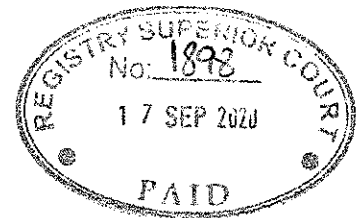


FIL- PRIM' AWLA TAL-QORTI CIVILI

APS Bank plc. (c2192) vs Vincent Agius et



Subbasta Nru. 10/20

*M'Grace Camilleri  
@gmail.com*

Perit M'Grace Camilleri Barr  
Olea Triq Achille Ferris  
Zebbug ZBG 1431, Mal  
M. 99896685

9<sup>th</sup> September 2020

Atti tas-Subbasta:	Atti tal-bejgh bl-irkant numru 10/20
Partijiet:	APS Bank p.l.c. vs Vincent Agius u Pauline Agius
Lokalita:	No.158, Il-Kenn, Triq is-Silla c/w Triq il-Hamrija, Marsascula
Rigward:	Deskrizzjoni u Valutazzjoni ta' propjeta immobli għal fini tas-Subbasta.

## 1. Introduzzjoni

Fuq haħtra u struzzjonijiet mogħtija lili mil-Qorti jien hawn that sottofirmat ikkonkludejt ix-xogħol necessarju sabiex nagħmel deskrizzjoni w valutazzjoni tal-fond indikat lili fir-rikors promutur kif ukull nispejga kwalunkwe pizijiet, kirjiet u jeddijiet ohra jekk ikun hemm.

Nirraporti li:

Sar appuntament fi 30 ta' Lulju 2010, permezz ta ittra irregistrata mibgħuta lid-debituri sabiex tigi spezzjonata il-propjeta msemmija fl-istess atti. Debituri għamlu kuntatt telefoniku biex tinbidel data tal-appuntament. Inghata appuntament gdid għas 6 ta' Awissu 2020.

Inzamm access fi 6 ta' Awissu 2020, fejn kien hemm prezenti id-debituri.

## 2. Bazi tal-Valutazzjoni

Il-valutazzjoni tal-propjeta' giet ibbazata fid-data tal-ispezzjoni u fuq definizzjoni mogħtija mir-Royal Institute of Chartered Surveyors (RICS) fl-Appraisal and Valuation Manual (Practice Statement 4.2) kif ukoll minn The European Group of Valuers of Fixed Assets (TEGOVOFA).

1. A willing seller,
2. That prior to date of valuation there has been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms for the completion of the sale;
3. That the state of the market, level of values and other circumstances were on an earlier assumed
4. That no account is taking of any additional bid by purchaser with a special interest;
5. That both parties to the transaction had acted knowledgeably, prudently and without compulsion.



Filwaqt li d-definizzjoni tal-prezz tas-suq hu bbazat fuq l-Appraisal and Valuation Manual (PS4.1)

“The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

### 3. Propjeta’ Kkunsidrata

Fond bin-numru ufficjali mija tmienja u hamsin, bl-isemm ‘Il-Kenn’, formanti min blokk maghruf bhala ittra ‘G’, fi Triq is-Silla kantuniera ma Triq il-Hamrija, Marsascala formanti parti minn kumpless akbar, mibni fuq bicca art innumerate minn numru hdax (11) san-numru erbgha u ghoxrin (24), fuq l-art maghrufa bhala ‘Tan-Nadur’, konfinanti mit-Tramuntana ma’ Patri Wistin Born, min-Nofsinhar ma Triq is-Silla u mil-Punent ma Triq il-Hamrija.

Il-fond jikonsisti min mezzanine, pjan terran li dħul tiegħu huwa min entratura għalih bil-parapett. Dan il-fond huwa sovrappost u taħt propjeta ta terzi. Għadu is-sistema ta’ drenag in komun ma l-propjetajiet fl-istess blokka.

Il-fond huwa kunsidrat bhala zona residenzjali skond South Malta Local Plan, Map MSA 02 - Dokument anness.

It-Triq hi ffurmata u asfaltata bis-servizzi mgħoddija.

IL-bieb principali jgħati għal karma kombine salott, karma ta l-ikel u kcina li tgħati għal kuratur. Il-kuratur jgħati aċċess għal zewġt ikmamar ta’ sodda u għal karma tal-banju.

It-twieqi jgħatu kollha għal faccata hu jikkonsistu min aluminiu ta kulur iswed. Il-bieb principali huwa ta l-injam. Il-faccata hija mizmuma fuq il-fil. Għewwa huwa miksi u mizbugħ, madum kemm ta l-art kif ukoll tal-kmamar tal-banju huwa ta ċeramika filwaqt li il-bibien u xambrelli huma tal-injam. Il-post jinkludi kcina fitted u armata bl-appliances. Air-condition hemm kemm fi salott kif ukoll fil-kamra tas-sodda. Il-finaturi jidhru f’kundizzjoni tajba. Servizzi jinkludu dawl, ilma u dranagg (testijiet ma sarux).

Il-ħitan ta din il-propjeta huma mibnija mil-gebel tal-franka, u soqfa u elementi strutturali oħra magħmula minn konkret rinfurzat. Min spezzjonil-kundizzjoni tal-istruttura tidher tajba u li ma hemmx hsarat ta’ natura gravi jew li jehtiegu attenzjoni immedjata.

Skond id-debituri il-fond huwa liberu u frank hekk kif hemm miktub fl-inkartament.

Il-fond għandu l-arja ċirka 125 sq.m. li jinkludi l-parapett bl-arja ta' 19 il-metru kwadru.

Wara li kkunsidrajt dawn il-punti kollha kif ukoll kwalankwe fattur iehor li jista' jaffetwa il-valur ta' din il-propjeta' hekk kif deskritta hawn fuq ghas-somma ta' €210,00 (Mitejn u għaxart elef ewro).

L-għamara (loose furniture) mhix inkluzja f'din l-istima.

#### 4. Dokumenti annessi

Pjanta tar-Registru tal-Artijiet bin-numru 175723 E, ritratti min barra u min gewwa tal-post mehuda mis-sottoskrit dakinhar ta' l-ispezjoni, Mappa MSA 01 flimkien ma sketch tal-fond b'indikazzjoni ta' minn fejn ittiehdu ir-ritratti.

  
Perit M'Grace Camilleri Bartolo  
Olea, Triq Achille Ferris,  
Żebbuġ, ŻBG 1431, Malta  
M: 99896685


**Perit M'Grace Camilleri Bartolo**  
**Warrant No. 747**

17 SEP 2020

Ilum \_\_\_\_\_

Ipprezentata mill- Perit M'Grace Camilleri

bla dok/  dok wiehed (1) dokument

Ilum <u>17 SEP 2020</u>
Deher il-Perit Legali / Tekniku: <u>Perit M'Grace Camilleri</u>
Li wara li ddikjara li thallas l-ammont lillu k dovut, halef/halfet li qeda/qdjet fedelment u onestament l-inkarigu mogħti lillu/ha.
 Deputat Registrar

41084M  
Perit M'Grace Camilleri  
Deputat Registrar  
Rooftop Villa  
Lewkornia (Malta)  
Orati M'Farrugia (Malta)

**Marvic Farrugia**  
**Deputy Registrar**

**SOUTH MALTA LOCAL PLAN**



Environment for Malta: Past, Present and Future  
 Malta Environment and Planning Authority

**Key**

--- Open to Development  
 --- Minor Adjustment

- Category 1 Development - 0221, 02, 0221/01
- Residential Area - 0221/01, 0221/02
- Residential Development - 0221, 02, 0221/01
- Industrial Estate - 0221, 02, 0221/01
- Public Area - 0221/01
- Public Open Space - 0221/01, 0221/02
- Development Zone - 0221, 02, 0221/01
- Urban Development Zone - 0221, 02, 0221/01
- Urban Development Subject to Development Band - 0221, 02
- Land Centre - 0221/01
- Urban Centre - Minor Extension - 0221, 02, 0221/01
- Special Use Development - 0221/01

**St. Thomas Bay**

- St. Thomas Bay - 0221/01

**Manuscript - South**  
**Policy Map**

Scale: 1:2000  
 Date: July 2006  
 Map: MS 2

Environment for Malta: Past, Present and Future  
 Malta Environment and Planning Authority



*[Handwritten signature]*

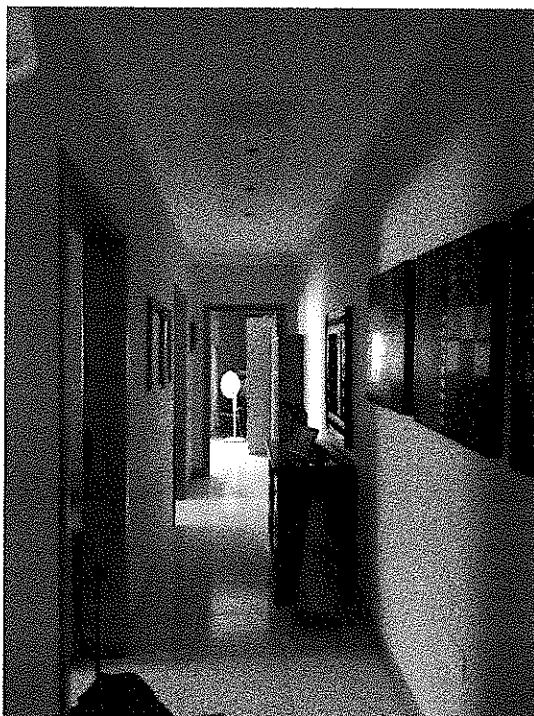


*Ritratt Nru. 1 – Il-Kċina*



*Ritratt Nru. 2 – Kamra ta l-ikel u salott kombine*

A handwritten signature in black ink, consisting of stylized, overlapping letters.



Ritratt Nru. 3 - Il-Kuratur li jghati access ghal kmamar ta' soda.



Ritratt Nru. 4

*[Handwritten signature]*



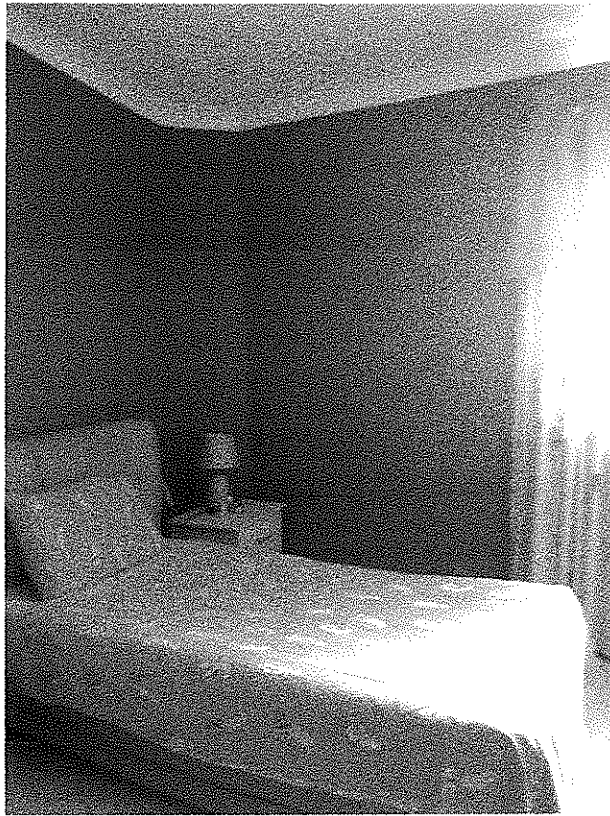
*Ritratt Nru. 5 – Kamra ta soda*



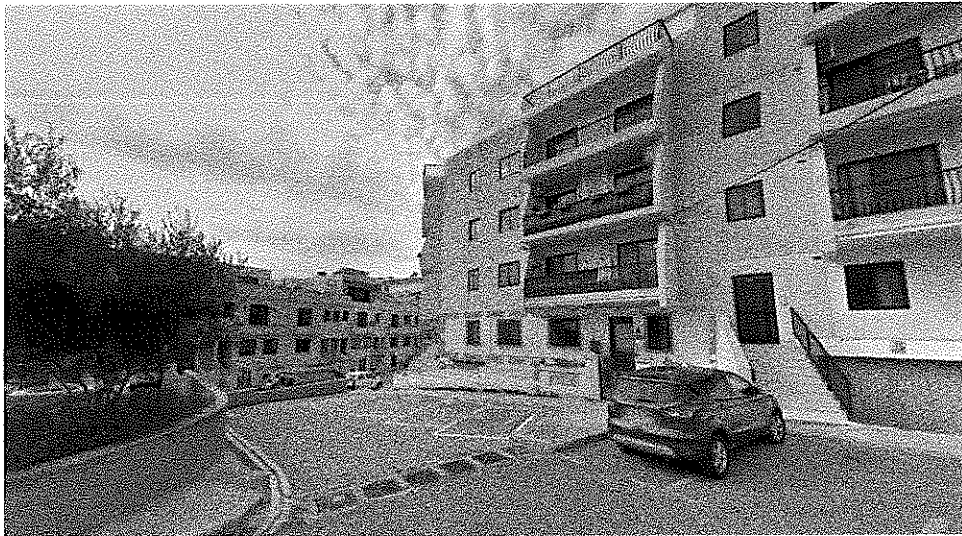
*Ritratt Nru. 6 – Kamra tal-banju*

*Handwritten signature or initials.*



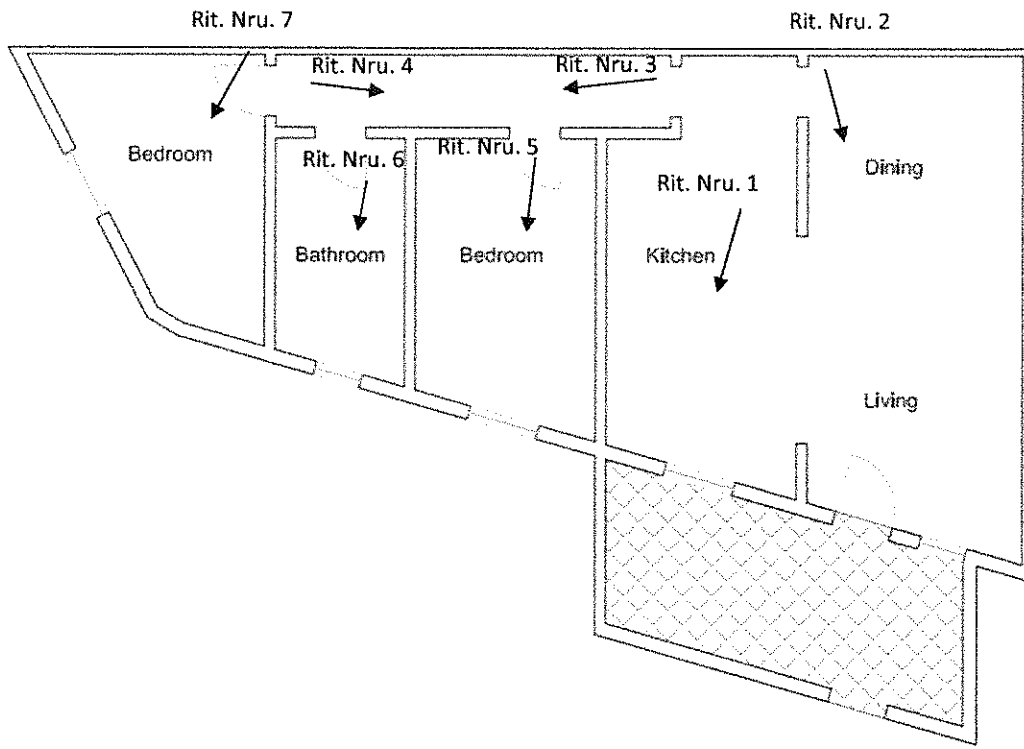


*Ritratt Nru. 7 – Kamra ta soda*



*Ritratt Nru. 8 – Il-Faċċata min Triq Is-Silla*

A handwritten signature in black ink, consisting of stylized, overlapping letters that are difficult to decipher. It is located in the bottom right corner of the page.



Ground Floor Level

↑  
Rit. Nru. 8



**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)*


<b>Type of Property</b>	<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		
<b>Age of Premises</b>	<input checked="" type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WW2	
<b>Surroundings</b>	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
<b>Environment</b>	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
<b>State of Construction</b>	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-finished **	<input checked="" type="checkbox"/> Finished ***	
<b>Level of Finishes</b>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
<b>Amenities</b> <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
<b>Airspace</b>	<input type="checkbox"/> Ownership of Roof	<input checked="" 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: 09/09/2020

Perit's Signature: 

Warrant Number: 747

Rubber Stamp:

Perit M'Grace Camilleri Bartolo  
 Olea, Triq Achille Ferris,  
 Żebbuġ, ŻBG 1431, Malta  
 M: 99896685



CBA

**Reference: APS Bank p.l.c. vs Vincent Agius u Pauline Agius**  
**Propjeta: No.158, Il-Kenn, Triq Is-Silla, Marsascala**

Sur Vincent u Sinjura Pauline Agius,

Permezz ta' sentenza mghotija mill-Qorti nhar 26 ta' Frar 2019, gejt innominat bhala Perit biex nistabilixxi il- valur tal-propjeta immobli hawn fuq deskritta. Ghalhekk nixtieq nghamel spezzjoni tal-propjeta nhar il-Hamis 30 ta' Lulju 2020 fit- 8.30 ta filghodu. Jekk tinhtieg tbiddel il-gurnata jew l-hin tista cempel fuq dan numru 99896685.

Tislijiet,

**Perit M'Grace Camilleri Bartolo**

Mary Grace Camilleri  
CBArchitects, No.1  
Alley 2, Ebona Street  
Zebbug  
Malta  
ZBG 3330

**Cash Sale**

24/08/2020

175723E

No of Copies	1
Fee Per Site Plan	€6.00
-----	
Total	€6.00
-----	

Land Registration Agency  
116, Casa Bolino  
Triq il-Punent  
Il-Belt Valletta  
VLT 1535

Tel: +356 21239777, 25904700

Email: [enquirieslandregistry@gov.mt](mailto:enquirieslandregistry@gov.mt)

[www.landregistryplans.gov.mt](http://www.landregistryplans.gov.mt)

Atti ta' Subasta No. 10/20

APS Bank plc vs Vincent Agius

25 ta' Settembru 2020

### Nota Korrettorja

Atti tas-Subbasta:	Atti tal-bejgh bl-irkant numru 10/20
Partijiet:	APS Bank p.l.c. vs Vincent Agius u Pauline Agius
Lokalita:	No.158, il-Kenn, Triq is-Silla c/w Triq il-Hamrija, Marsascula
Rigward:	Deskrijzjoni u Valutazzjoni ta' propjeta immobli ghal fini tas-Subbasta.

Rigward rapport data 9 ta' Settembru 2020 xi punti jridu jigu korretti hekk kif hawn miktub iktar l-isfel.

F'Punt numru 3 fl-ewwel paragrafu jrid jinbidel hekk "Fond bin-numru ufficjali mija tmienja u hamsin (No.158), bl-isemm 'il-Kenn', formanti min blokk maghruf bhala ittra 'G', fi Triq is-Silla kantuniera ma Triq il-Hamrija, Marsascula formanti parti minn kumpless akbar, mibni fuq bicca art innumerate minn numru hdax (11) san-numru erbgha u ghoxrin (24), fuq l-art maghrufa bhala 'Tan-Nadur', konfinanti mit-Tramuntana ma' Triq Patri Wistin Born, min-Nofsinhar ma Triq is-Silla u mil-Punent ma Triq il-Hamrija jew irjeh ohra verjuri soggetta ghas-servitujiet rizultanti mill-posizzjoni a favur tal-fond sovrapost."

Fl-ahhar pagna, fit-tieni paragrafu jrid jigi rangat hekk: "Wara li kkunsidrajt dawn il-punti kollha kif ukoll kwalankwe fattur iehor li jista' jaffetwa il-valur ta' din il-propjeta' hekk kif deskritta hawn fuq ghas-somma ta' €210,000 (Mitejn u ghaxart elef ewro).

Perit M'Grace Camilleri Bartolo  
Olea, Triq Achille Ferris,  
Zebbug, ZBG 1451, Malta  
M: 99896685



Perit M'Grace Camilleri Bartolo  
Warrant No. 747

Illum 28 ta' Settembru 2020  
Deher il-Perit Legali / Tekniku:  
Perit M'Grace Camilleri Bartolo  
Li wara li ddikjara li thallas l-ammont illu dovut, halef/halfet li qeda/qdiet fedelment u onestament l-Inkarigu moghti lillu/ha.

K111084M

[Signature]  
Deputat Registrar

Annalise Spiteri  
Deputat Registrar  
Qrati tal-Gustizzja (Malta)

Illum, 28 ta' Settembru 2020  
Ipprezentata mill-Perit M'Grace Camilleri Bartolo  
B/bla dok. documenti

Marvic Farrugia  
Deputy Registrar