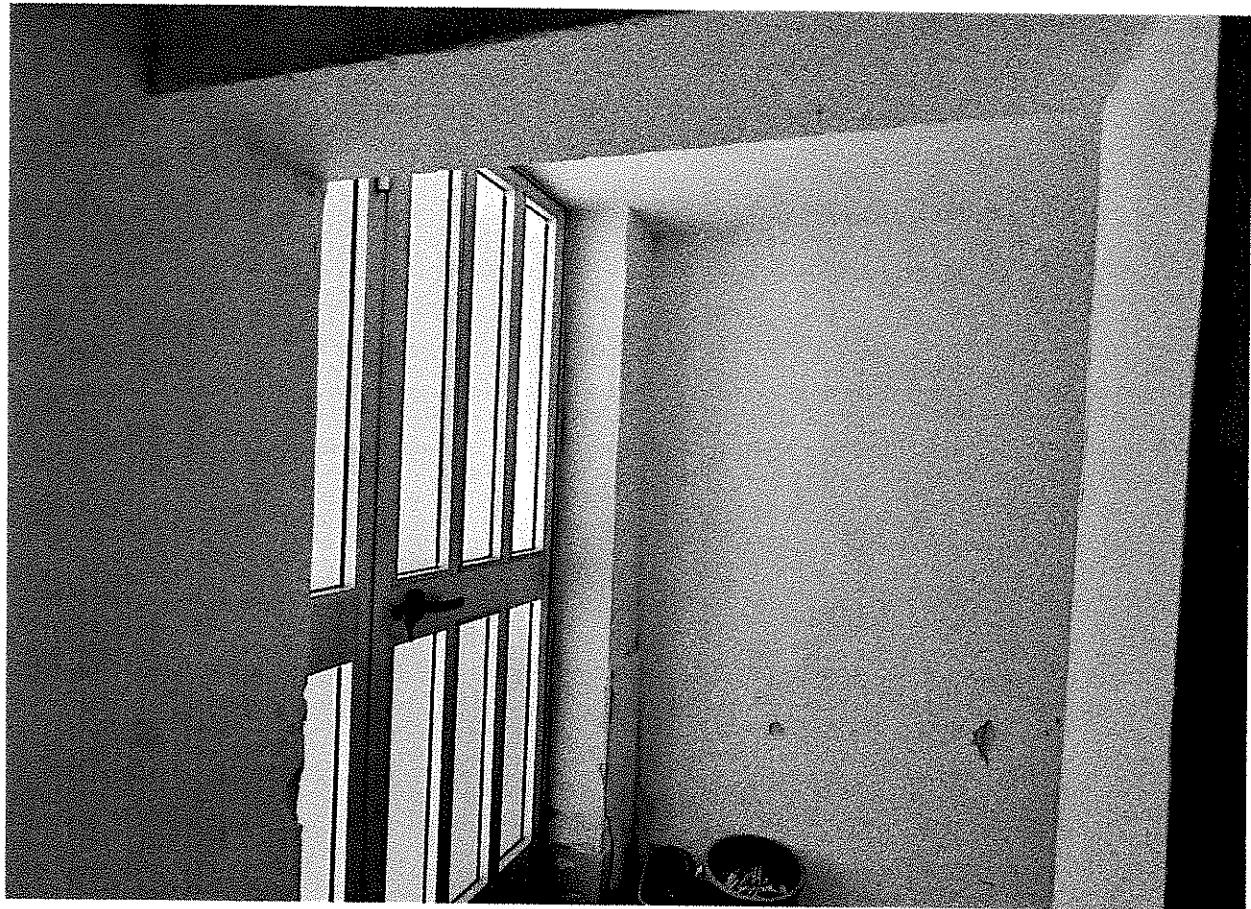


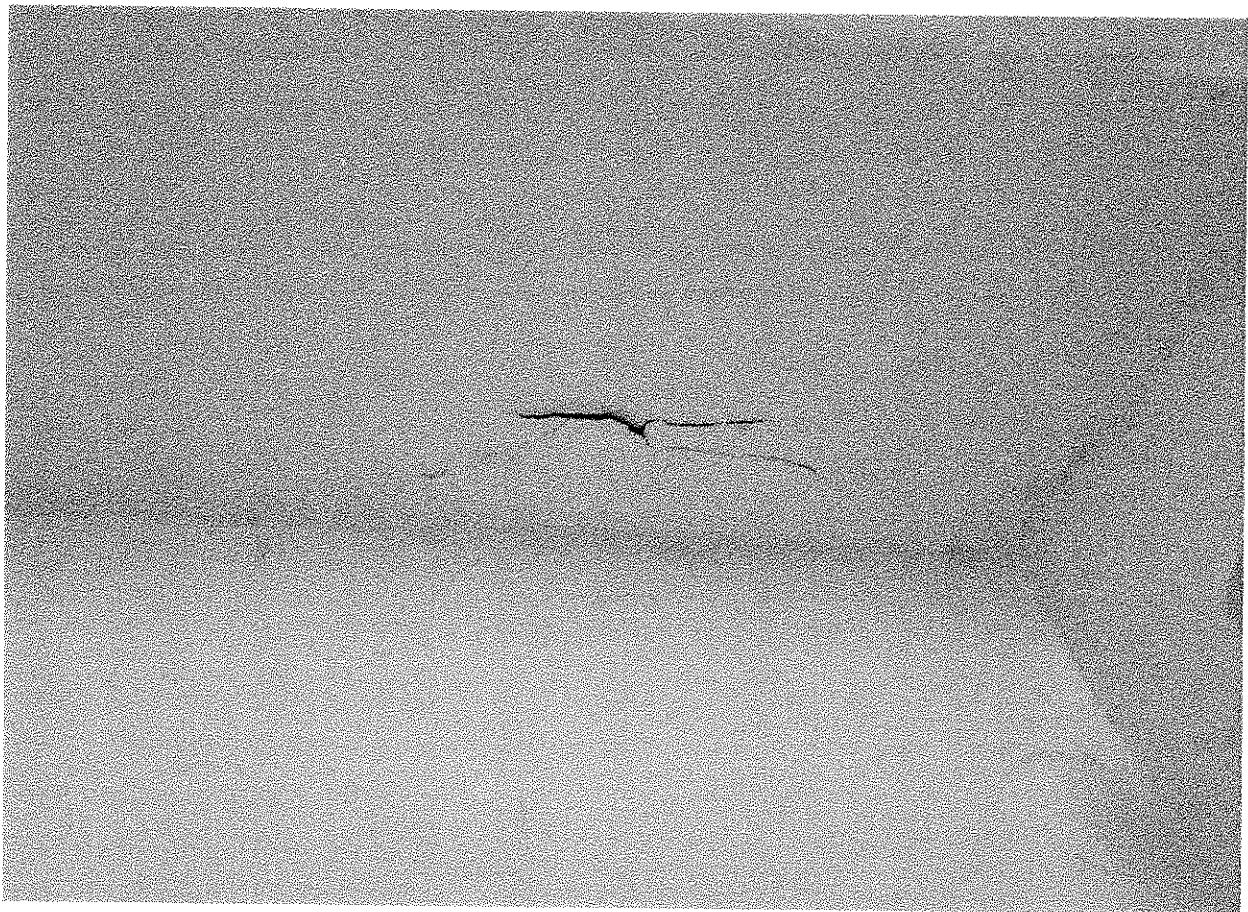








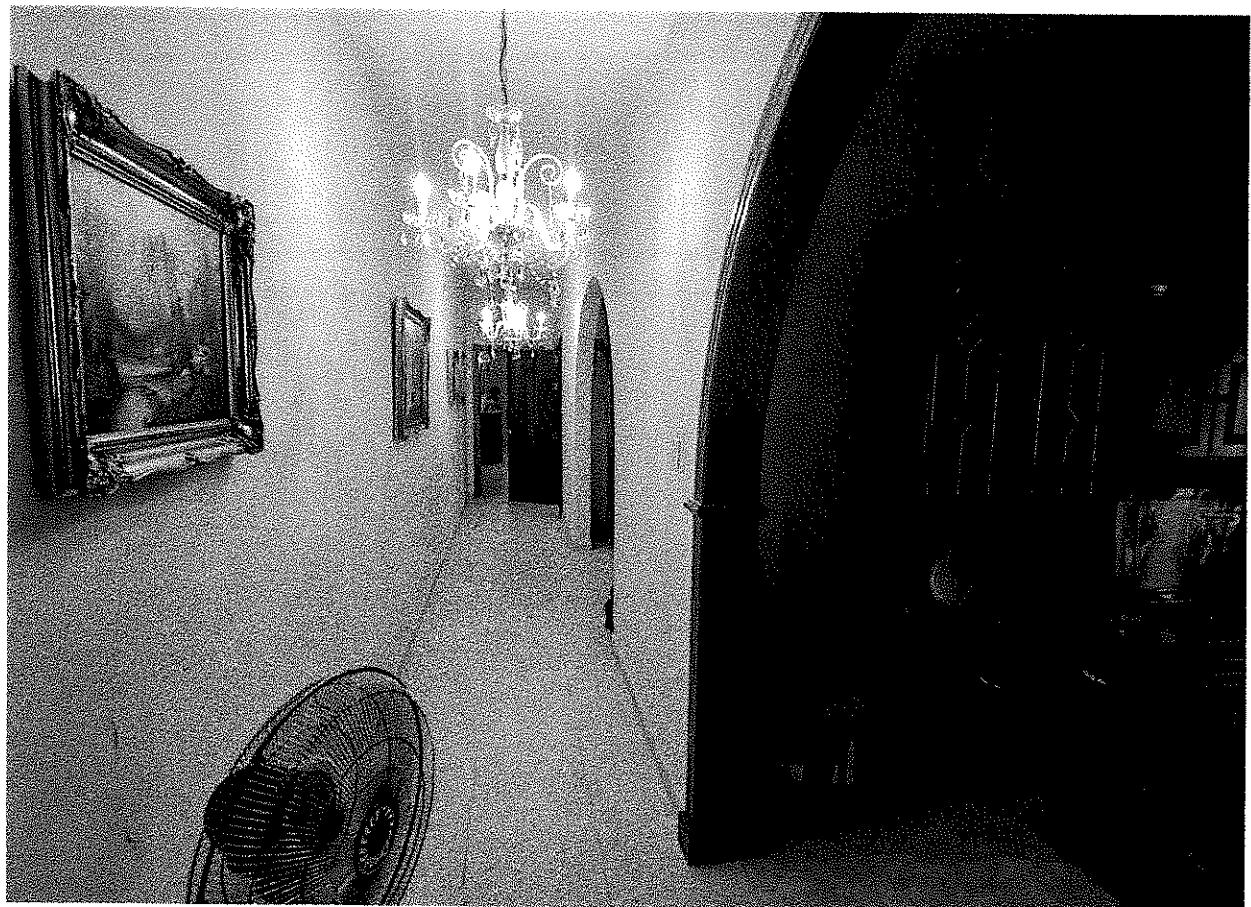


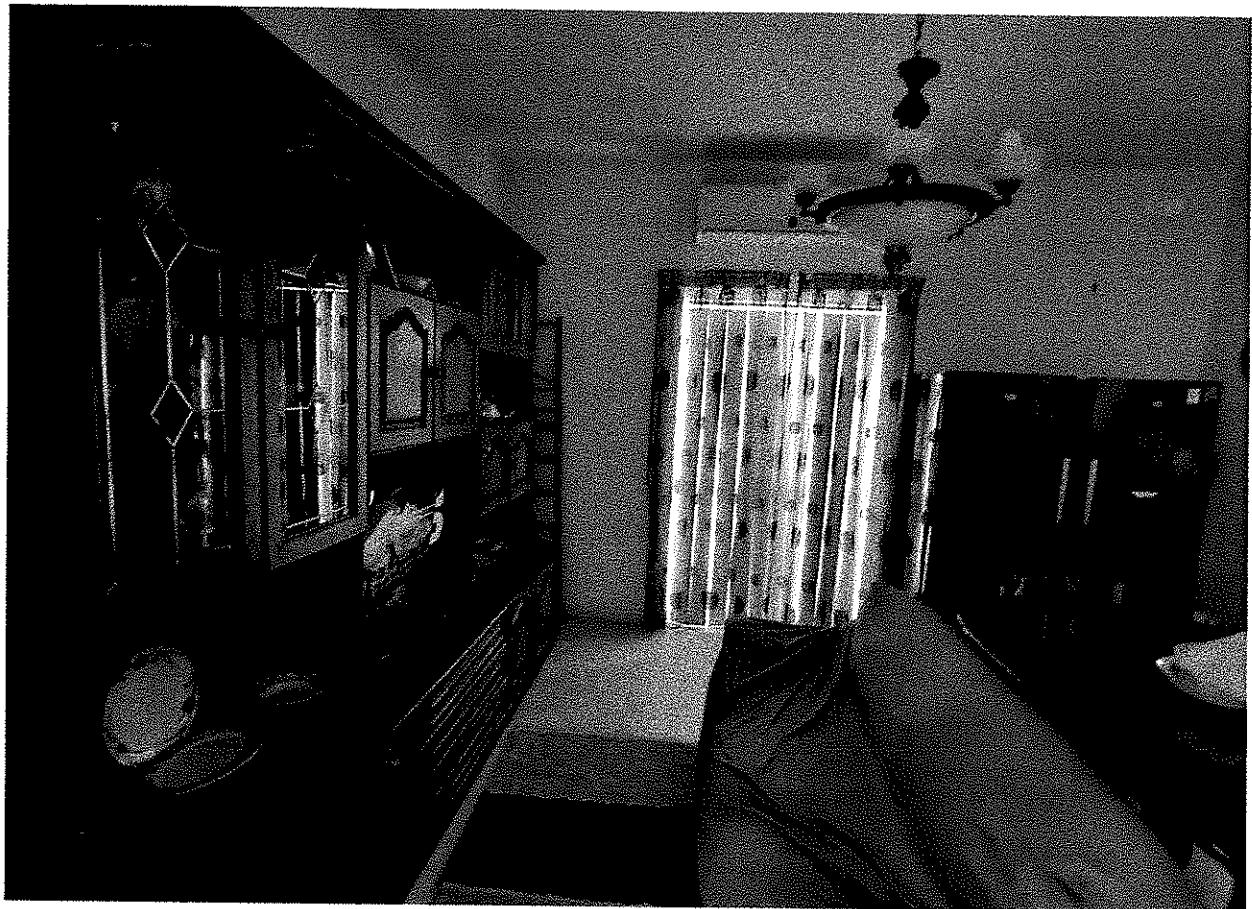








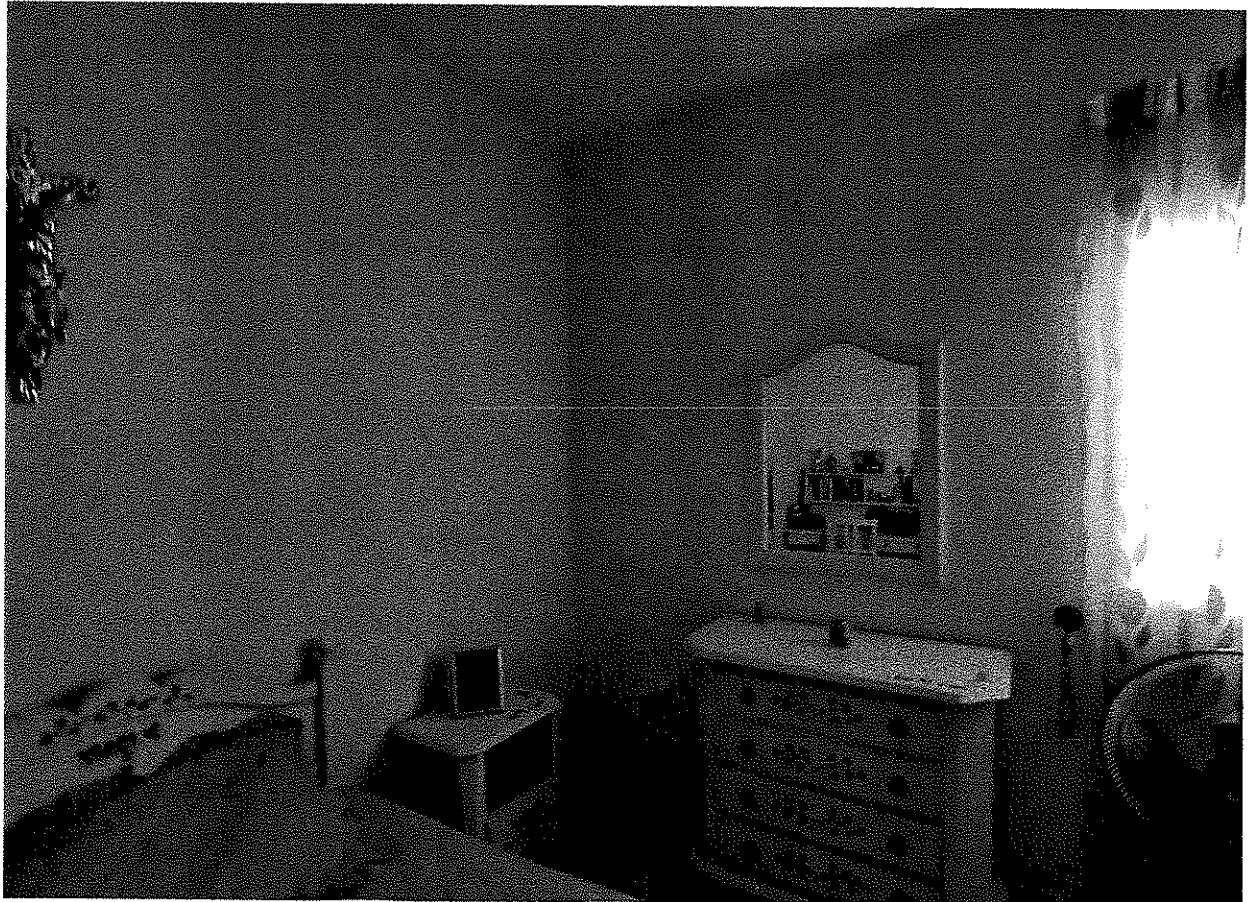














KARATTERISTIČI FİZIČI TAL-PROPJETA' IMMOBBLI

Lokalita'	Hal Qormi
Indirizz	Appartament No. 2, Diamond Flats No. 35, Triq Wenzu Gafa', Hal Qormi, Malta. (u parti mill-arja tal-bejt)
Qies tal-Binjalha kollha trasferita *	158 Metri Kwadri

IMMARKA FEJN APPLIKABBLI (Imla kaxxa wahda f'kull kaž minbarra fejn indikat mod ieħor)

Tip ta' Propjeta'	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Appartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terran		
Kemm ilha mibnija	<input type="checkbox"/> 0-20 sena	<input checked="" type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Qabel it-Tieni Gwerra	
Il-Madwar	<input type="checkbox"/> Veduta tal-bahar	<input type="checkbox"/> Veduta tal-kampanja	<input checked="" type="checkbox"/> Urbana	
Ambjent	<input checked="" type="checkbox"/> Žona kwietta	<input type="checkbox"/> Žona Traffikuža	<input type="checkbox"/> Žona ta' divertiment	<input type="checkbox"/> Žona Industrijali
Stat ta' Kostruzzjoni	<input type="checkbox"/> Ĝebel u saqaf	<input type="checkbox"/> Nofsu Lest**	<input checked="" type="checkbox"/> Lest***	
Kundizzjoni	<input checked="" type="checkbox"/> Taijeb	<input type="checkbox"/> Adekwat	<input type="checkbox"/> Hažin	
Facilitajiet Tista' timmarka aktar minn wahda	<input type="checkbox"/> Bil-Gnien	<input type="checkbox"/> Bil-Pool	<input type="checkbox"/> Bil-lift	<input type="checkbox"/> Bil-Basement
	<input checked="" type="checkbox"/> Bla Garaxx	<input type="checkbox"/> Garaxx karozza wahda	<input type="checkbox"/> Garaxx żewġ karozzi	<input type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input checked="" type="checkbox"/> Bi-arja tieghu	<input type="checkbox"/> Mingħajr l-arja	<input type="checkbox"/> Bi-arja ma' terzi	

* Jinkludi l-artijiet kollha u ġonna imma jeskludi sulari addizjonali, soqfa u washrooms

** Jinkludi tikkil, elettriku, ilma u madum

*** Jinkludi ** kif ukoll krmamar tal-banju w aperturi

Data: 15 ta' Ġunju, 2021

Firma tal-Perit:

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