

Fil- Prim Awla tal-Qorti Ċivili

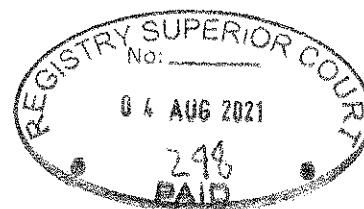
Fl-Atti tas-Subbasta Immobbbli Nru: 30/20 fl-ismijiet:

Bank of Valletta p.l.c. (C2833)

Vs

Jonathan Vella (370487M)

Rapport tal-Perit Eric Formosa



**F**

**Perit Eric Formosa**  
Mas.Lic.,Elec.Lic., Nat. Dipl. (Const.), B.E.&A. (Hons), A&C.E., M.Sc.

2|A, Apt 5, Myrtle Avenue, San Gwann, SGN9023  
m:79203903 e: perit.eric.formosa@gmail.com

Our ref: MSC05-20

Your Ref:

Subbasta Immoblli Nru: 30/20 fl-ismijiet:

Bank of Valletta p.l.c. (C2833)

Vs

Jonathan Vella (370487M)

## VALUTAZZJONI TA' PROPRJETA'

Data tar-Rapport

8 ta' Lulju 2021

Destinatarju

Prim' Awla tal-Qorti Ċivili  
Fl-atti tas-Subbasta Immoblli Nru. 30/20

Indirizz tal-fond

**Flat 1, Bay Flats,  
Triq I-Għansar,  
Birżebbuga**

Istruzzjoni

Biex jiġi stmat il-valur ta' proprjeta' skond is-suq  
fiż-żmien tad-data tal-Valuatzzjoni, kif ukoll analiżi  
dwar il-potenzjal massimu ta'din il-proprjeta'.

Kwalifikasi tal-istmatur

Arkitett u Inġinier Ċivili

Valur tal-Proprijeta

**€129,000** (Mija u disgħa u għoxrin elf Ewro)

Il-valutazzjoni kiener pŕimarjament derivata billi ntuża l-metodu komparabbi l-mátranżazzjonijiet riċenti ta' proprejta' simili. Is-suppożizzjonijiet ikkunsidrati huma hawn imniżżlin.

Konformita mal-Valuation Standards

Din il-valutazzjoni tħejjet skont il-KTP *Valuation Standards for Accredited Valuers*.

Titolu tal-Proprijeta

Ikkunsidrat bħala liberu u frank

Trasferiment tal-proprijeta`

L-aħħar trasferiment ta dan l-appartament sar nhar it-22 ta' Diċembru 2008. (Doc.7)

Deskrizzjoni tal-Proprijeta

Il-proprijeta' tikkonsisti f'appartament ta' kamra tas-sodda waħda, li jinsab fit-tieni sular (First floor) ta'blokka appartamenti li għandu żewġ unitajiet residenzjal, u jinsab lest.

L-appartament jikkonsisti, f'entratura li tħalli fi kċina u kamra ta' l-ikel. Din twasslek għal-hall li minnha titma għal żewġ kmamar abitabbi u bathroom. L-appartament jikkonsisti ukoll f'terazzin fuq wara.

Iż-żewġ kmamar abitabbi li jinużaw it-tnejn bħala *bedroom*. Skond id-Development Control 2015, Policy P32, appartamenti inqas min 90metri kwadrati għandhom jitqiesu bħala appartamenti b'kamra tas-sodda waħda. L-appartament ma jgawdix minn *Living Room*. (Doc 6)

Partijiet komuni

Il-proprijeta' tħalli l-užu tal-partijiet komuni tal-blokka, fosthom l-entratura, it-taraġ, l-intrati u x-xafts, il-bieb ta'barra tal-bini u d-dranaġġ u issitemi ta' l-ilma u x-xita. Inkluz ukol l-užu tal-kamra tal-bejt b'arja ta 5.5 metri kwadrati, u l-užu ta' parti diviża tal-bejt li hija parti li tagħti għal fuq it-triq. Dan l-appartament igawdi d-dritt li s-sid

jinstalla tank tal-ilma u aerial u/jew antenna tad-dish tas-satellita fuq il-bejt tal-kamra tal-bejt

Id-drenaġġ u s-sistema tad-drenaġġ u s-sistema tal-ġbir tal-ilma tax-xita huma komuni għall-blokk kollha u jgħaddu mill-proprietajiet sottostanti u jgawdi d-dritt ta' access għall-istess sistemi (f'sigħat raġonevoli) għat-tiswija u manutenzjoni tal-istess. L-imsemmi appartament huwa soġġett u jgawdi għas-servitujiet oħra li jirrizultaw mill-pożizzjoni tiegħi

Qies tal-proprietà'

Circa 57 metri kwadrati (Pjanta tal-permess hawn meħmuża). L-għoli tal-appartament huwa ta' 2.72metri.

Eta tal-Proprejta'

19-il sena mid-data tal-lum.

Metodu tal-kostruzjoni

It-tin tal-ġebel, b soqfa ta konkos rinfurzat.

Finituri tal-Proprietà'

Il-Proprietà tinsab lesta bil madum u z-zebgħa,

Servizzi tal-Proprejta'

Il-kamar tal-banju l-kċina huma mgħammra bis-servizzi tal-ilma. Ma setgħax isir spezzjoni fuq dawn is-servizzi peress li il-meters kienu issigillati.

Il-kamar huma kollha mgħammra bis-servizz ta-l-elettriċi imma ma setgħax isir spezzjoni fuq dawn is-servizzi peress li il-meters kienu issigillati.

Karatteristici ta' Konservazzjoni tal-Enerġija

Ma nstabu l-ebda miżuri tal-konservazzjoni ta-enerġija

Kundizzjoni

Il-kundizzjoni strutturali tal-bini tidher li hija waħda tajba. Ma ġewx innutati konsenturi fl-ebda ħajt jew saqaf.

Konformita' mal-Permessi u r-Regolamenti

Permess PA/5100/00 – 'To erect ground floor garages and flats at first and second floor.'

Proprieta' hija mibnija skond il-permess ta' žvilupp, il-policies stabbiliti mill-Awtorita' għalli-ippjanar u Ligijiet Sanitarji

Potenzjal tal-Proprieta'

Din il-proprieta tinsab fi-iskema ta'žvilupp u taqá fi ħdan iż-żona residenzjali hekk kif indikata mill-mappep indikattivi tal-Policies annessi

Suppożizzjonijiet ikkunsidrati

Il-proprieta' kif ukoll it-titolu tal-Proprieta ġew indikati mil-partijiet hawn ikkonċernati u din l-informazzjoni ġiet meqjusa bħala korretta.

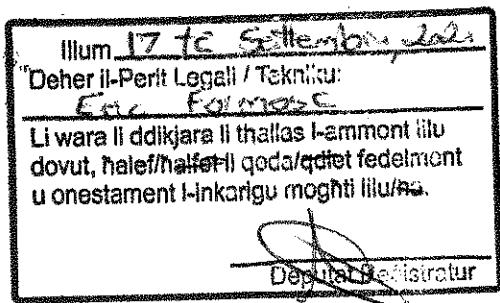
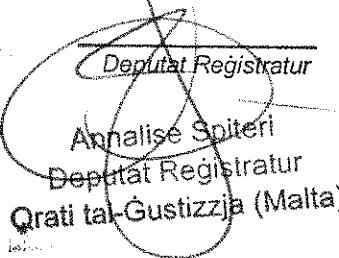
Kunflitt ta' nteress

M' għandi l-ebda kunflitt ta' nteress fit-twettiq ta' din l-istruzzjoni

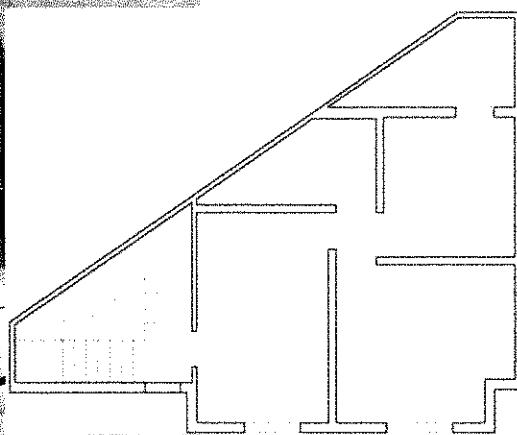
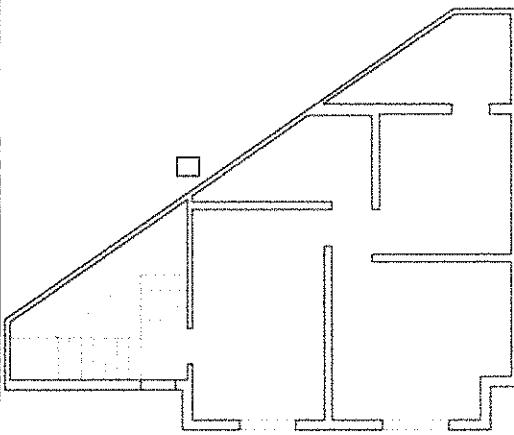
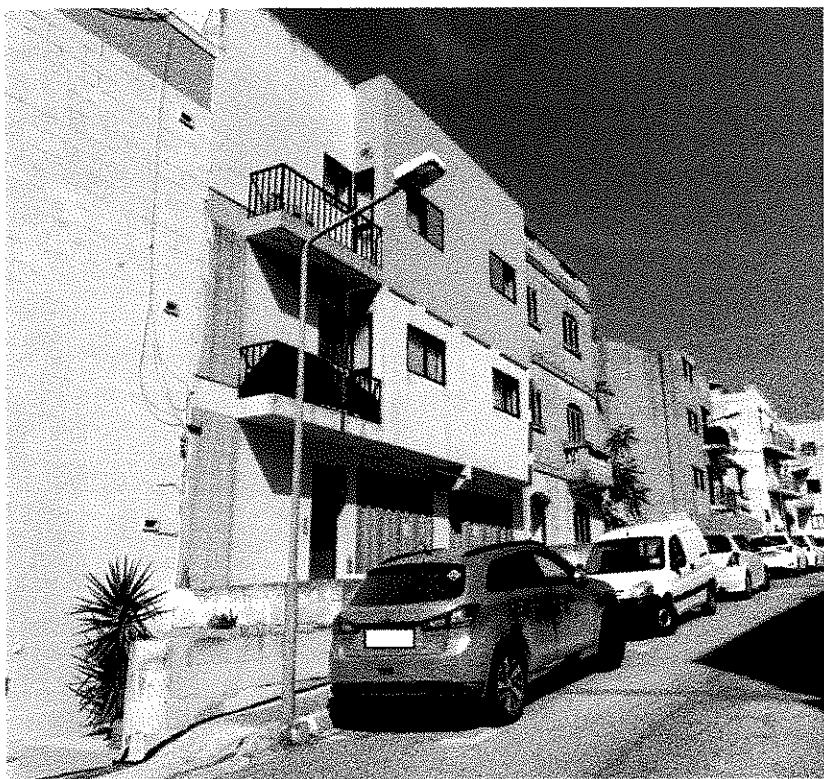
Perit Eric Formosa A. & C.E. (Hons)

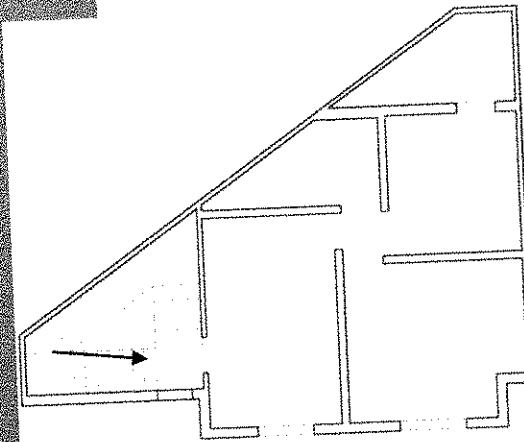
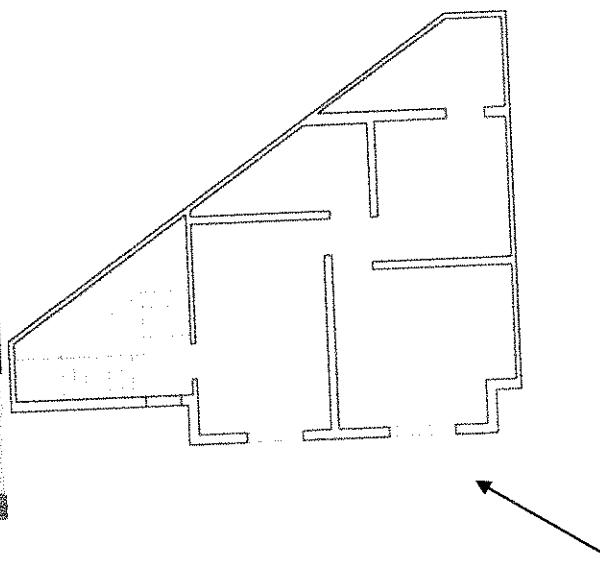
Ippreżentat minn

Perit Eric Formosa  
illumin 6/8/2021  
bla/ b' documenti.

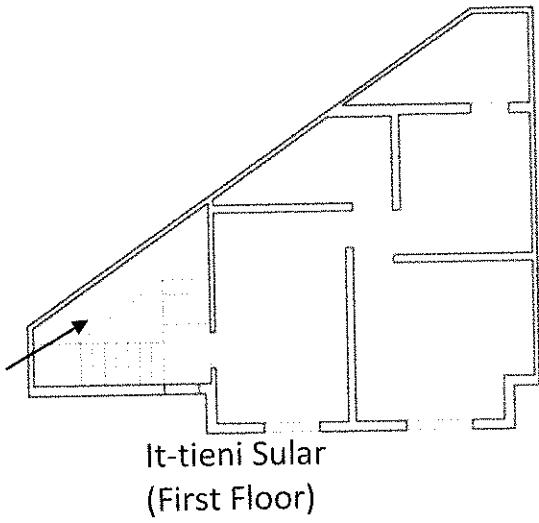


Dok.1

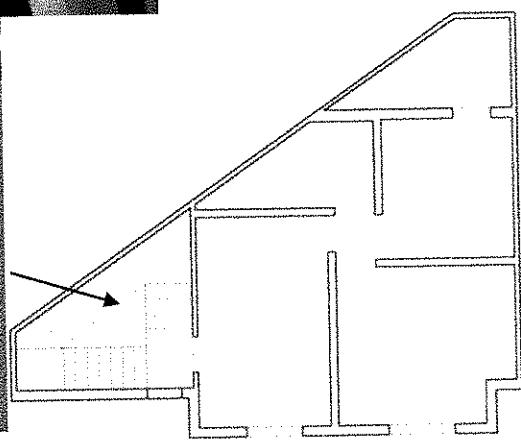


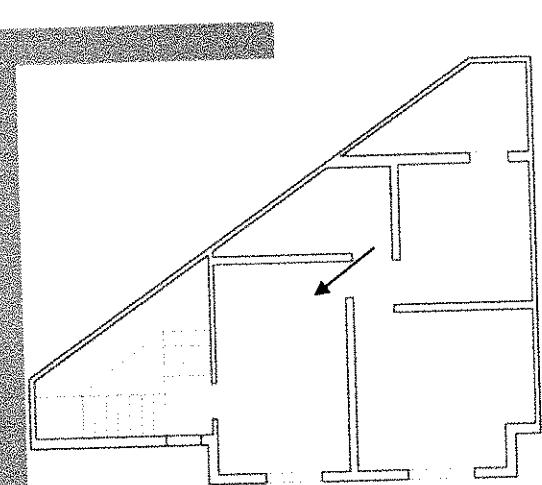
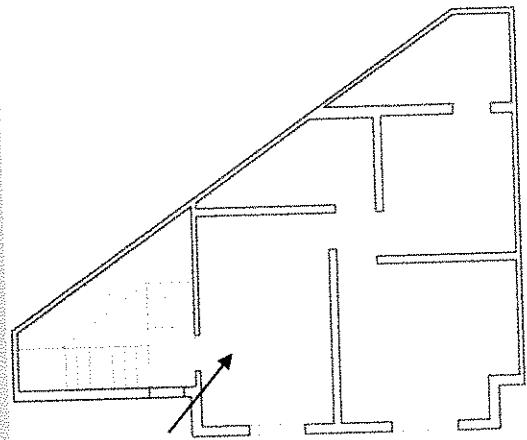
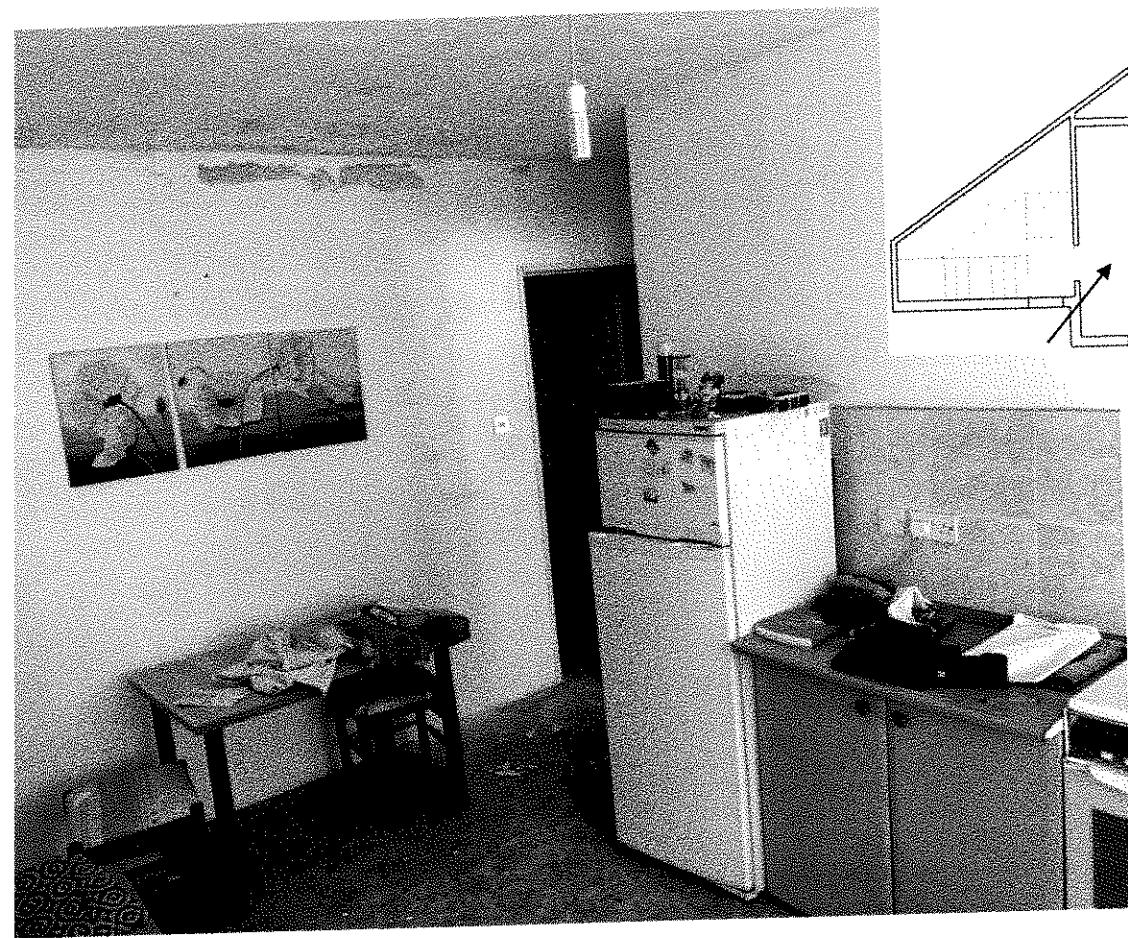


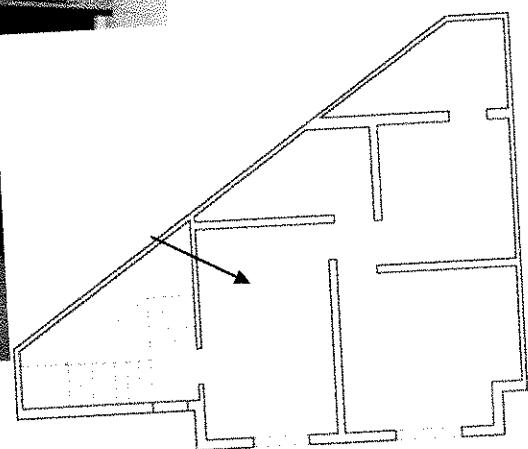
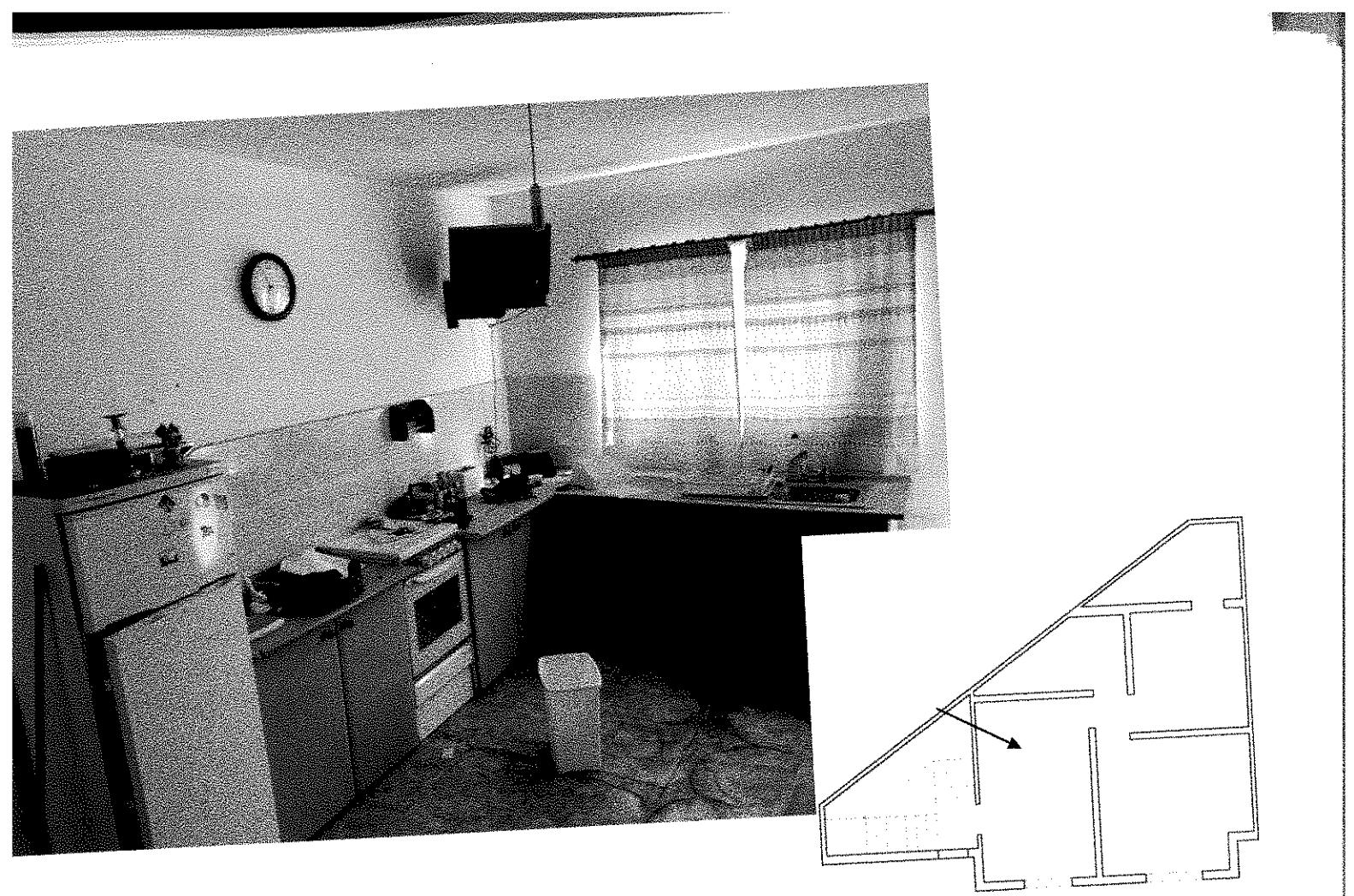
L-ewwel Sular  
(Ground Floor)



It-tieni Sular  
(First Floor)



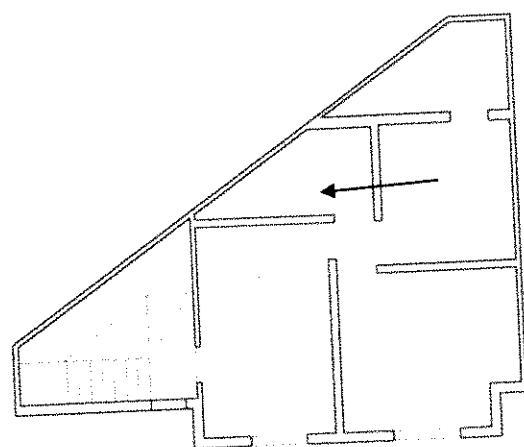
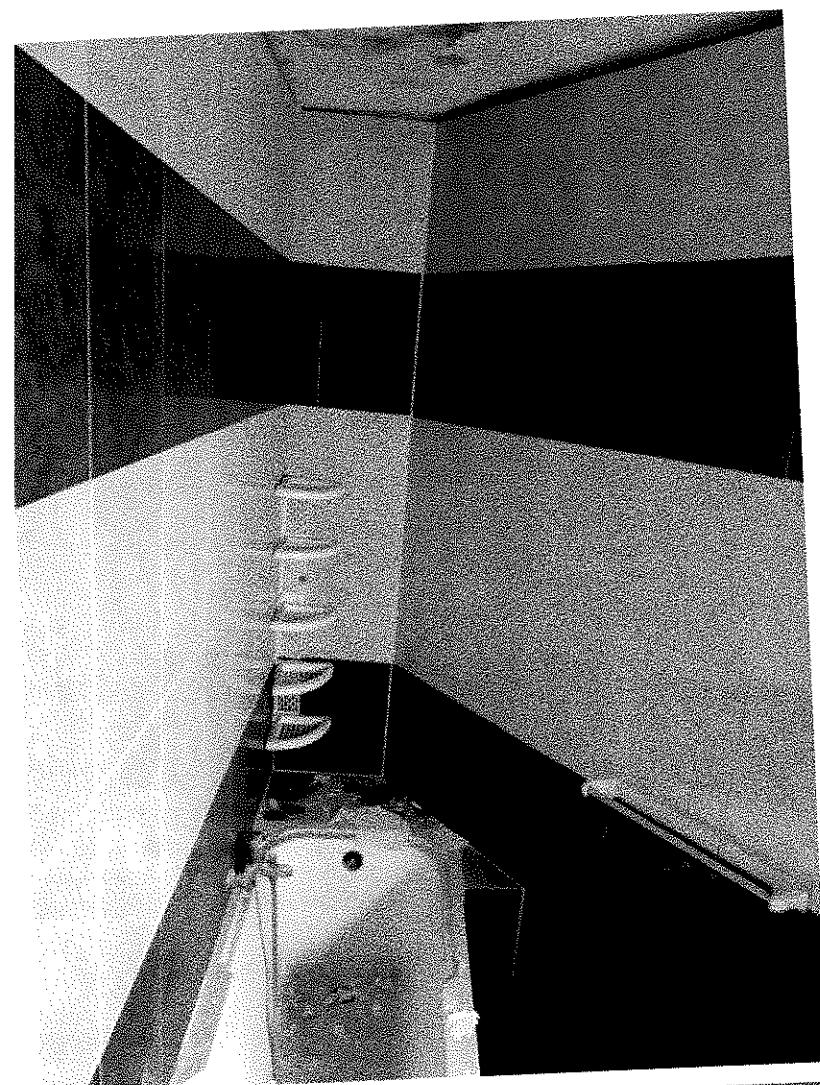




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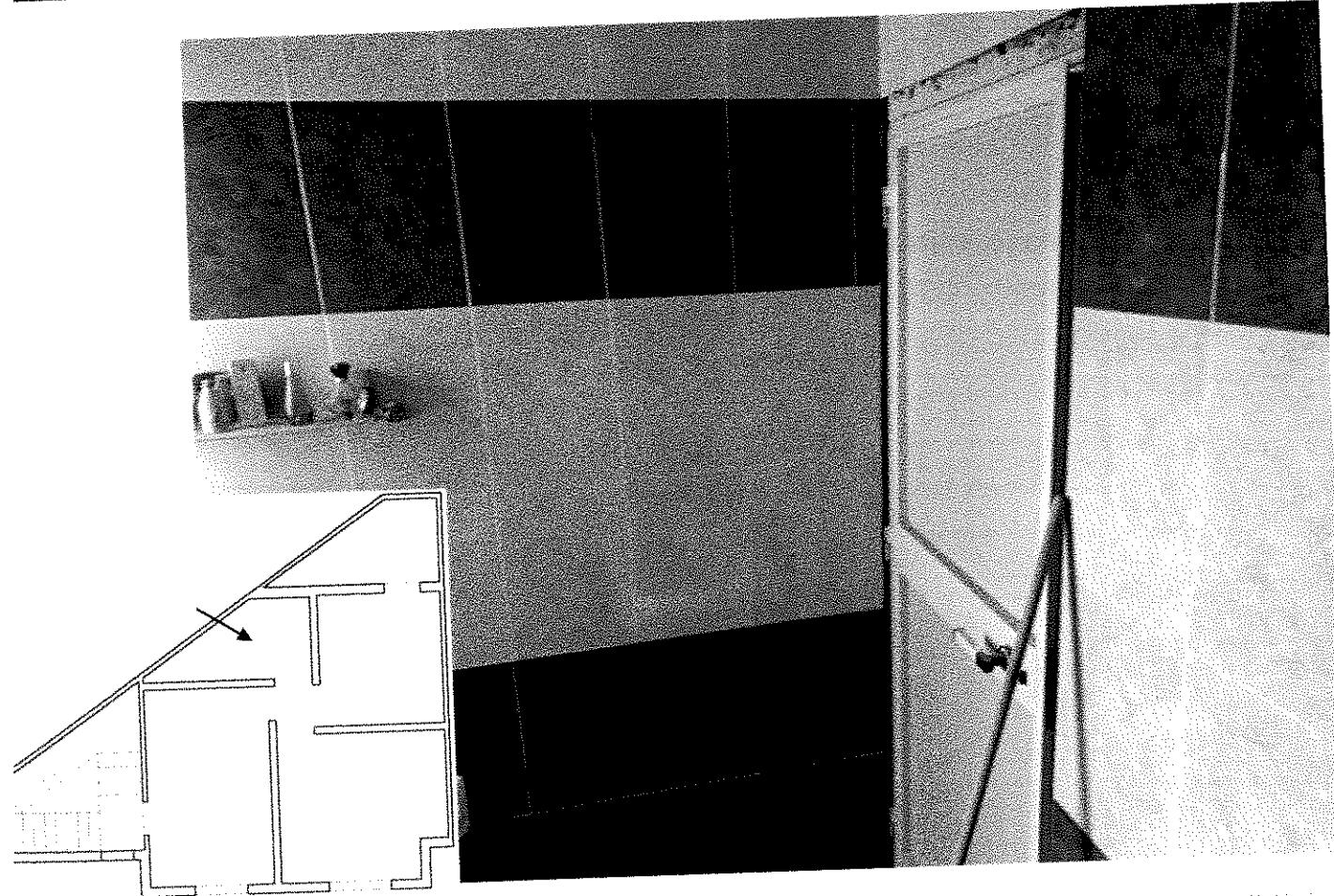
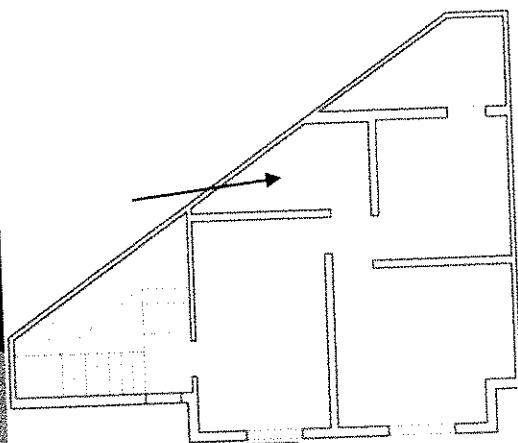
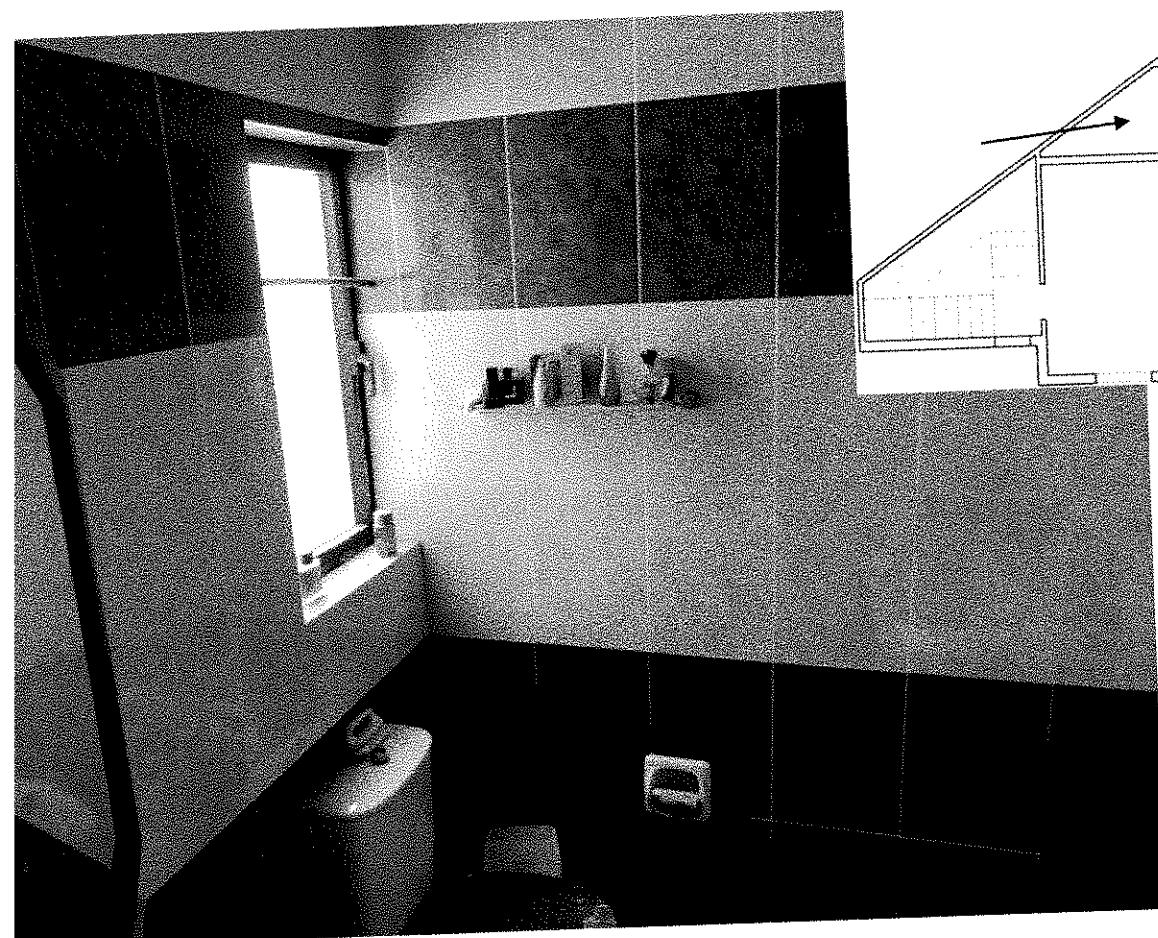
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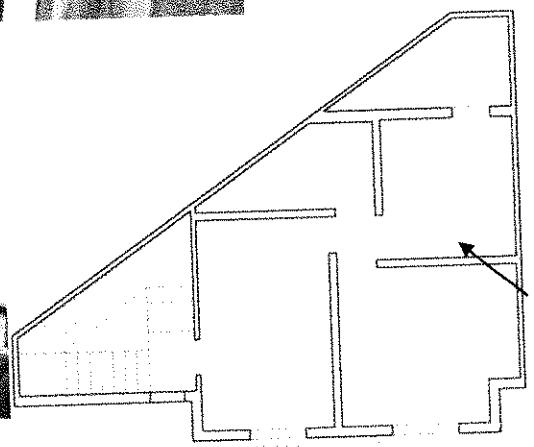


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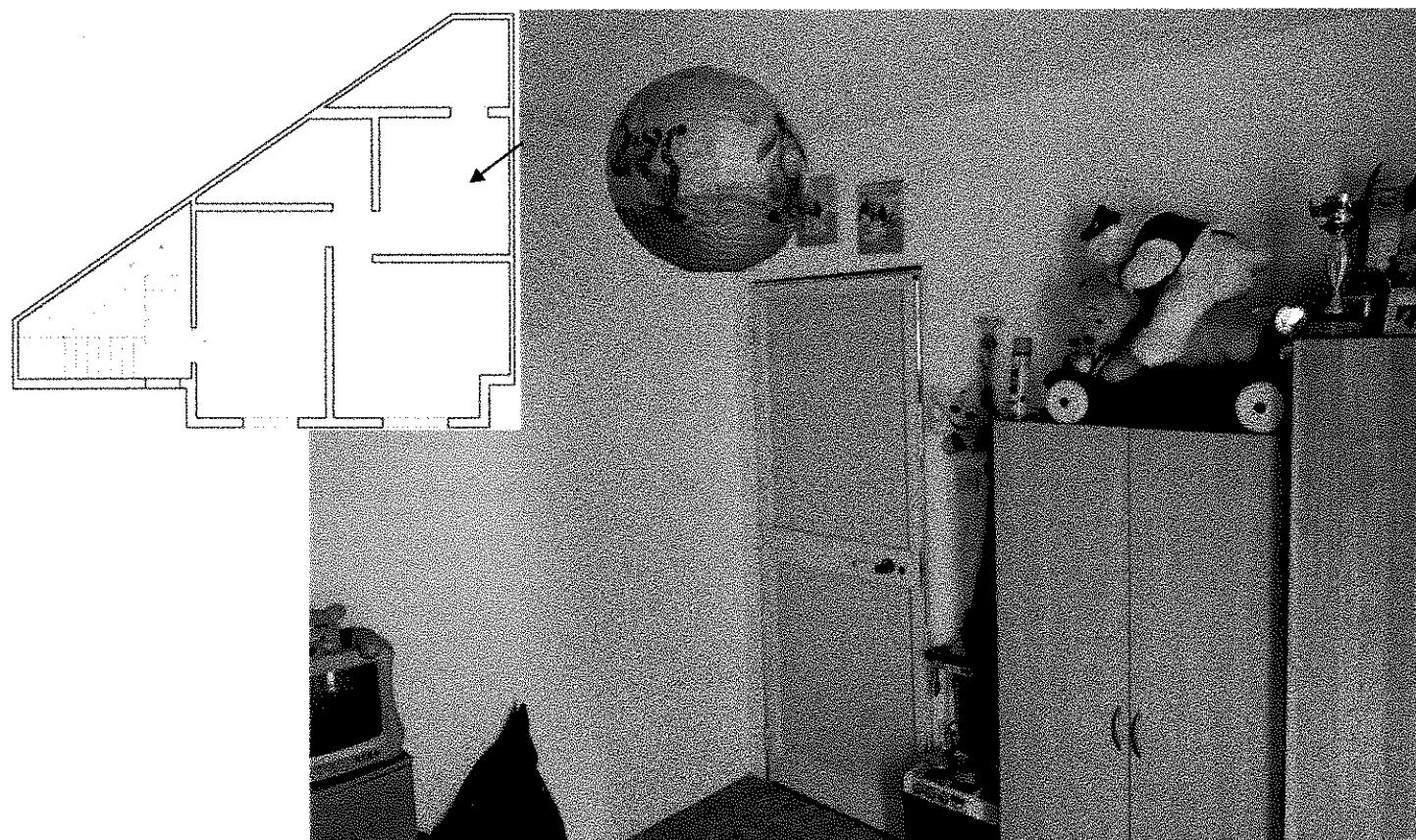


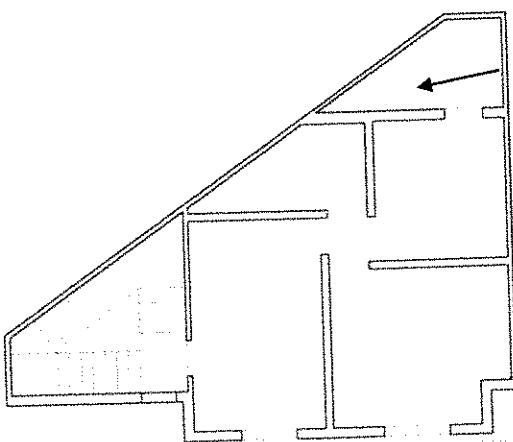
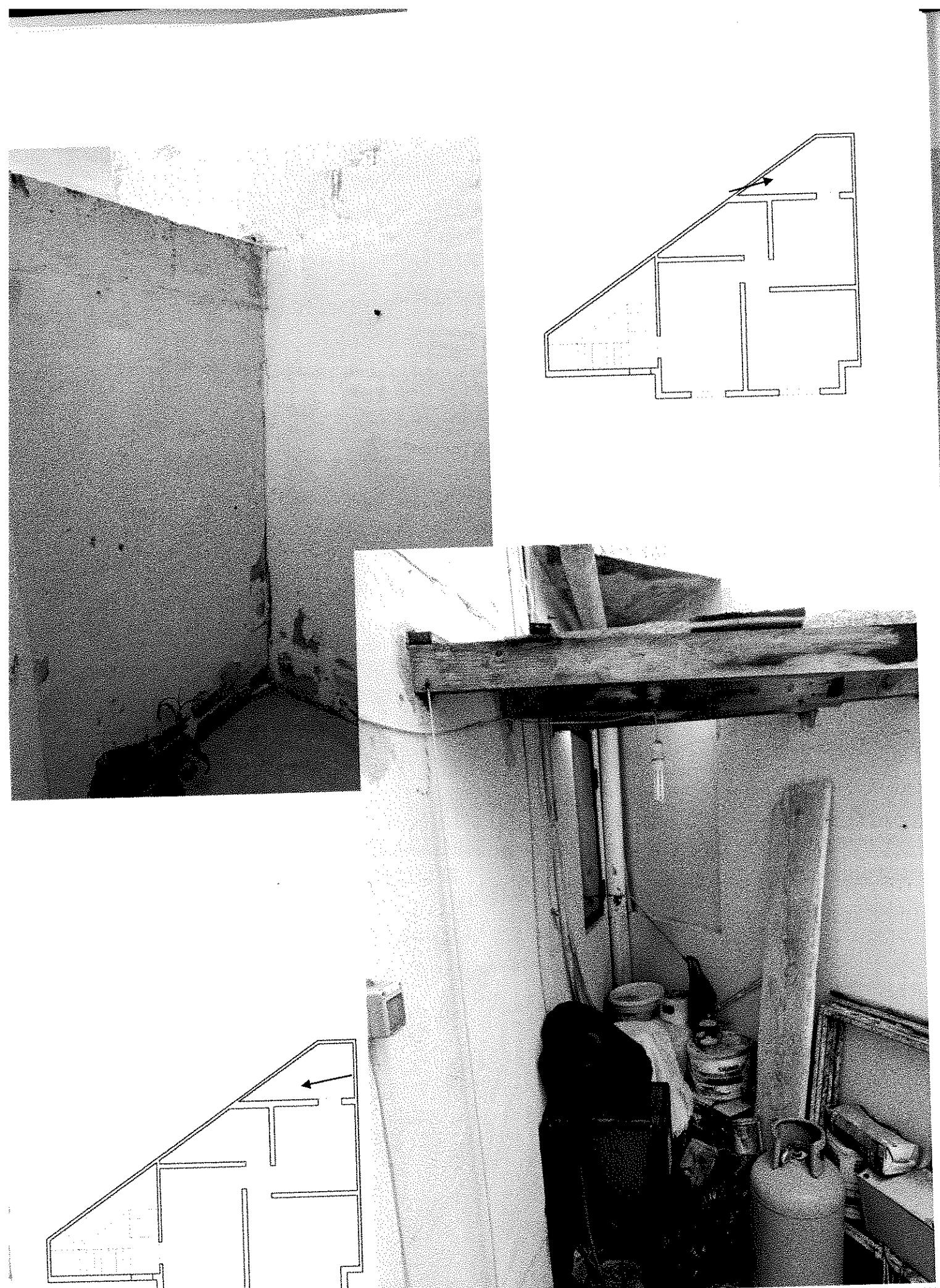


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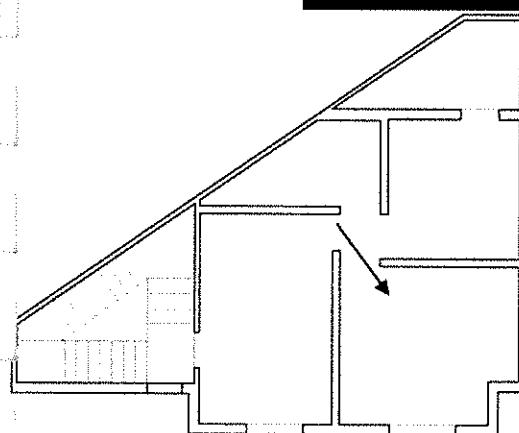
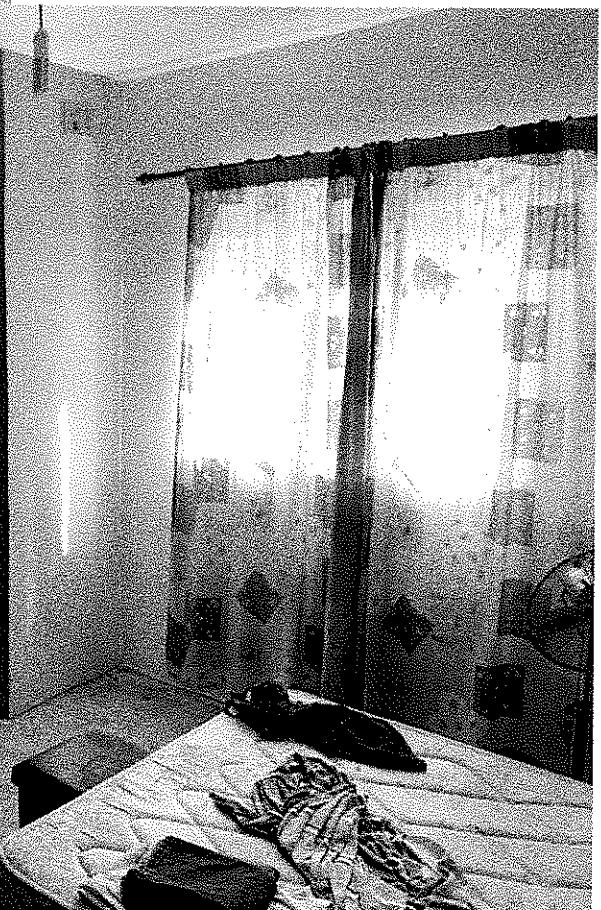
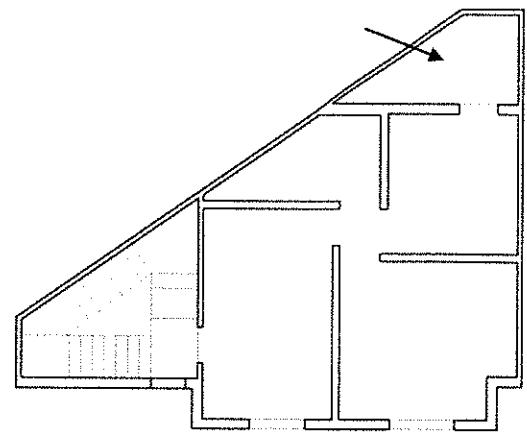




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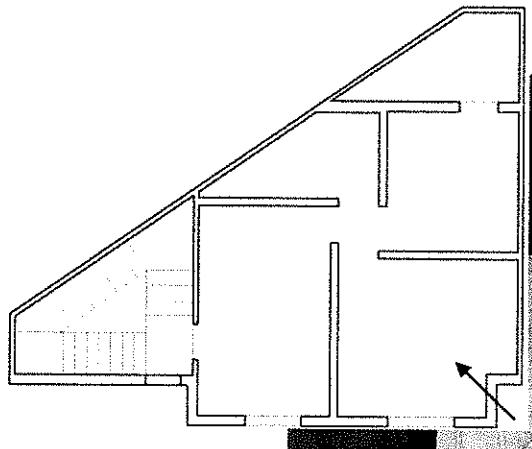
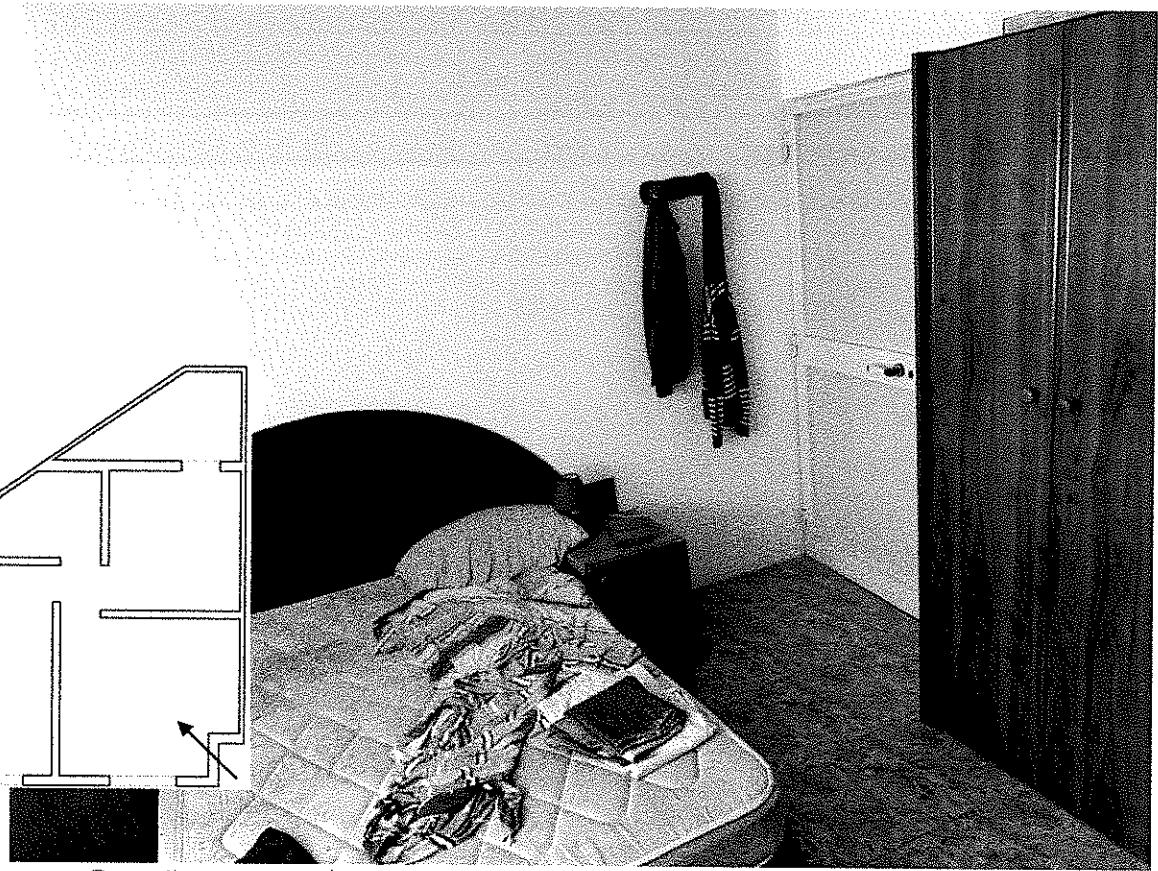
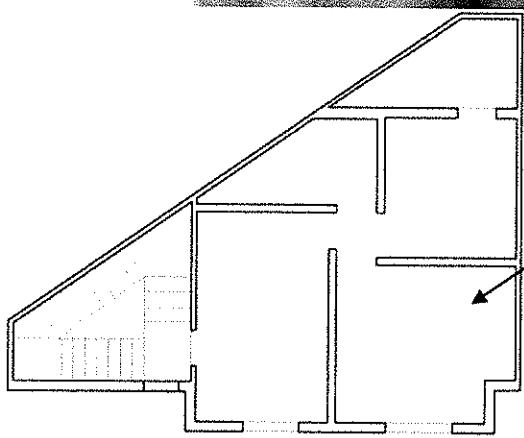
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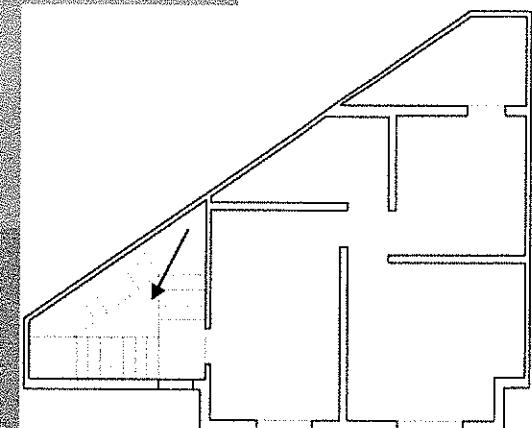
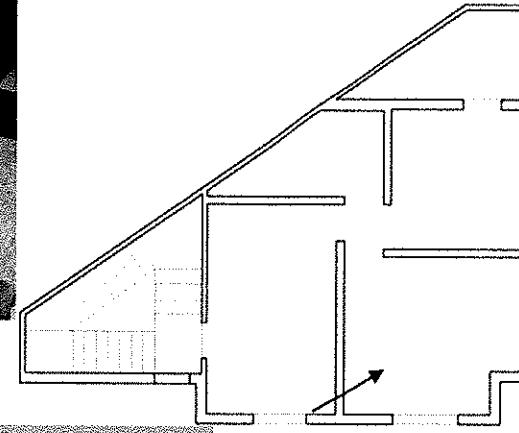
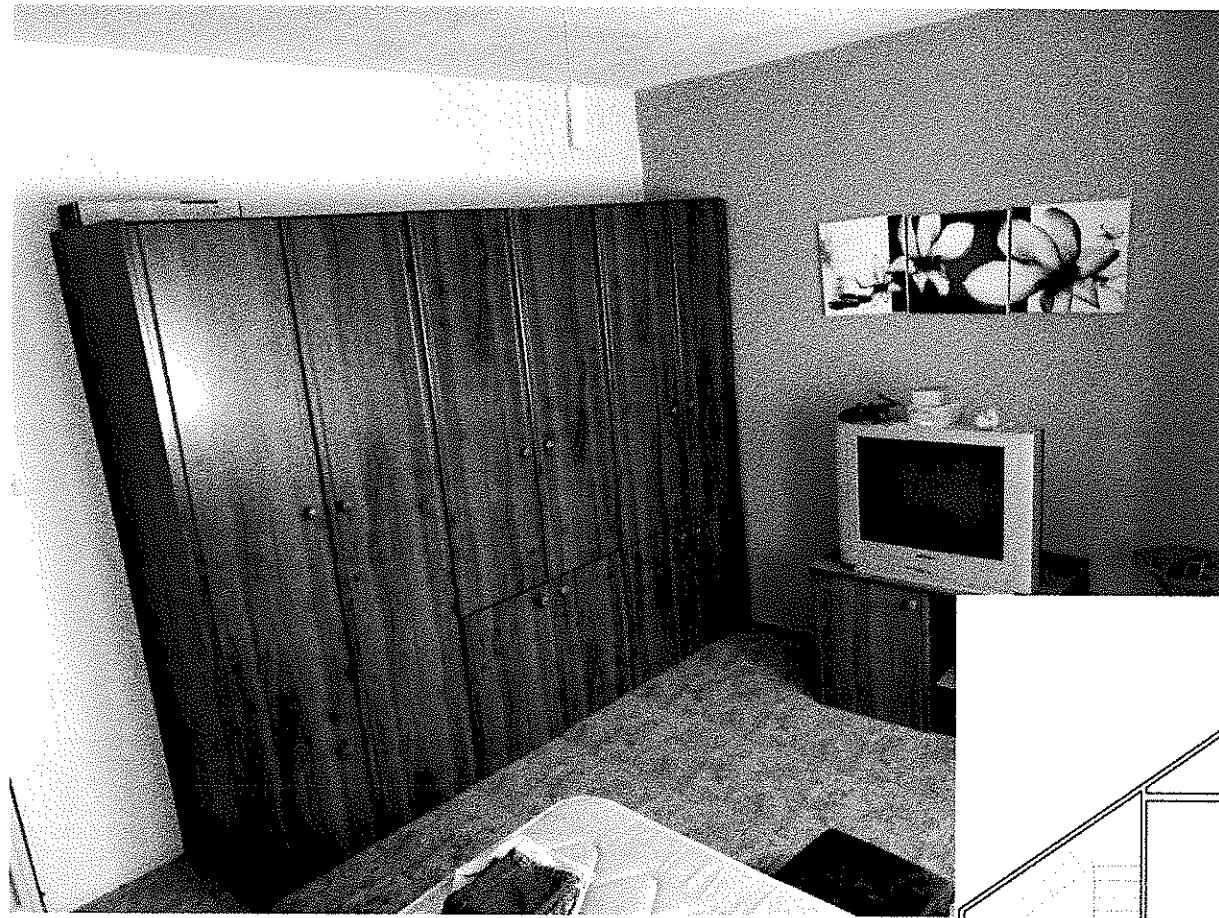
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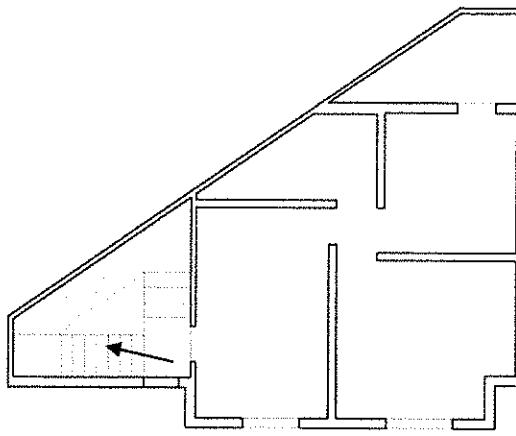
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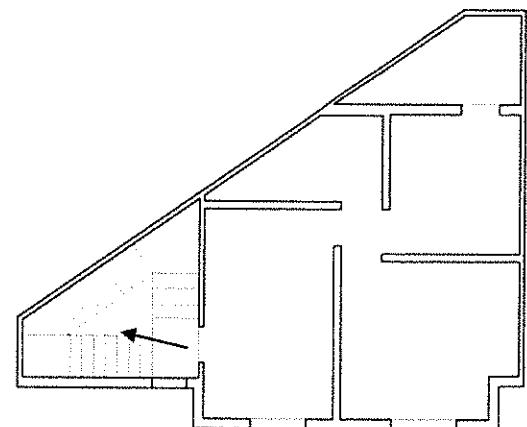
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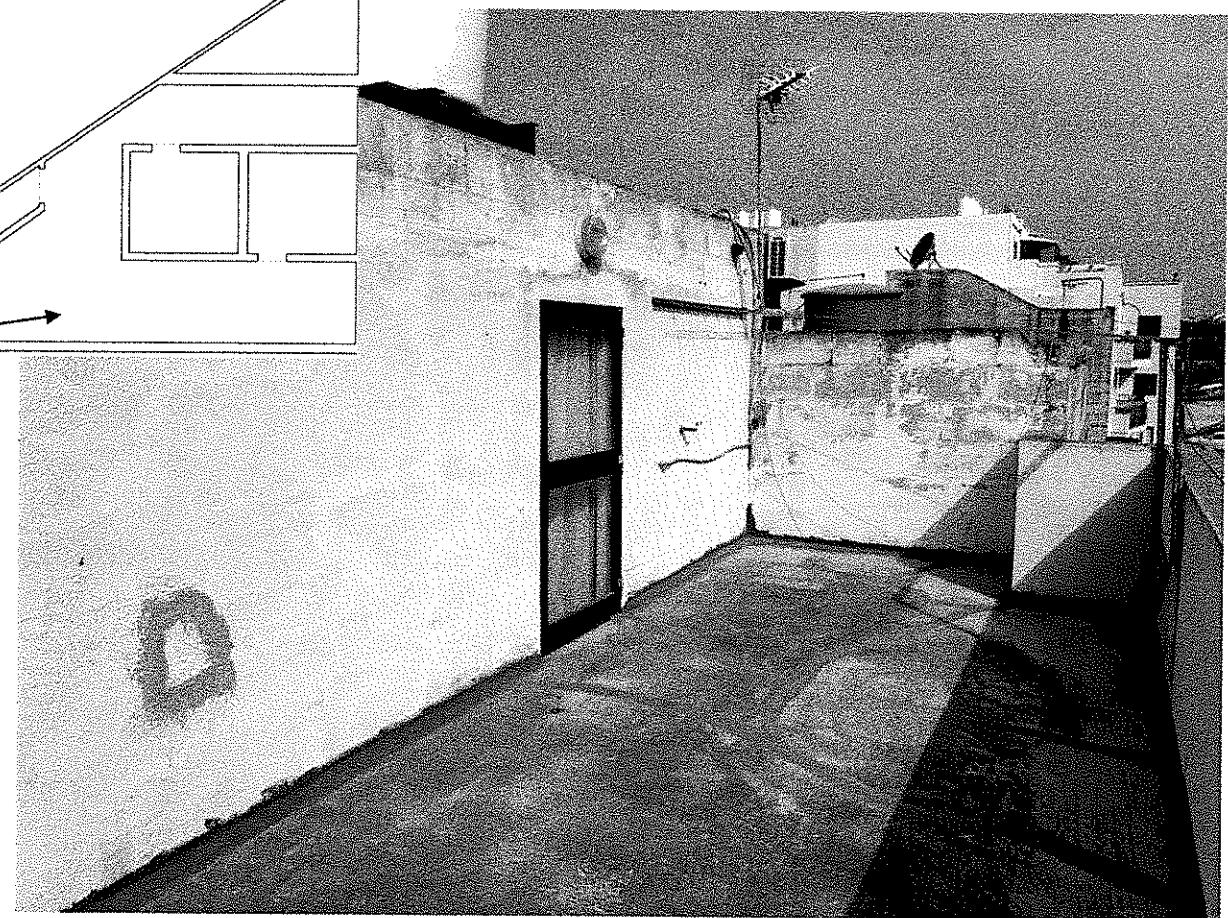
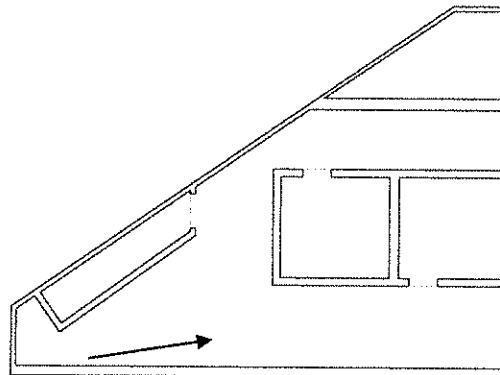
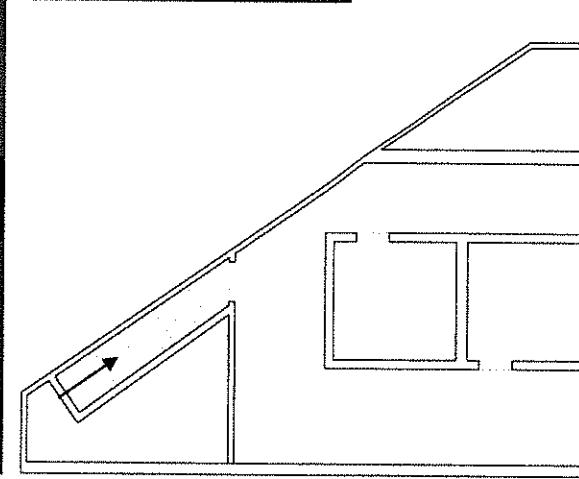
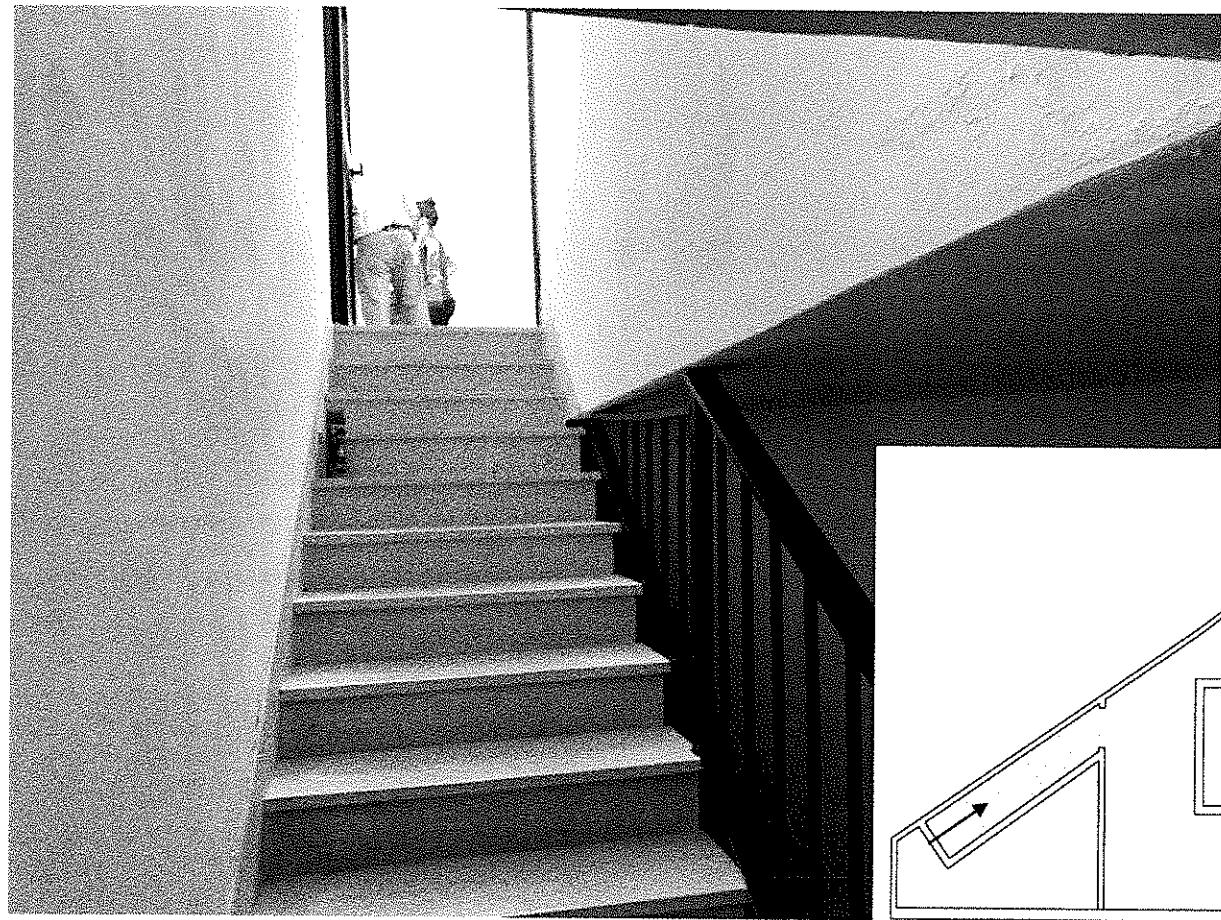
It-tieni Sular  
(First Floor)



It-Tielet Sular  
(Second Floor)



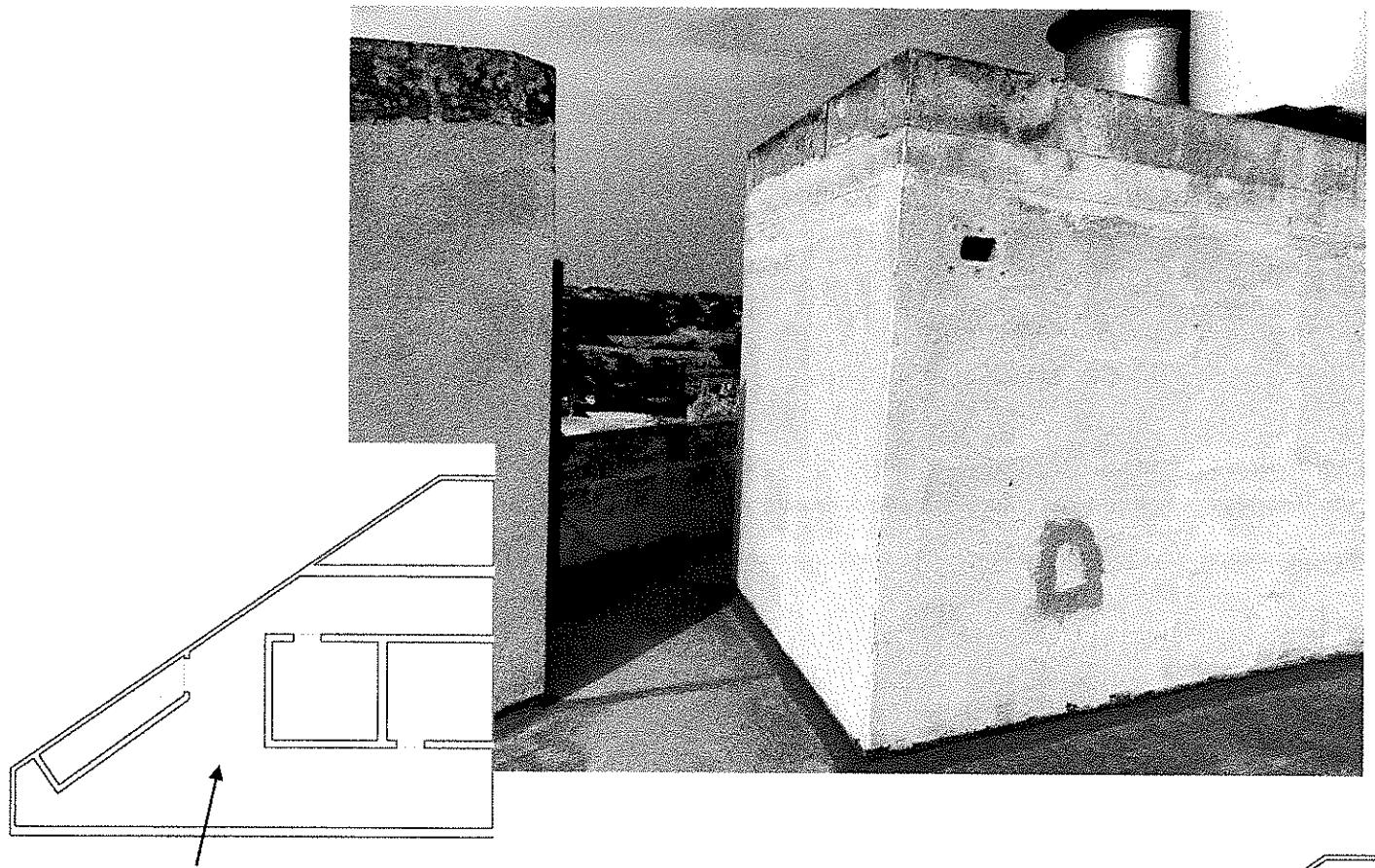
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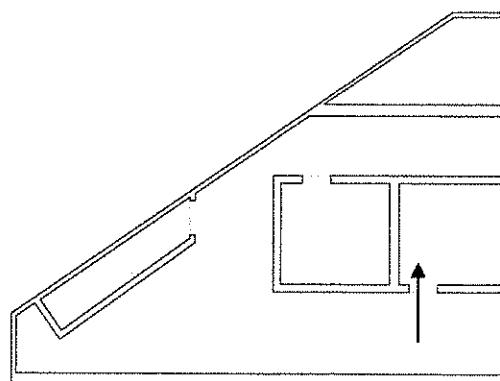
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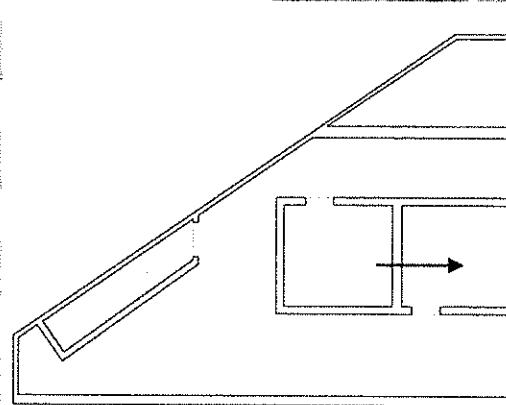
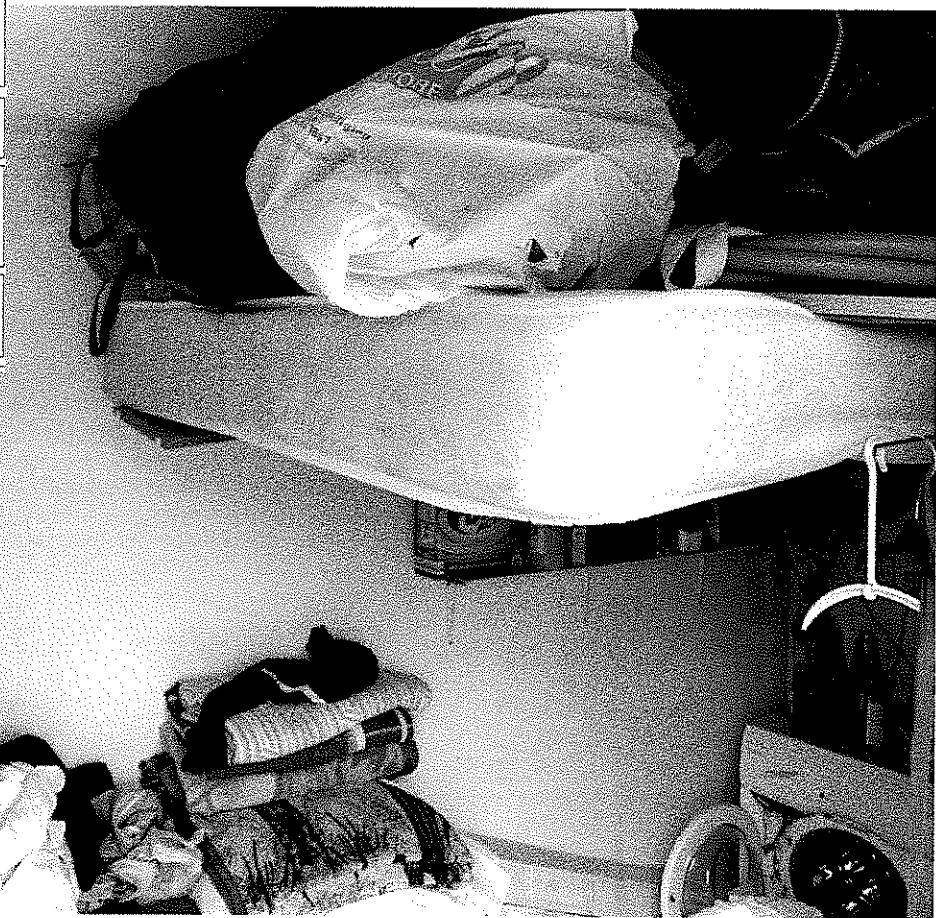
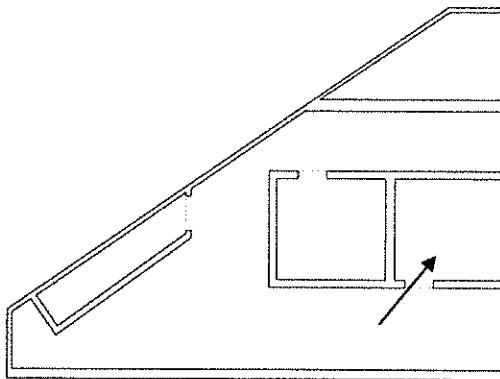
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**Perit Eric Formosa**  
M.L., Nat. Dipl. (Const.), B.E.&A. (Hons), A&C.E.

Dok.2

Ref: MSC2620

Date: 26th October 2020

Mr Jonathan Vella  
Block 3, Flat 8,  
Vjal De La Cruz,  
Qormi

Postal Administration Malta - MALTA		ADVICE of receipt - Registered Mail	
Office of Posting:		Reg. No.:	ROSS0081075MT
Date:			
Addressee:			
Name:	Mr. Jonathan Vella		
	Block 3 F. 8		
Town:	Vjal De La Cruz		
	Qormi		
For Office Use		MaltaPost p.l.c. VAT Reg. No. 1544-4124	
		Post Date:	05 NOV 2020
Signature of Addressee:		Martin Gatt ACH60 S/11/60 Signature of Post Office	
Name in Block Letters:		JOANNA VELLA S733887	
This advice may be signed by the addressee or by another authorized person.			

malta post

DOMESTIC

CN 1

MALTA POST  
POST OFFICE  
5 NOV 2020  
QORMI

To be filled in by the sender:  
 Name: Eric Puglisi  
 Address: 2A,  
 Street: MARINA AVENUE  
 Town: Qormi, Gzira, Post Code:

Re: Request to access property

The undersigned has been appointed as a court expert to carry out a valuation of the property at:

Flat 1, Bay Flats  
Trijq I-Ghansar,  
Birzebbugia

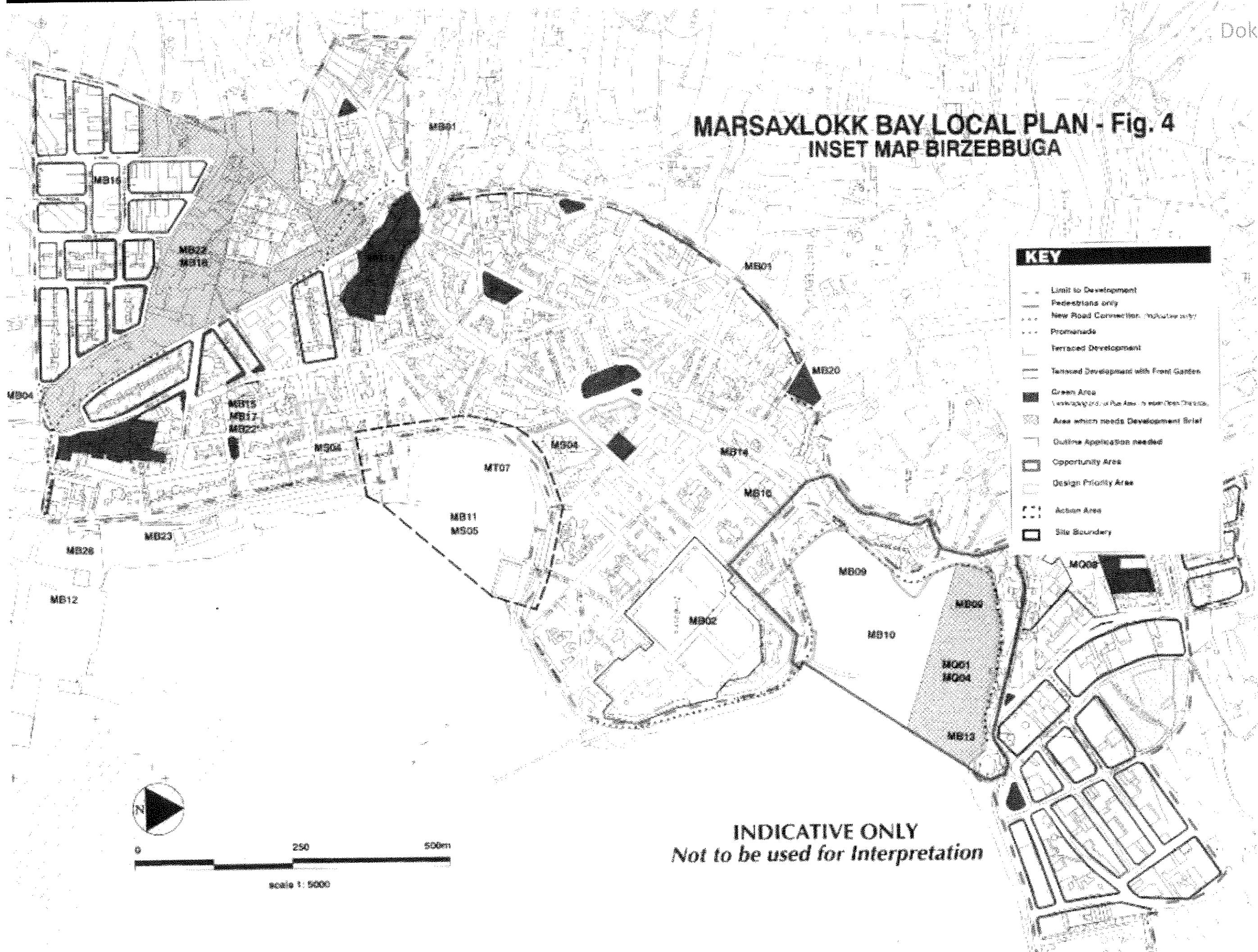
A site inspection will be carried out on Thursday 12th November 2020 at 10:00 am.

You are therefore being requested to be available and make the property accessible.

Regards,

Perit Eric Formosa A. & C.E. (Hons)

## MARSAXLOKK BAY LOCAL PLAN - Fig. 4 INSET MAP BIRZEBBUGA

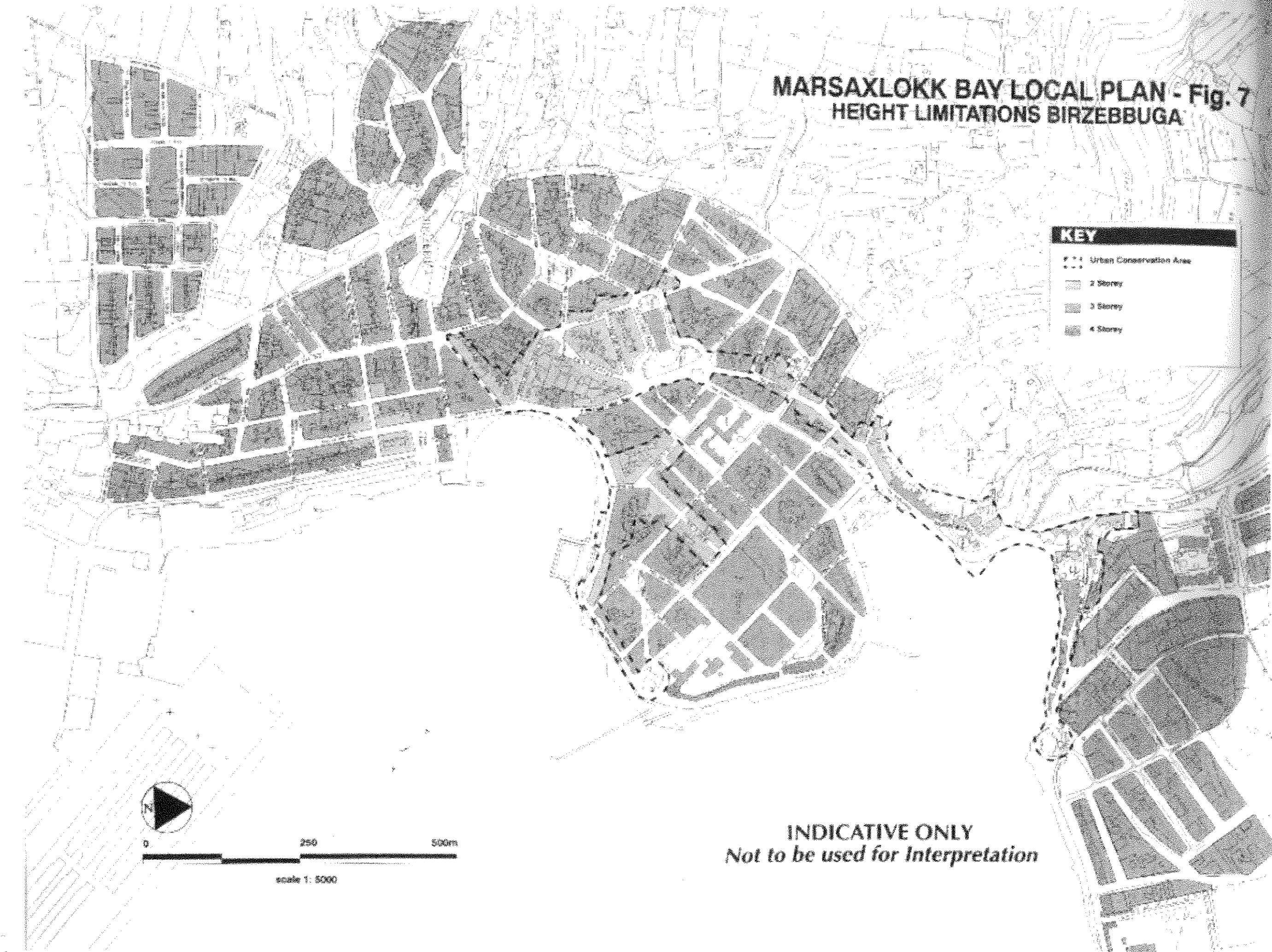


# MARSAXLOKK BAY LOCAL PLAN - Fig. 7

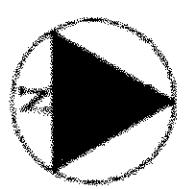
## HEIGHT LIMITATIONS BIRZEBBUGA

### KEY

- Urban Conservation Area
- 2 Storey
- 3 Storey
- 4 Storey



# MARSAXLOKK BAY LOCAL PLAN - Fig. 9 INSET MAP QAJJENZA



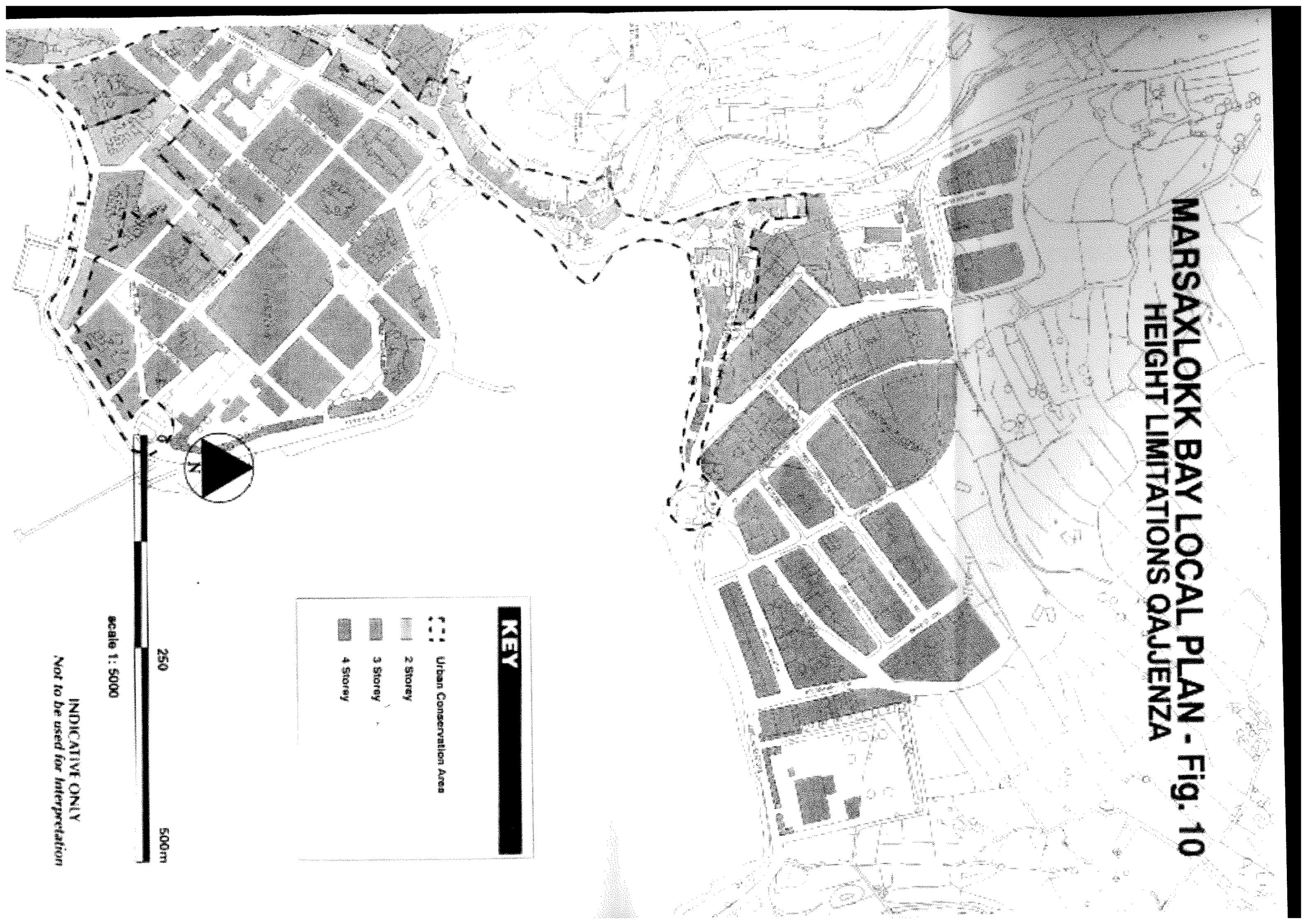
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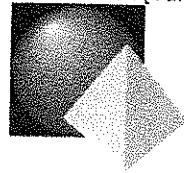
- KEY**
- Built to Development
  - New Road Connector (Indicates 81%)
  - Promenade
  - Terraced Development
  - Terraced Development with Front Garden
  - Green Area (Category 1 or 2 for App. A1 & 2 in the Open Category)
  - Area which needs Development Brief
  - Outline Application needed
  - Opportunity Area
  - Design Priority Area
  - Site Boundary

scale 1:5000

INDICATIVE ONLY  
Not to be used for interpretation

# MARSAXLOKK LOCAL PLAN - FIG. 10 HEIGHT LIMITATIONS QAJJENZA





Dc 4

(34) Oac

A W T O R I TÀ TA' L-I P P J A N A R  
PLANNING AUTHORITY

To: Mr Kenneth Bonnici  
St Joseph Simpson Street  
Marsa

Date: 16 May, 2001  
Our Ref: PA 05100/00

Application Number: PA 05100/00  
Application Type: Full Development Permission / 01  
Date Received: 22 September, 2000  
Approved  
Documents : PA 05100/00/1a/10a

Location: Site at, Triq L-Ghansar, Birzebbugia  
Proposal: To erect ground floor garages and flats at first and second floor.

**Development Planning Act 1992 Section 33  
Full Development Permission**

The Planning Authority hereby grants development permission in accordance with the application and plans described above, subject to the following conditions:

1. All services located on the roof of structures on the roof of the building shall be screened by a wall 1.4 metres (5 courses) high constructed in franka stone. The services shall not exceed the height of this wall.
2. The garage shall only be used for the parking of private cars.
3. Air conditioning units shall not be located on the facades of the building which are visible from a public space. Any such units located at roof level shall be set back from the facade by at least 1 metre.
4.
  - a) This development permission is valid for a period of **THREE YEARS** from the date of this notice. This permit will become valid for a further twelve months **PROVIDED THAT**, at the end of the three year period, the development hereby permitted has commenced.  
  
b) It should be noted that a third party may have the right of appeal against this permission. Any development which is carried out when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is undertaken at the risk that this permission may be revoked by the Planning Appeals Board or quashed by the Court of Appeal.  
  
c) This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate

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Management Departments.

- d) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.
- e) All building works shall be erected in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Planning Authority's Land Surveyor. The Setting Out Request Notice must be returned to the Land Survey Unit of the Planning Authority when the setting out of the alignment and levels is required.
- f) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
- g) The enclosed Commencement Notice shall be returned to the Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
- h) Copies of all approved plans and elevations shall be available for inspection on site by Planning Authority staff at all reasonable times.
- i) Where the street bordering the site is unopened, it shall be opened up **prior to the commencement of the building operations** hereby permitted.
- j) The site shall be surrounded by a hoarding, at least 2 metres high, which shall be in place before the development hereby permitted commences and which shall remain in place whilst the development is in progress. Where the hoarding intrudes onto or obstructs the public pavement, suitable arrangements shall be made for an alternative and safe passageway for pedestrians, which protects them from vehicular traffic and from the building operations. Authorisation by the Police for these arrangements must also be obtained.
- k) No building material, waste material, machinery or plant shall obstruct the pavement or the smooth flow of traffic on the road in the vicinity of the site. The deposit of materials or the placing of equipment in the street must be authorised by the Police.
- l) Any soil on the site shall not be built over but shall be collected for reuse. A permit from the Director of Agriculture is required to remove the soil from the site. All soil shall be deposited at the place indicated by the Director of Agriculture.
- m) Rock spoil, boulders and other waste materials resulting from excavations or from demolition on this site shall be deposited at an official waste disposal site or used as fill material. If waste materials from the development are not to be reused, they shall not be disposed of other than at an official waste disposal site.
- n) The height of the building shall not exceed both the permitted number of 3 floors and the maximum allowable height of 12 metres measured from the highest street level.

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- o) The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on the approved plans and drawings.
- p) Apertures and balconies shall not be constructed of gold, silver or bronze aluminium.
- q) A water cistern with a volume in cubic metres of 30% of the total roof area (in square metres) of the building(s) shall be constructed to store rainwater run-off from the built-up area of the development. This cistern shall be completed and available for use prior to the development hereby permitted being first brought into use.
- r) The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Planning Authority.

This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law. The applicant should contact the following regarding the location and provision of services prior to commencing development:- Enemalta, Water Services Corporation, Maltacom, Drainage Department and Melita Cable.

Frances Galea  
Secretary  
Development Control Commission

# EIGHTH SCHEDULE

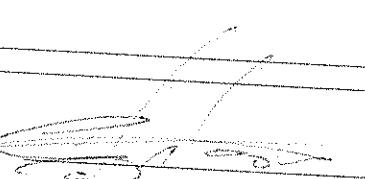
PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	Birzebbugia
Address	Flat 1, Bay Flats, Triq I-Ghansar, Birzebbugia
Total Footprint of Area Transferred*	62.5

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 WWII	
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 Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input 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 type="checkbox"/> No Ownership of Roof	<input checked="" type="checkbox"/> Shared Ownership	

- \* Includes all lands and gardens but excludes additional floors, roofs and washrooms
- \*\* Includes \*\* plus bathrooms and apertures
- \*\* Includes plastering, electricity, plumbing and floor tiles

Date: 8th July 2021

Perit's Signature



Warrant Number: W857

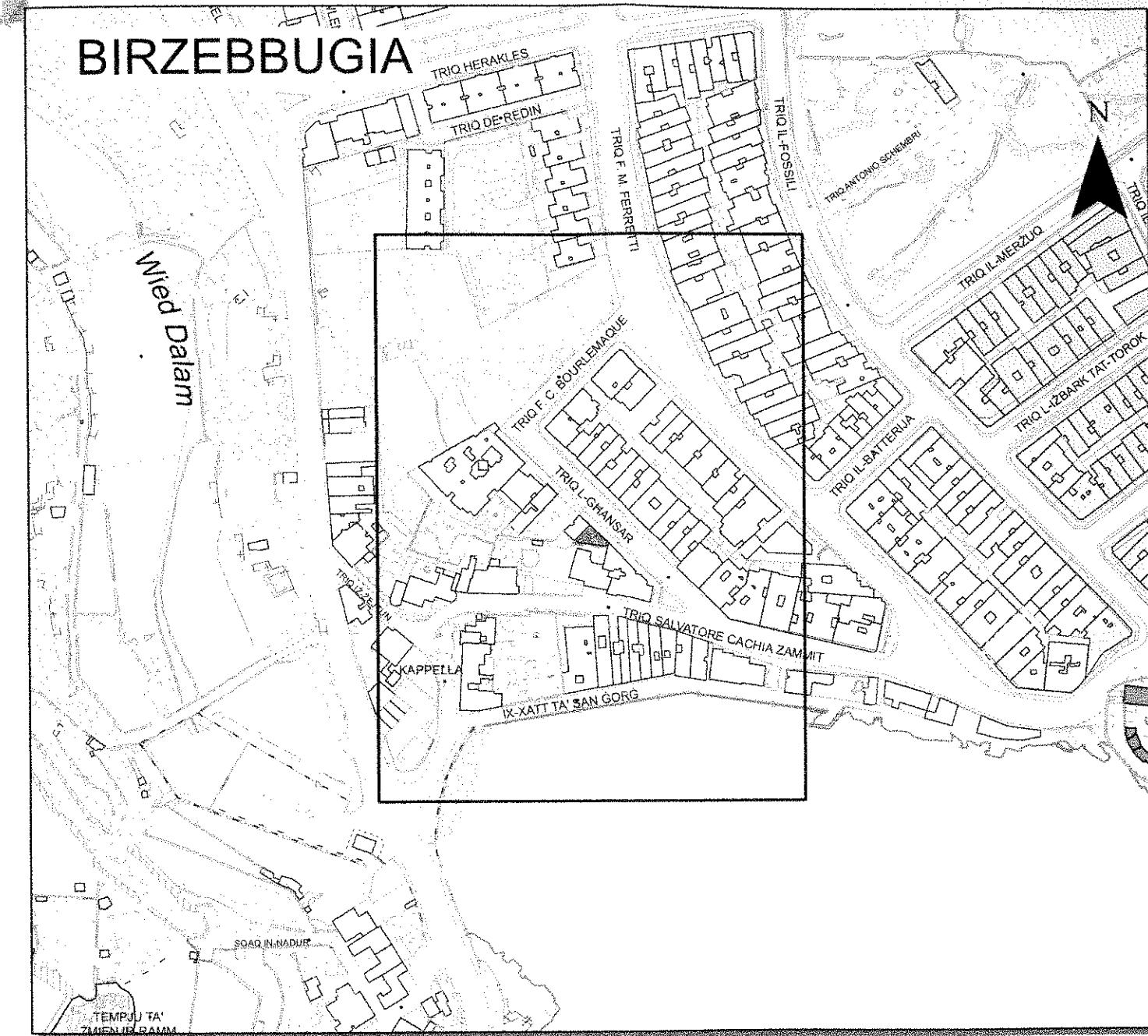
Rubber Stamp:



ERIC FORMOSA  
M.L., Nat. Dipl. (Const.), B.F. & A. (Hons.), A. & C.E.  
PERIT  
2A/S, Myrtle Avenue, San Gwann, SGH9023  
peritericformosa@gmail.com  
+356 7920 3903



Scale 1:1000



Pjanta tas-Sit 1:2500 Site Plan

*Aġenzija għar-Registrazzjoni tal-Artijiet*

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta



*Land Registration Agency*

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa:  
Map Number:

221912 E

Pożizzjoni Ċentrali:  
Centre Coordinates:

x = 57719  
y = 65738

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

5665

Data:  
Date:

12/07/2021

Date:

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:



ERIC FORMOSA  
M.L., M.A., Dipl. (Const), R.E.&A. (Hon), A.C.E.  
PERIT  
22/7/2021  
Eric Formosa, Architect, R.E.A.  
perito ta' l-ġurġi  
+356 7929 3900

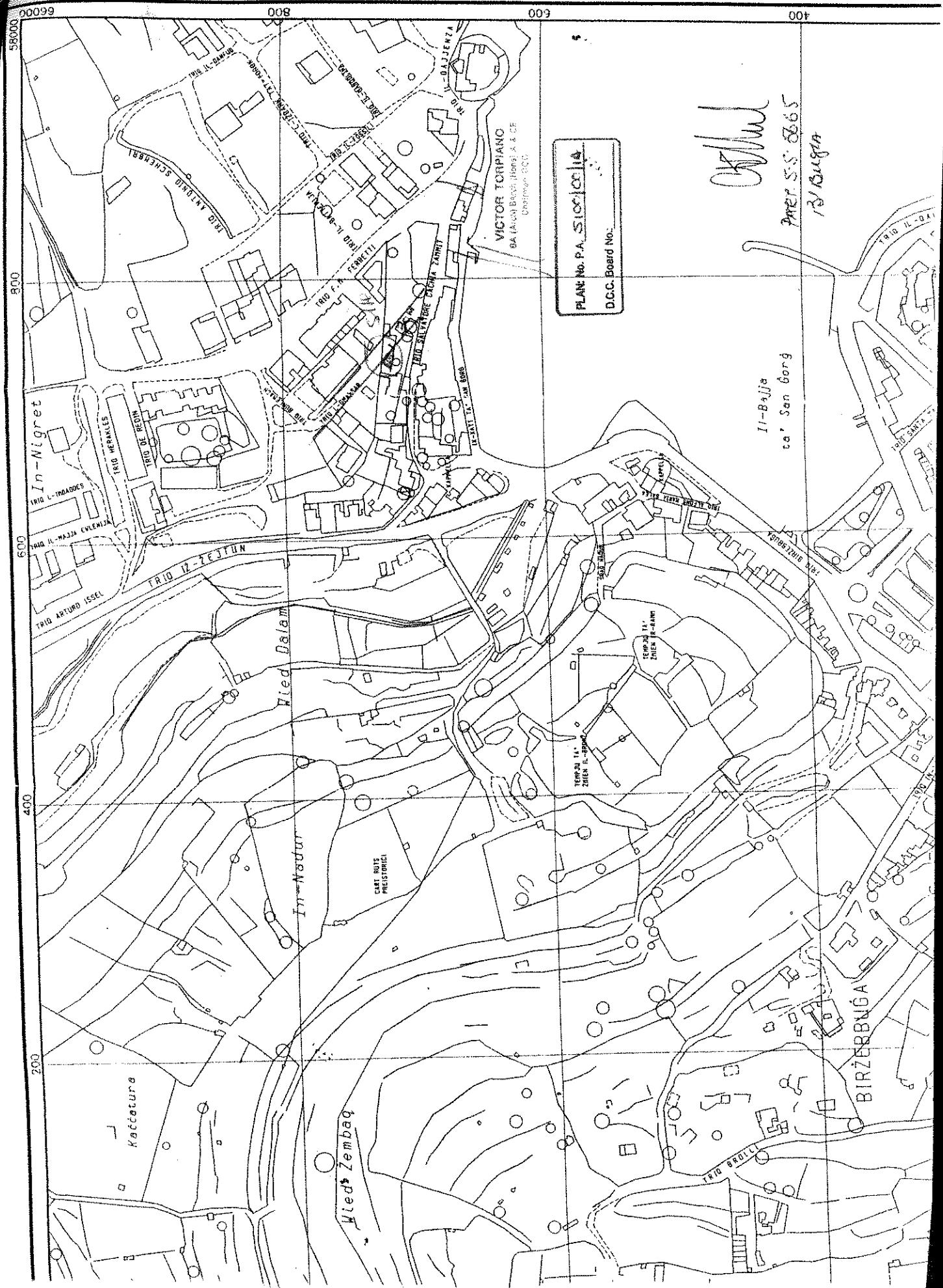
Qies (metri kwadri):

Area (square metres):

PROPSJETA (1ST FLOOR, 2ND FLOOR) 57  
PROPSJETA (LIVELLS TAL-DEJTB) 5.5

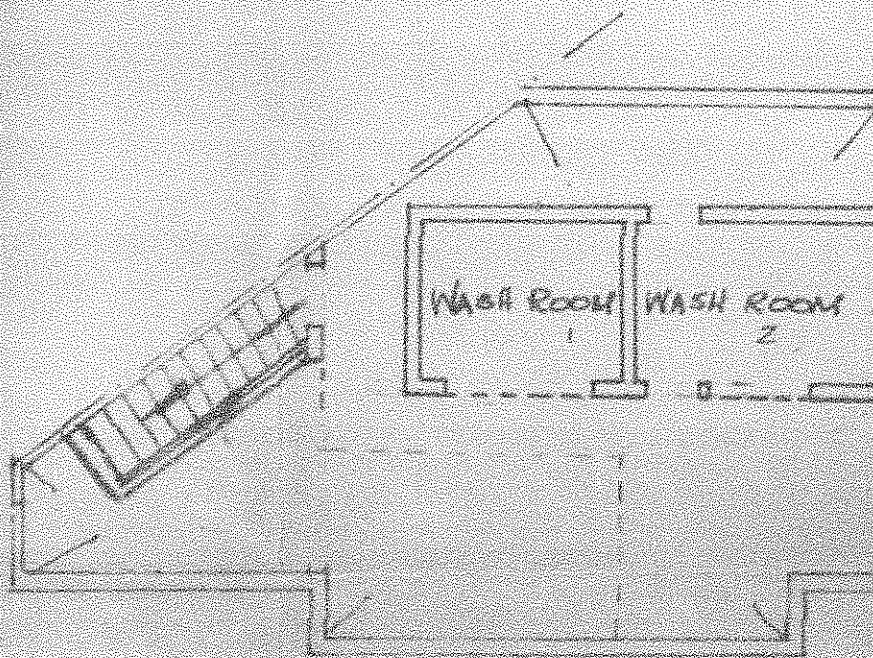
Firma ta' l-Applicant:

Applicant's Signature:

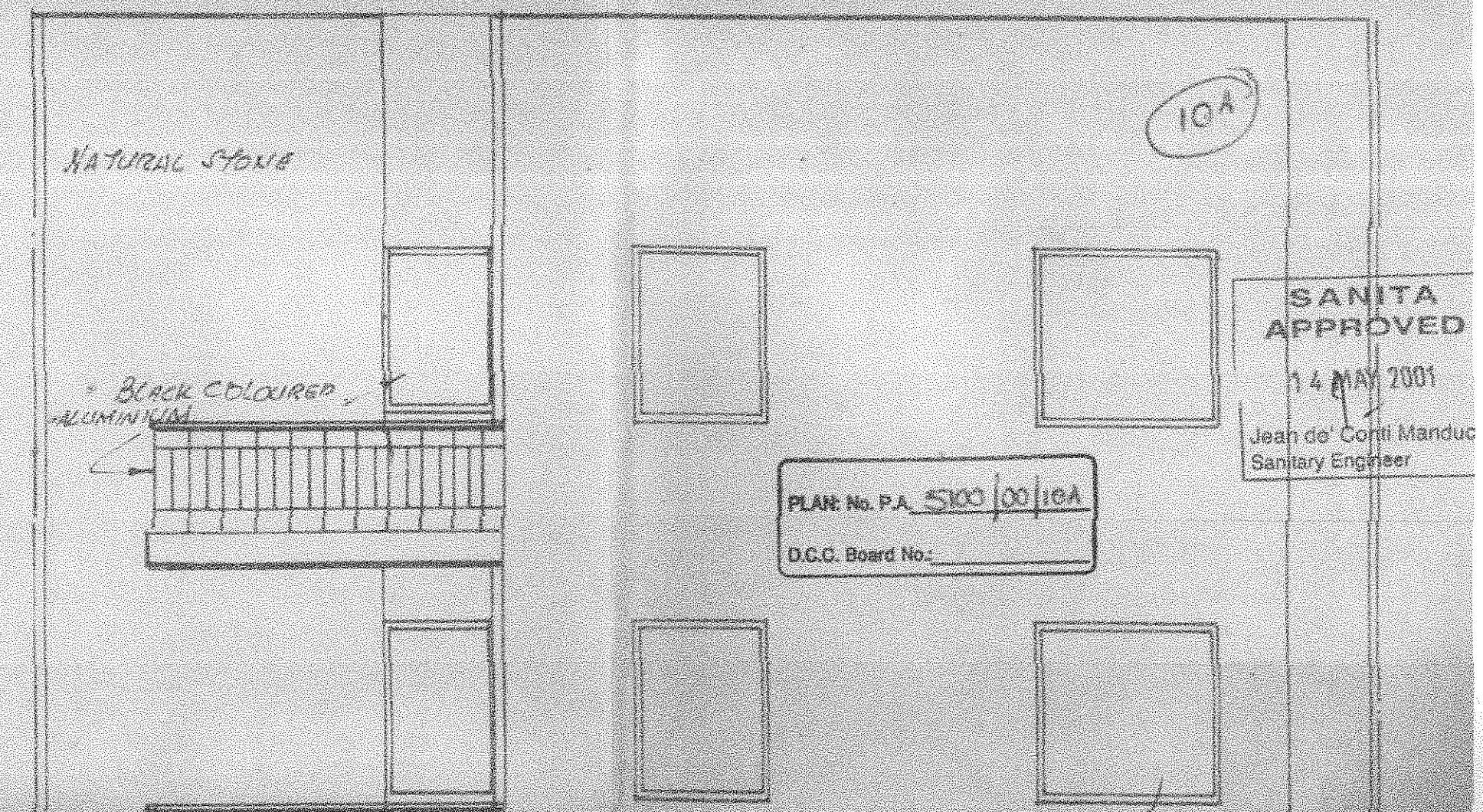
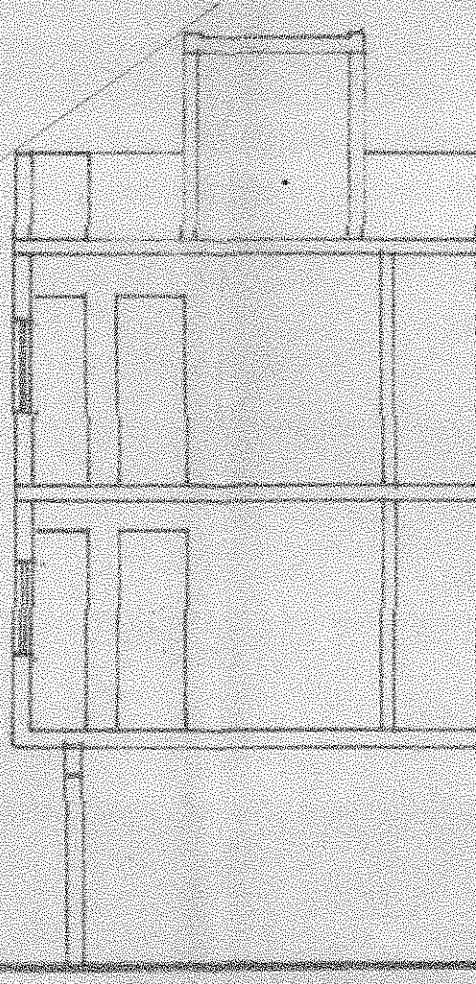


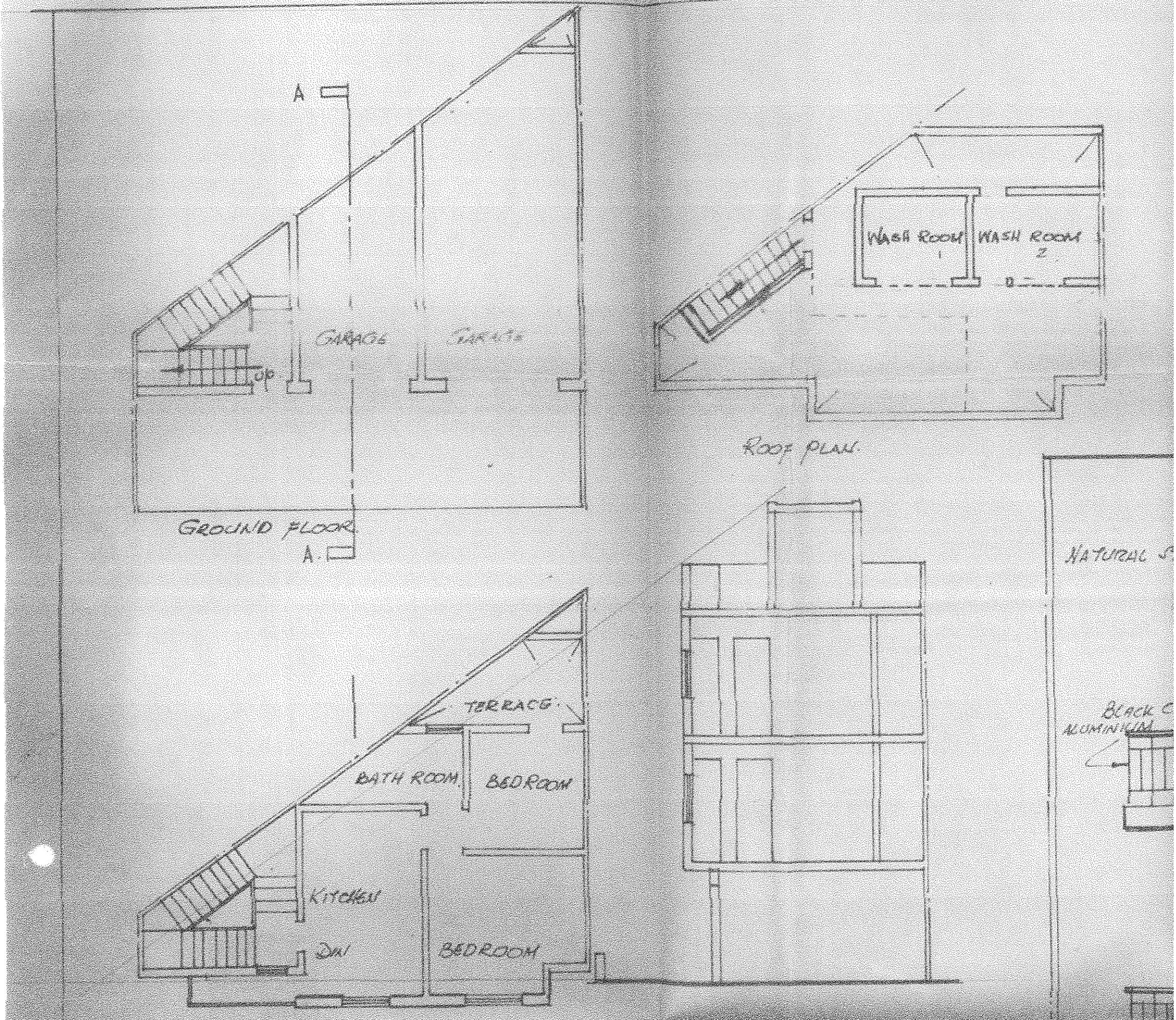
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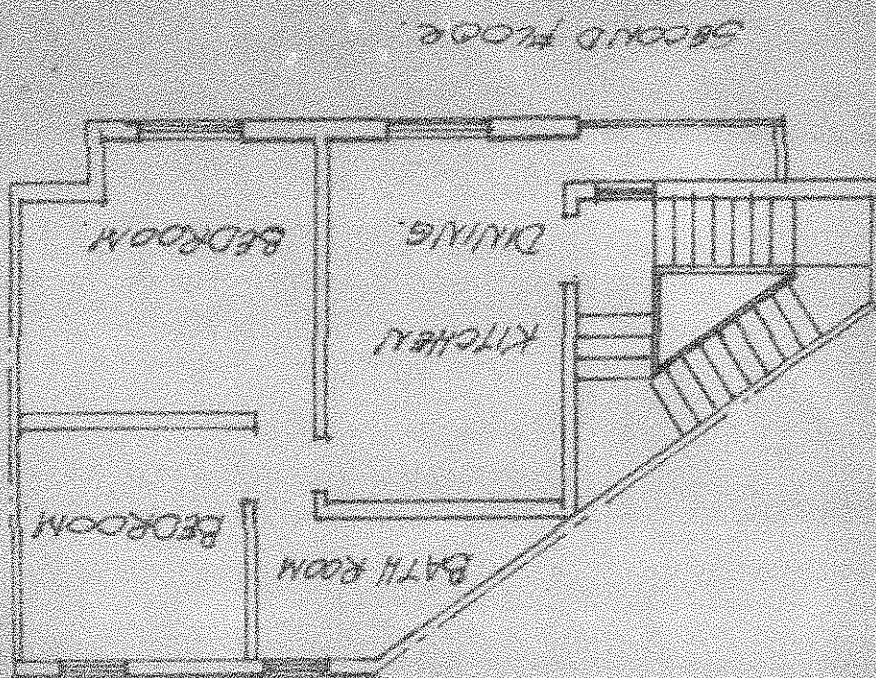
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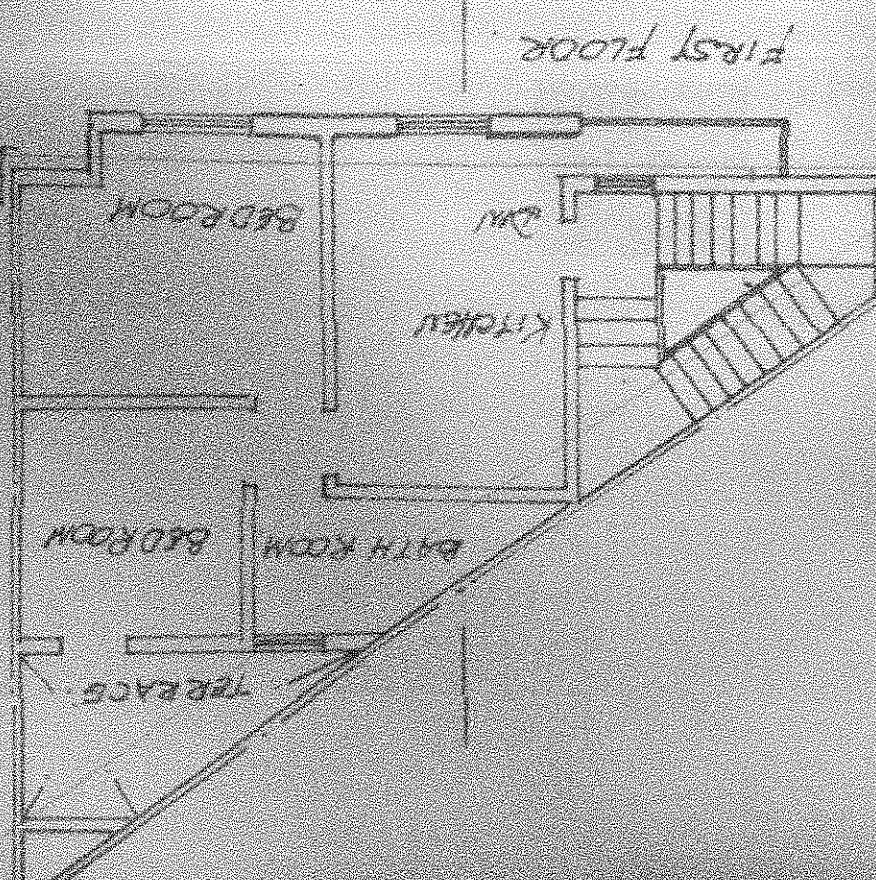
Roof plan.







NO. 2



P.6 5100/001

up

1997-1998

1997-1998

1997-1998

Now 137

19-2-1962-22

A hand-drawn architectural floor plan of a building, likely a residence, featuring several rooms and specific points of interest labeled with arrows:

- SANTIA**: Located at the bottom left.
- APPROVED**: Located below SANTIA.
- 14 MAY 2001**: Located below APPROVED.
- JAHAN QD COMM MANDU**: Located to the right of the date.
- SAFETY EQUIPMENT**: Located above JAHAN QD COMM MANDU.
- PLATE NO. PA 5300 | CO 162A**: Located in the center, enclosed in a box.
- O.C.C. Board No.:** Located above the plate number.
- MOTOR TORPILLANO**: Located in the upper left area.
- SA (Area) Emergency Plan A & CE**: Located above the motor label.
- Generator DCC**: Located above the emergency plan label.
- CHIMNEY**: Located at the top center.
- CEILING GRID SUPPORTS**: Located at the top center.
- TIMELOCK DOOR**: Located on the right side.
- BLACK CBLLOURED**: Located on the far right.