

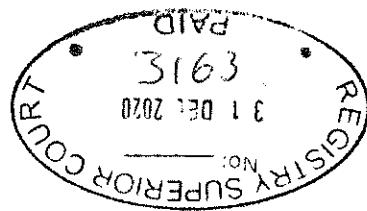
**Fil-Prim Awla' tal-Qorti Civili**

**Fil-Atti tas-Subbasta Nru. 34/2020**

**Bank of Valletta p.l.c.**

**Vs**

**Saviour Dalli et**



**Relazzjoni tal-Perit Arkitett**

**Miriam Magri**

B. E. & A. [Hons] A. & C. E.

*mirmuse@gmail.com*

Il-Hamis, 19 ta' Novembru, 2020

## Indirizz tal- Propjeta' – Garaxx numru hamsa u tletin (35), Saint George's, Triq l-Isqof Scicluna, Qormi

Access fil-propjeta' hawn fuq imsemmija sar nhar l-Erbgha, 18 ta' Novembru 2020, ghall-habta tad-disgha u nofs ta' filghodu (9.30am).

L-access fil-propjeta' sar bil-kunsens ta' sid il-post u dan sar fil-prezenza tas-sid innifsu u kif ukoll fil-prezenza tas-Sur Manuel Vella (ID 45465(M)), li huwa l-persuna li jaghmel uzu mill-garaxx bil-permess tas-sid. Mill-informazzjoni pprovduta verbalment waqt l-access, minn sid il-post u li giet ikkonfermata wkoll mis-Sur Manuel Vella, jidher li ma hemm l-ebda kuntratt ta' kiri bejn iz-zewg partijiet u li s-Sur Vella ma jaghti l-ebda tip ta' hlas lil sid il-post talli jaghmel uzu minn din il-propjeta'.

### **Fond**

Il-fond imsemmi hawn fuq bin-numru 35, Saint George's, Triq l-Isqof Scicluna, Qormi jikkonsisti f'garaxx li qieghed mal-livell tat-triq. Dan il-garaxx huwa sottostanti propjeta' ta' terzi u sal-lum l-arja ta' fuq il-garaxx għadha qatt ma giet zviluppata. Din il-propjeta' hija soggetta ghac-cens annwu u perpetwu ta' tmintax-il ewro u tlieta u sittin centezmu (€18.63), bid-drittijiet u l-pertinenzi kollha tieghu.

Din il-propjeta' giet akkwistata permezz ta' kuntratt fl-atti tan-Nutar Dottor Gerard Spiteri Maempel datat tlieta (3) ta' Lulju tas-sena elf, disa' mijja u hamsa u disghin (1995).

Din il-propjeta' tmiss mit-tramuntana ma' l-imsemmija Triq l-Isqof Scicluna, mil-lvant ma' fond numbru 34, Triq l-Isqof Scicluna u mill-punent ma' fond numru tnejn u erbghin (42), Triq l-Iskola kantuniera ma' Triq l-Isqof Scicluna, Hal Qormi.

### **Deskrizzjoni**

Il-propjeta' hawn fuq imsemmija tikkonsisti f'garaxx li huwa wiesgha madwar 4.1m u li għandu fond ta' madwar 15.5m. Fuq in-naha ta' wara tal-garaxx,

jinstabu zewg targiet li jaghtu ghal kamra msaqqfa. Din il-kamra li tintuza bhala ‘store’ taghti access ghall-biha mdaqqa li ukoll tagħmel parti minn din il-propjeta’.

Is-sit fiċċi superficiali ta’ madwar 90 metru kwadru, b’faccata wiesgha madwar 4.1 metri. L-gholi intern tal-garaxx huwa ta’ madwar 4.25m filwaqt li l-gholi ntern ta’ l-istore fuq in-naha ta’ wara huwa ta’ madwar 2.2m. Il-garaxx mhuwiex mghammar b’servizzi ta’ dawl, ilma jew drenagg. L-istore fuq in-naha ta’ wara tal-garaxx huwa prezentament uzat għat-trobbija tal-annimali.

### **Kundizzjoni tal-Fond**

B’mod generali, l-propjeta’ hija mibnija minn hitan tal-gebel tal-franka u soqfa tal-konkos li jserrhu fuq l-istess hitan. L-istruttura qed issofri minn diversi hsarat fil-hitan u fis-soqfa u anka minhabba nuqqas ta’ manutenzjoni matul is-snin. L-aperturi huma generalment tal-metall.

Il-hitan fil-garaxx qed juru sinjali cara ta’ umdita’ fejn iz-zebgha qed titfarfar f-partijiet estensivi mill-hitan. Fil-parti tas-saqaf li setghet tigi spezzjonata, wieħed jista’ jinnota hsara konsiderevoli. Il-konkos tas-saqaf, faqqa’ u parti estensiva mix-xibka li qed tirrinforza s-saqaf hija msadda, esposta u mhix adekwata. Il-bqija tas-saqaf tal-garaxx huwa mghotti b’fallakki ta’ l-injam li tpoggew b’mod temporanju biex jillimitaw id-danni f’kaz li l-bqija tal-konkos tas-saqaf ikompli jinqasam u possibilment jaqa’ xi materjal minn dan l-istess saqaf.

Ritratti tal-propjeta’ huma pprezentati f’Anness B.

Il-pjanti tal-propjeta’ kif imkejla u impengjin mill-perit hawn taht imsemmi huma meħmuza f’Anness C.

### **Skemi ta’ l-Awtorita’ ta’ l-Ippjanar**

Din il-propjeta’ tinsab f’zona residenzjali barra l-parti l-antika magħrufa bhala “Urban Conservation Area (UCA)” fit-termini tal-Awtorita’ tal-Ippjanar hekk kif jidher mill-mappa QOM1 – Qormi Area Policy Map meħuda minn ‘Central

Malta Local Plan' u li huwa dokument ufficjali ta' l-Awtorita' tal-Ippjanar. Il-lokazzjoni tal-post hija identifikata f' Anness A Stampa 1.

L-gholi permessibli f'din iz-zona kif skemat mill-Awtorita' tal-Ippjanar m' għandux jaqbez it-tliet sulari fuq il-livell tat-triq u ma jistax isir livell ta' semi-basement. Dan jidher mill-mappa QOM3 – Qormi Building Height Limitations Map meħuda minn 'Central Malta Local Plan'. Peress li l-garaxx huwa sottostanti propjeta' ta' terzi, dan il-garaxx ma fihx potenzjal għal zvilupp iehor.

Ta' min isemmi li jidher li din il-propjeta' giet mibnija wara l-1968 kif tixhed il-pjanta tas-sit f' Anness A Stampa 2. Peress li minn tfittxiha għal permessi antiki li saret fuq dan is-sit ma nstab l-ebda referenza għal permess specifiku, huwa diffiċli ssib id-data ezatt ta' meta din il-propjeta' giet mibnija ghalkemm kollex jindika li din il-propjeta' giet mibnija bejn l-1968 u l-1977 meta s-sidien precedenti akkwistaw l-garaxx mingħand is-sidien ta' qabel hekk kif jissemma fil-kuntratt fl-atti tan-Nutar Dottor Gerard Spiteri Maempel datat tlieta (3) ta' Lulju tas-sena elf, disa' mijha u hamsa u disghin (1995).

Jekk wieħed jikkompara din il-propjeta' mar-regoli ta' l-Awtorita' ta' l-Ippjanar tal-lum u kif ukoll mal-ligi tas-sanita', jidher li b'mod generali, l-propjeta' hija konformi.

### **Valutazzjoni**

Wara li kkunsidrajt il-fatturi kollha msemmija hawn fuq rigward:

il-garaxx numru hamsa u tletin (35) bl-isem ta' "Saint George's", fi Triq l-Isqof Scicluna, Qormi, sottostanti propjeta' ta' terzi, soggett ghac-cens annwu u perpetwu ta' tmintax-il ewro u tlieta u sittin centezmu (€18.63), bid-drittijiet u l-pertinenzi kollha tieghu, u,

li jinkludu il-lokalita', it-tip ta' propjeta' u l-kundizzjoni li tinsab fiha, l-iskemi ta' bini ezistenti applikabbli fuq is-sit u skont l-informazzjoni provduta, l-esponent jistma l-propjeta' fl-ammont ta'

Disgha u Tmenin Elf Ewro (€89,000).



Perit Miriam Magri  
B. E. & A. [Hons] A. & C. E.

Illum..... 31 DEC 2020

Ippreżentata mill- AIC Miriam Magri  
B/bla doky... ~~da ja minnha dokumenti~~

Annalise Spiteri  
Deputat Registratur  
Qrati ta/-Gustizzja (Malta)

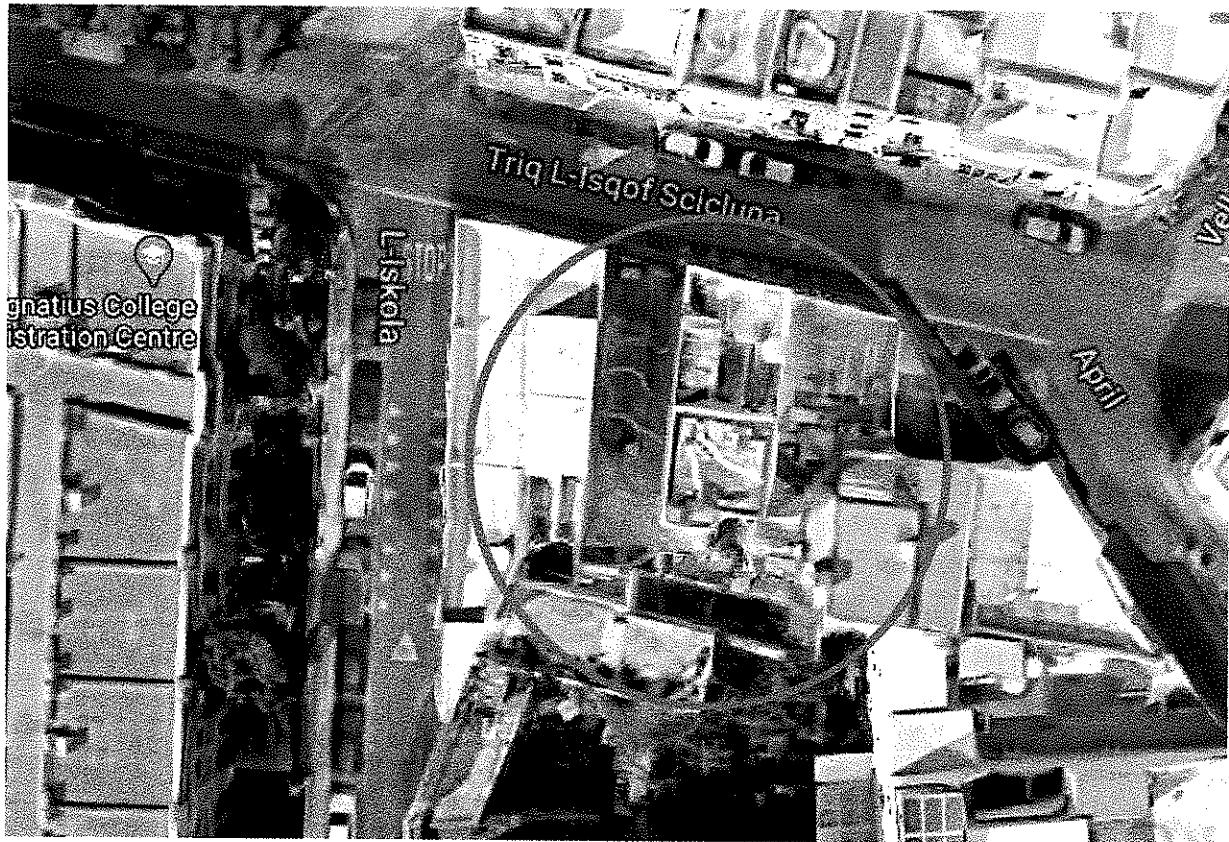
Illum: 31 MARZO 2020  
Deher il-Perit Legali / Tekniku:  
AIC Miriam Magri K-40748 (M)

Li wara li ddikjara li thallas l-ammont illu  
dovut, hailef/haifet li qeda/qdiet fedelment  
u onestament l-linkanġu mogħi tħallu/ha.

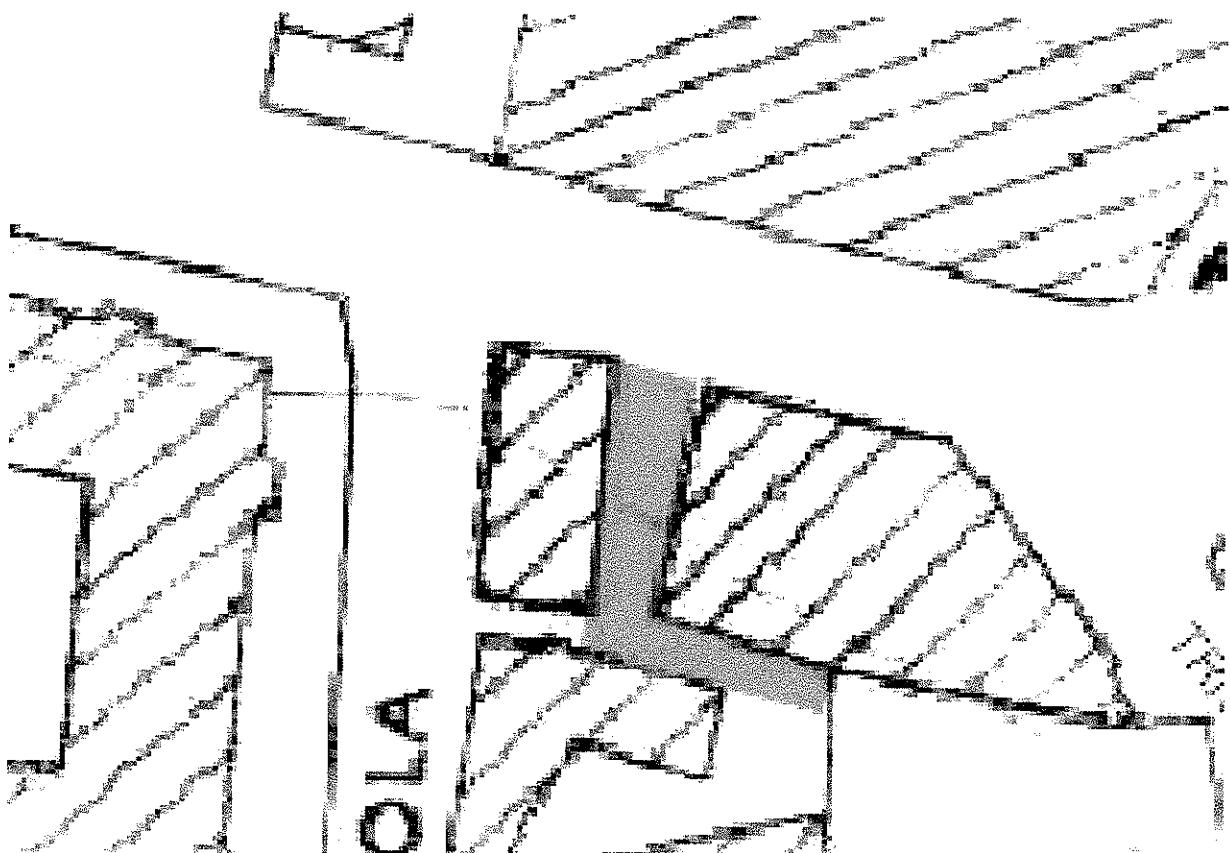
  
Deputat Registratur

Marvic Farrugia  
Deputy Registrar

## Anness A: Pjanti tas-Sit



Stampa 1: Is-Sit immarkat fuq ritratt mehud mill-ajru



Stampa 2: Is-Sit immarkat fuq pjanta tas-sit tas-sena 1968

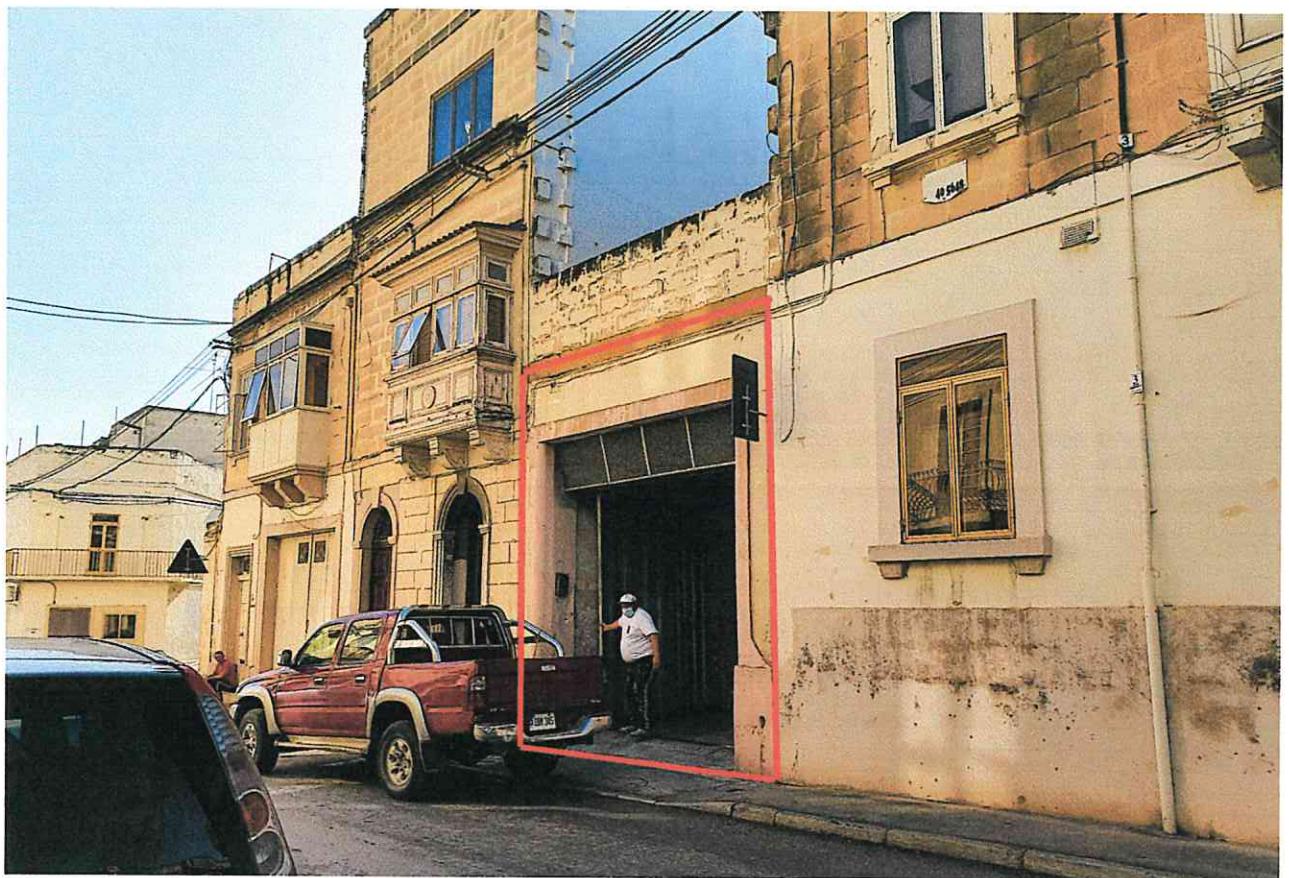
**Anness B: ‘Survey’ Fotografiku**



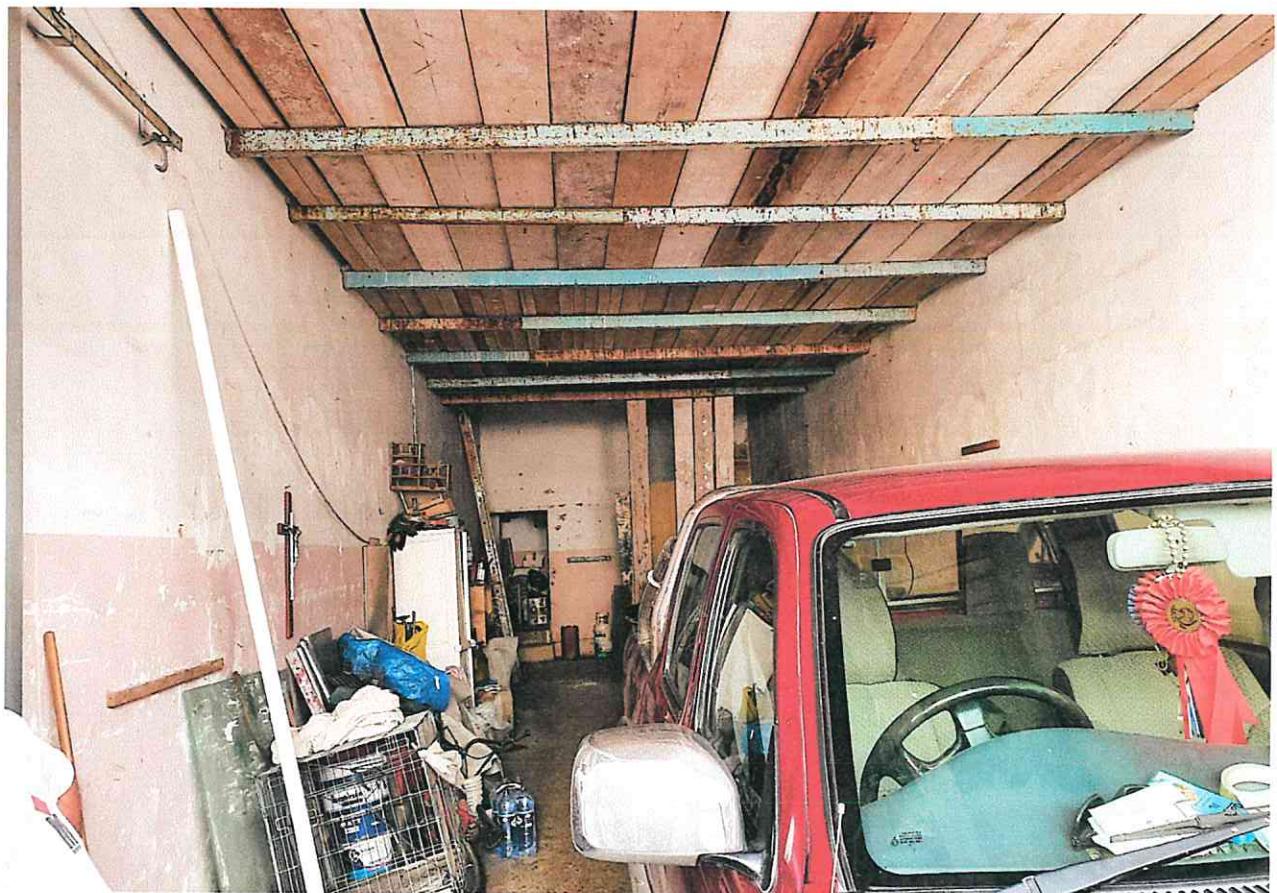
**Ritratt 1: Ritratt tal-faccata mehud minn Triq l-Isqof Scicluna**



**Ritratt 2: Ritratt iehor tal-faccata mehud minn Triq l-Isqof Scicluna**



Ritratt 3: Ritratt iehor tal-faccata mehud minn Triq l-Isqof Scicluna



Ritratt 4: Ritratt intern tal-garaxx



Ritratt 5: Ritratt iehor ta' l-intern tal-garaxx



Ritratt 6: Ritratt iehor ta' l-intern tal-garaxx



Ritratt 7: Ritratt iehor ta' l-intern tal-garaxx



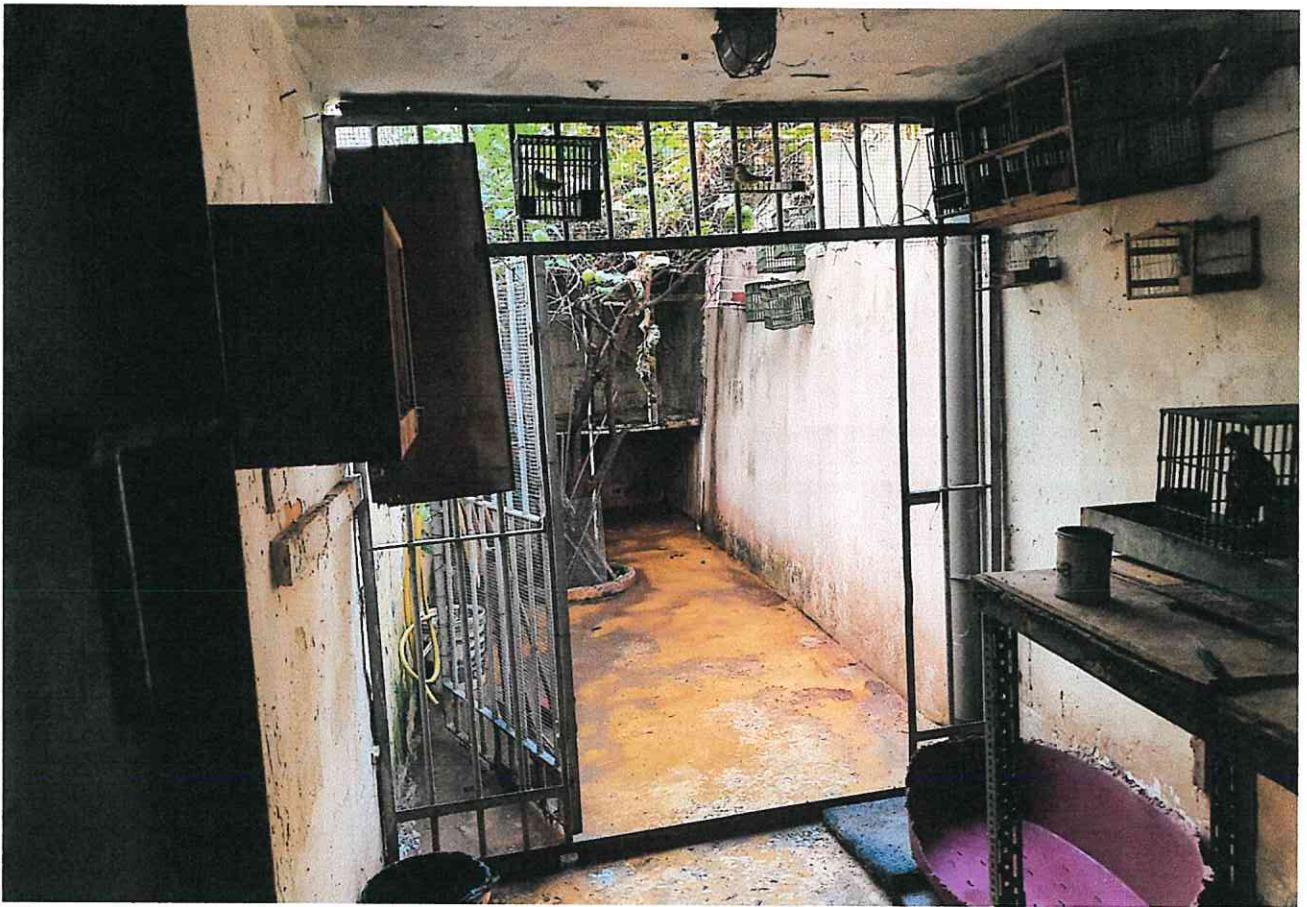
Ritratt 8: Ritratt tal-garaxx li juri l-umdita' li hemm mal-hitan



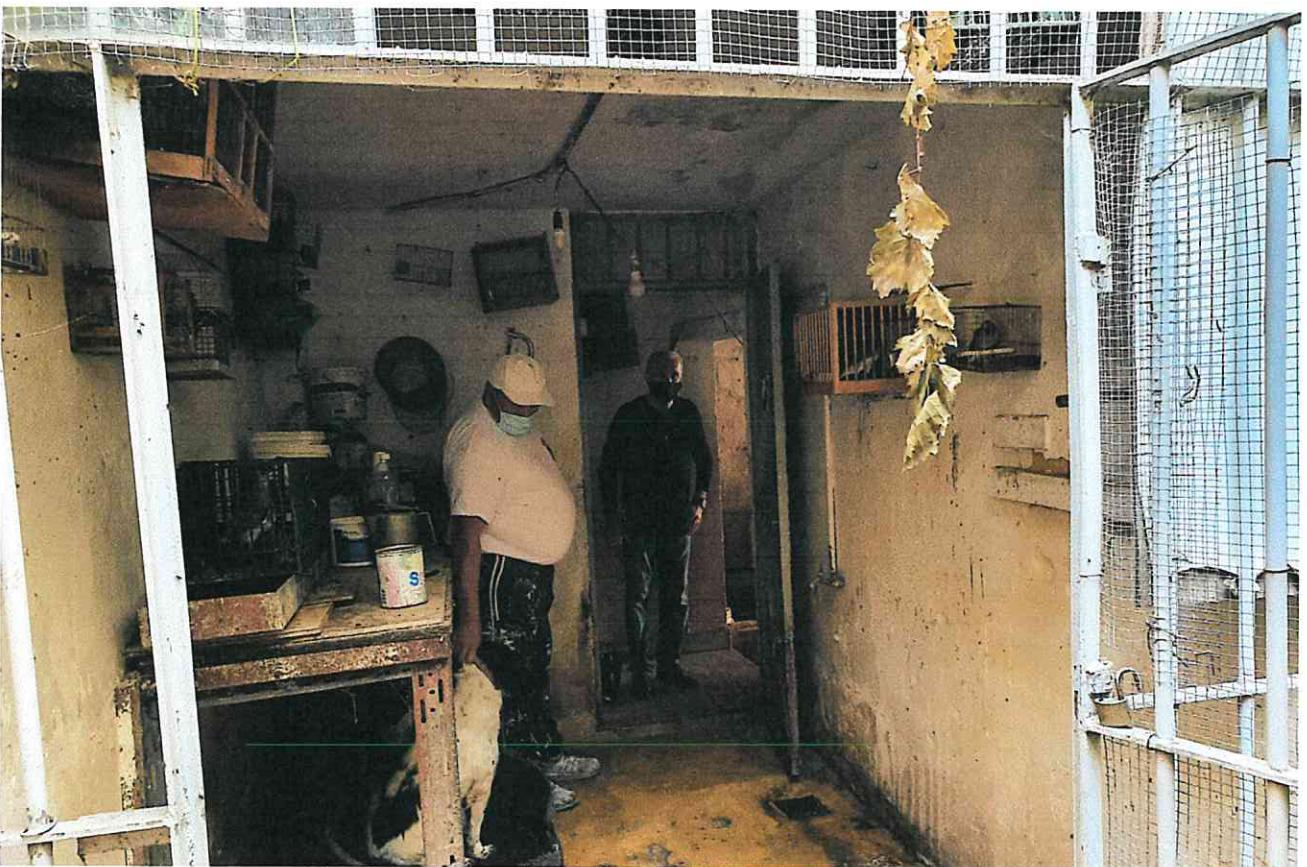
Ritratt 9: Ritratt tal-garaxx li juri l-kundizzjoni tal-propjeta'



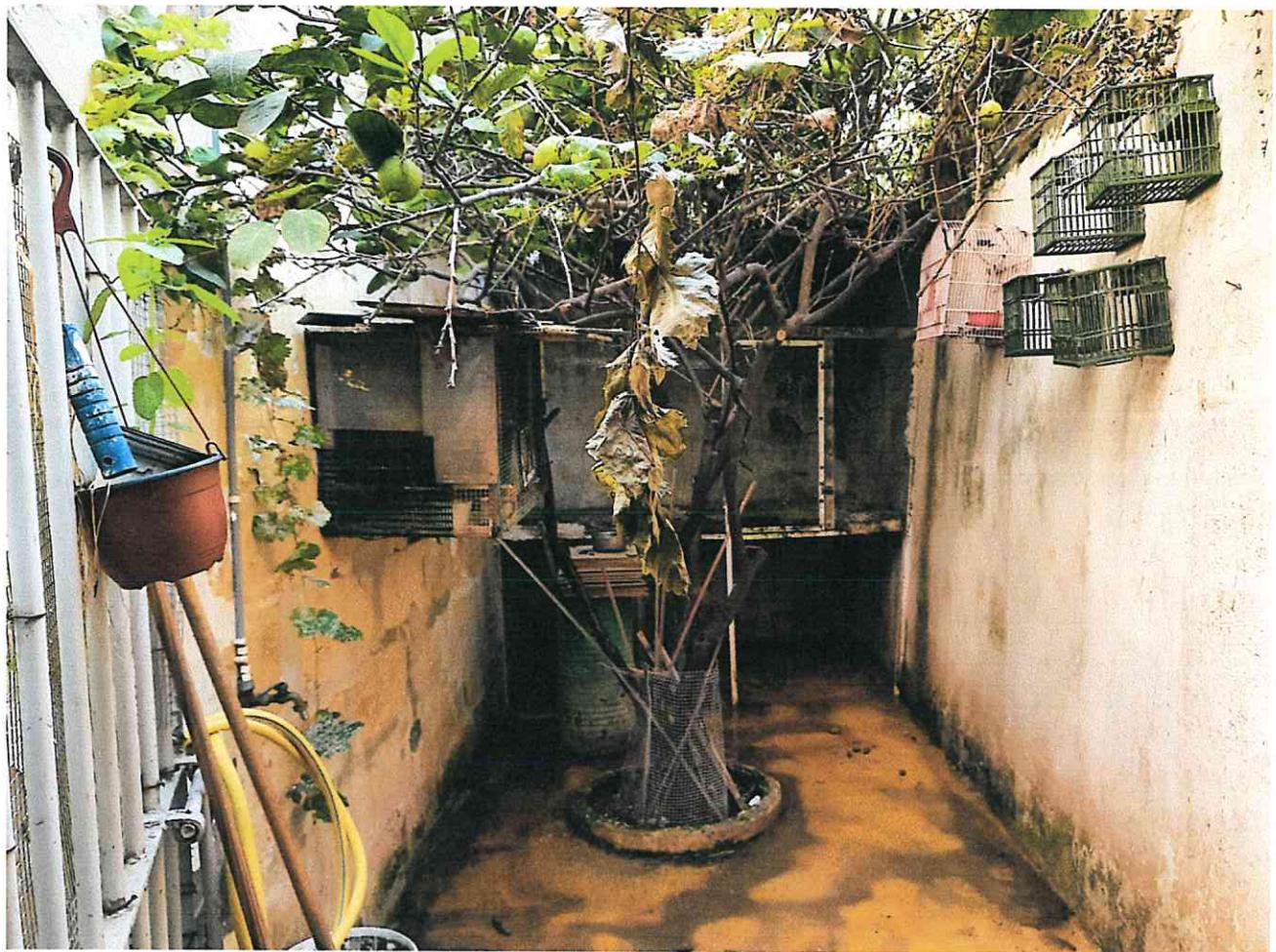
Ritratt 10: Ritratt tal-hsara li hemm fis-saqaf tal-garaxx



**Ritratt 11: Ritratt ta' l-istore u kif ukoll tal-bitha**

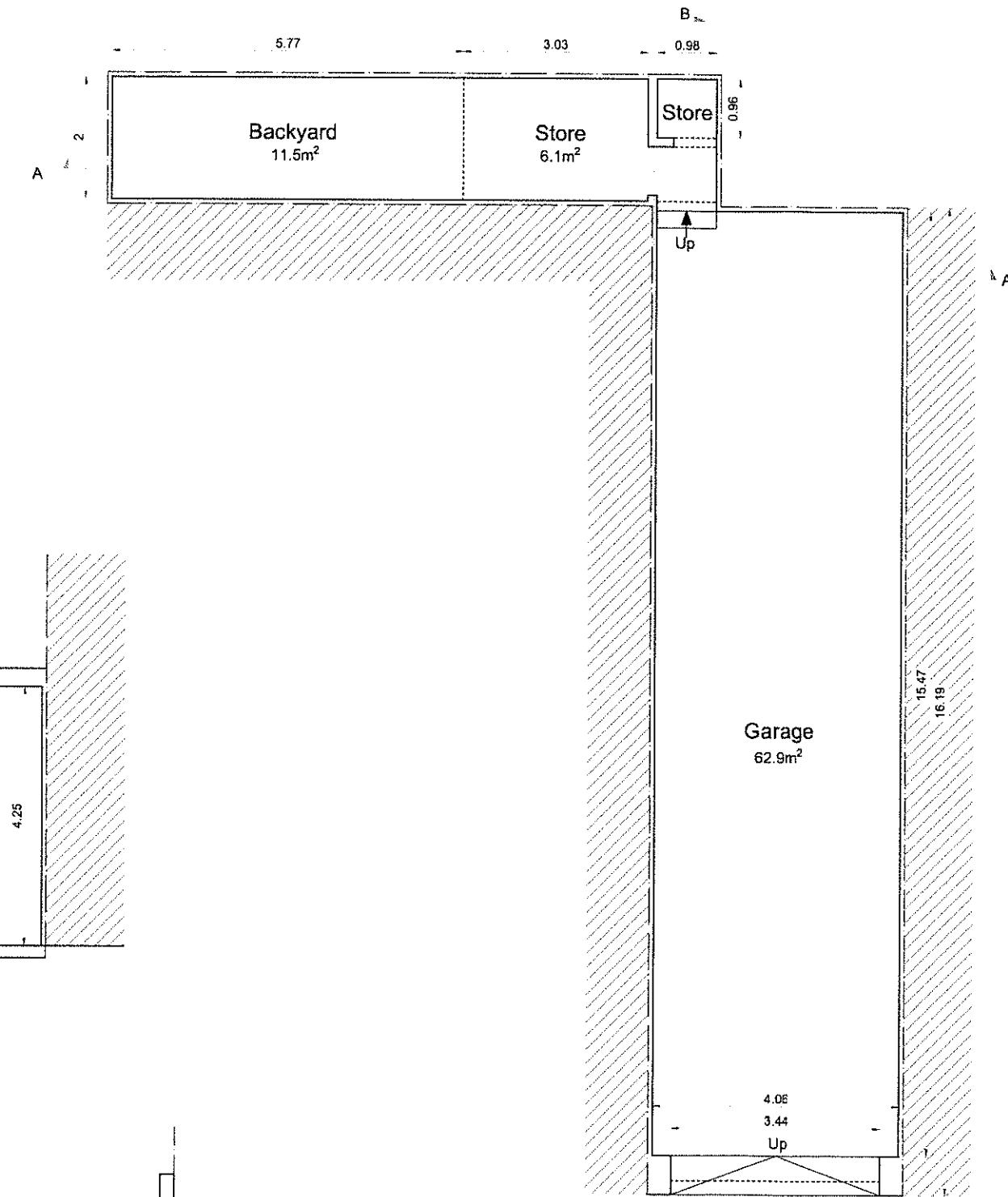
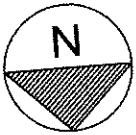


**Ritratt 12: Ritratt ta' l-istore**

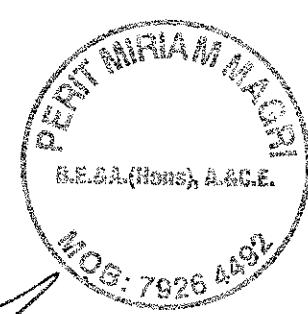


Ritratt 13: Ritratt tal-bitha

**Anness C: Pjanti tal-Propjeta'**



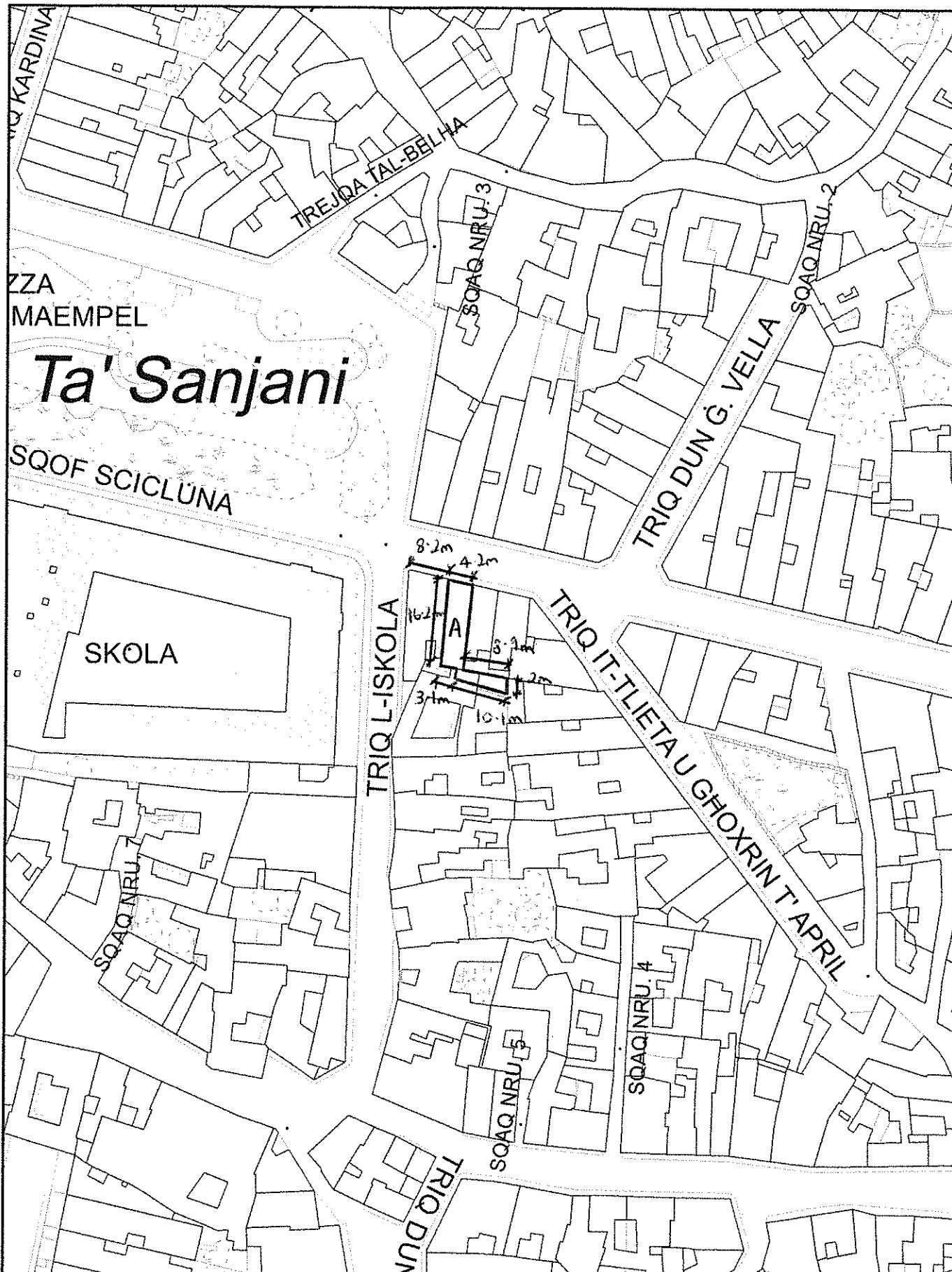
B<sup>xx</sup>  
Trik I-Isqof Scicluna



|   |          |  |            |
|---|----------|--|------------|
| Drawing Title:                                    |          | Property Address:                                      |            |
| Ground Floor Plan, Sections A-A & B-B as Existing |          | Garage No 35, St George's Triq I-Isqof Scicluna, Qormi |            |
| Rev No:   | 0        | Project No:  | DR-001     |
|   |          | Size:  | A3         |
| Drawing Number:                                   | A-100-01 | Date:  | 18/11/2020 |
|   |          | Scale:   | 1:100      |



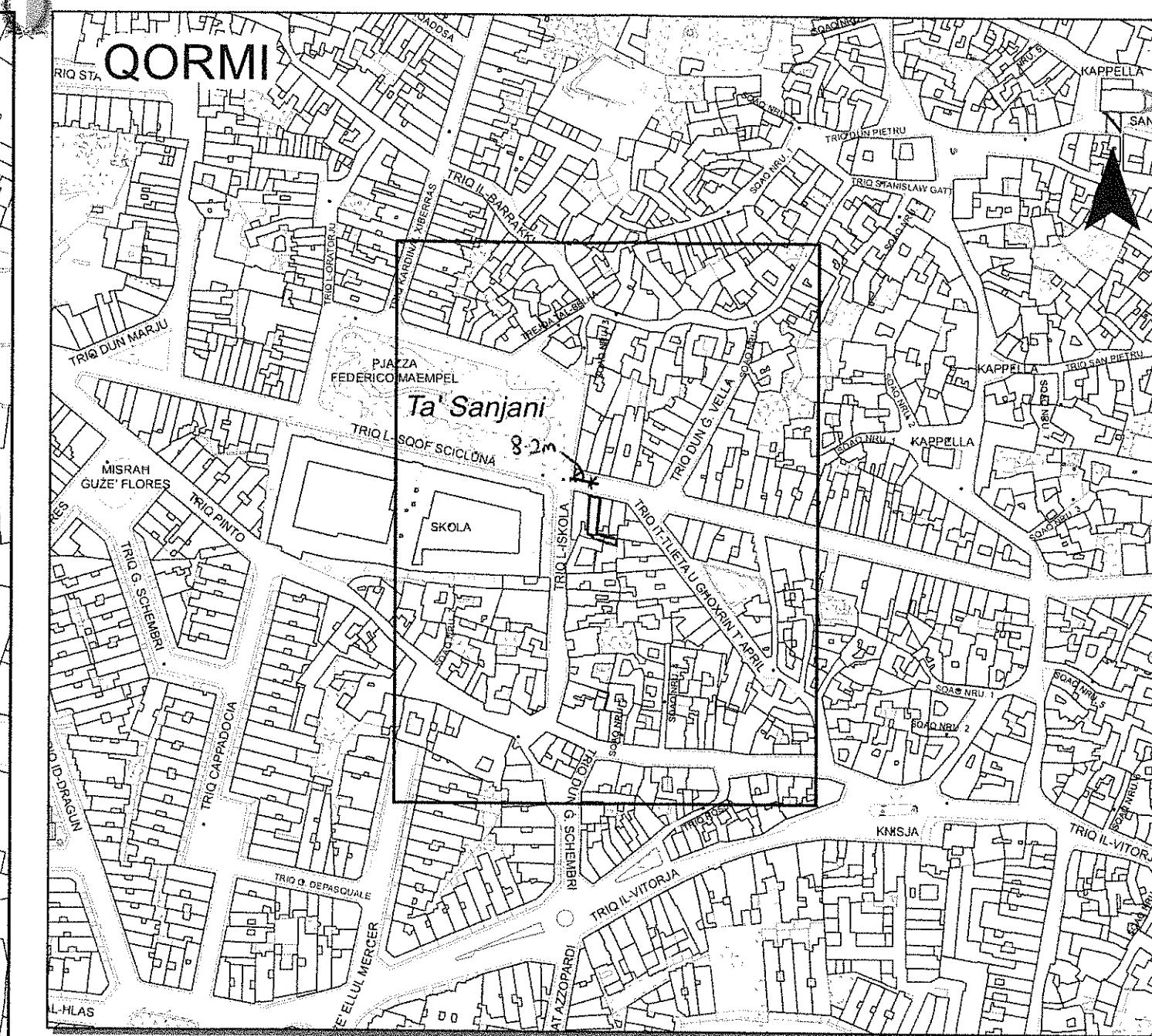
**Anness D: Pjanta tar-Registru ta' l-Artijiet**



LEGEND:

0 20 40 60 80 100m

A: OWNERSHIP AT GROUND LEVEL ONLY

**Registru ta' l-Artijiet**

Casa Bolino, 116, Triq il-Punent, Valletta

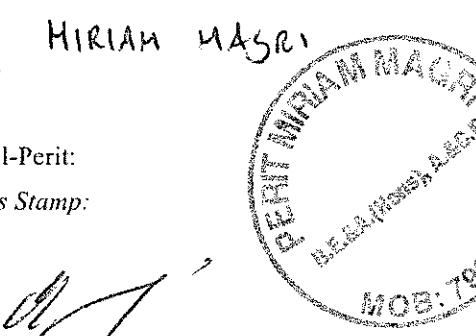
|                               |          |   |                        |   |      |                |            |
|-------------------------------|----------|---|------------------------|---|------|----------------|------------|
| Nru tal-Mappa:<br>Map Number: | 184934 E | Pożizzjoni Ċentrali:<br>Centre Coordinates: | x = 52142<br>y = 70918 | Parti min S.S.:<br>Extracted from S.S.: | 5270 | Data:<br>Date: | 02/11/2020 |
|-------------------------------|----------|---|------------------------|---|------|----------------|------------|

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:



Qies (metri kwadri): A: 89.9 m<sup>2</sup>  
Area (square metres):

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

LR 178017

Dritt imħallas  
Fee Paid

**Anness E: It-Tmien Skeda**



## EIGHTH SCHEDULE

| PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY |  |
|---|--|
| Locality                                  | QORMI  |
| Address                                   | SARAGE, N° 35, SAINT GEORGE'S,<br>TRIQQ L-ISQOF SCICLUNA,<br>QORMI |
| Total Footprint of Area Transferred*      | 89.9 m <sup>2</sup>  |

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 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 checked="" type="checkbox"/> Ground Floor Tenement | <input type="checkbox"/> Garage           |  |
| Age of Premises                          | <input type="checkbox"/> 0-20 years        | <input checked="" 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 type="checkbox"/> Quiet             | <input checked="" type="checkbox"/> Traffic               | <input type="checkbox"/> Entertainment    | <input type="checkbox"/> Industrial                  |
| State of Construction                    | <input type="checkbox"/> Shell             | <input type="checkbox"/> Semi-Finished**                  | <input type="checkbox"/> Finished***      | VA.  |
| Level of Finishes                        | <input type="checkbox"/> Good              | <input type="checkbox"/> Adequate                         | <input checked="" type="checkbox"/> Poor  |  |
| Amenities<br>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 checked="" type="checkbox"/> Multi Car Garage |
| Airspace                                 | <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 \*\* plus bathrooms and apertures

\*\*\* Includes plastering, electricity, plumbing and floor tiles

Date: 28/12/2020

Perit's Signature: M



Warrant Number: 636

Rubber Stamp: NOV 2020