

Fil-Qorti Civili, Prim' Awla

Fil-Atti tas-Subbasta Nru. 51/19

Joseph Farrugia

Vs

Zurrieq Football Club



Relazzjoni tal-Perit Arkitett

Josef Zahra

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

Valutazzjoni originali datata: L-Erbgħa, 11 ta' Dicembru, 2019

Din ir-revizjoni datata: Il-Hamis 30 ta' Lulju, 2020

Flimkien ma' dan id-dokument jinstab Anness A (liema ritratti mhumiex mibdula mill-verzjoni originali), qed jigu mizjuda ritratti addizzjonali f'Anness B u pjanti / tpingijiet perizjali relatati mal-binja f'Anness C.

Referenza għar-Rikors Nru. 51/19

Fil-Atti tas-Subbasta

Joseph Farrugia

Vs

Zurrieq Football Club

Valutazzjoni ta' proprjeta' ta' liema spezzjoni saret Nhar is-Sibt 7 ta' Dicembru 2019 fl-erbgha ta' filghaxija (4.00pm) fuq il-post rispettiv.

Il-Fond

Il-proprjeta' ufficjalment immarkata bin-numru tlieta u hamsin (53) tinkorpora s-sede taz-Zurrieq Football Club (ZFC) inkluz uzi ohra kif deskritti iktar l-isfel. Din il-binja tinsab fi Triq il-Kbira gewwa z-Zurrieq. Skont l-informazzjoni mgħoddiha il-fond huwa liberu u frank, bi drittijiet u l-pertinenzi kollha tiegħu u bil-pussess battal garantit. Madanakollu prezentament it-Tielet sular (Second Floor / Level 2) li jintuza bhala 'Gym / Fitness / Health & Leisure Centre' huwa okkupati minn terzi.

Deskrizzjoni

Il-propjeta' rispettiva tinsab f'kantuniera promineta fit-triq principali antika tar-rahall li tizbokka għall-pjazza taz-Zurrieq. Illum is-sit jinkorpora fih binja ta' tlett sulari li giet zviluppata lejn l-ahhar tas-snin tmenin fuq art ta' kejl

superficjali li jammonta ghal madwar 177 metru kwadru. Il-bini ghandu access dirett mill-bankina b'numru ta' turgien li jwasslu ghal veranda msaqqfa fejn jinstabu zewg bibien. Il-bieb tax-xellug li jiffirma parti mill-imsemmija blokka imma b'access indipendenti mis-sede ta' ZFC immarkat bin-numru hamsa u hamsin (55) jizbokka fil-pjan terran li bhalissa ghandu uzu kummercjali bhala 'bar'. Dan ikejjel qies ta' madwar 160 metru kwadru inkluz bitha fuq wara. Il-bieb fuq il-lemin in kwistjoni jaghti access ghal tarag li jwassal ghat-tieni sular, it-tielet sular u l-bejt.

It-tieni sular mifruq fuq kejl superficjali ta' madwar 170 metru kwadru huwa karatterizzat minn serje ta' kmamar li jinkludu ufficini, kmamar ghall-ezercizzji jew lezzjonijiet u wc's. F'dan is-sular jinsabu lokalizzati l-ufficini tas-sede ufficjali taz-Zurrieq Football Club.

It-tielet sular sovrastanti huwa mifruq fuq madwar 135 metru kwadru (il-bejt fuq quddiem huwa eskluż minn dan il-kejl) u ghandu access minn bieb divizorju fit-tieni sular illi jissakkar u jiftah ghal go tarag li jizbokka f'dan l-ahhar sular. Hawnhekk jinstab gym / fitness / helath and leisure centre fis-sala principali b'facilitajiet ancillari rispettivi. Il-bejt u l-arja sovrastanti huma inkluzi.

L-istruttura tal-proprjeta' li hi ghandha madwar 32 sena tinsab f'kundizzjoni tajba u internament giet rinovata mal-medda tas-snin. Il-madum ta' gewwa huwa generalment tat-tip terrazzo, il-hitan / soqfa miksijin u mizbughin, diversi soqfa ghandhom suffit tal-gypsum bid-dawl integrat u l-aperturi huma generalment tal-aluminju. Is-servizzi basici ta' dawl, ilma u telekomunikazzjoni huma kollha prezenti.

Il-lok tal-propjeta' huwa f'zona maghrufa bhala "Urban Conservation Area (UCA)" fit-termini tal-Awtorita' tal-Ippjanar. Il-lokazzjoni tal-post hija identifikata fl-anness hawn taht (Stampi 1 u 2). Din hija zona residenzjali skont Zurrieq Policy Map ZU1 fil-vicinanza ta' "Secondary Town Centre" fejn wiehed isib l-amenitajiet necessarji basici. L-gholi permessibli f'din l-akwata kif skemat mill-Awtorita' tal-Ippjanar huwa ta' zewg sulari fuq il-livell tat-triq bil-possibilita ta' sular iehor irtirat lura kif filfatt hija din il-binja. Il-proprjeta' fiha faccata kantuniera u l-forma tas-sit mill-ajru hija generalment rettangolari b'diversi devjazi zgħar. It-tul massimu huwa madwar 27 metru u s-sit huwa

mdawwar bi propjetajiet terzi fuq zewgt ibnadi u trejqa fuq wara. Serje ta' ritratti tal-propjeta' jistabu annessi flimkien mal-pjanti rispettivi.

Il-propjeta' hija mibnija mill-gebla tal-franka u soqfa tal-konkos rinfurzati bil-hadid. Minghajr pregudizzju jidher li l-ligijiet tas-sanita u r-regolamenti tal-bini kif stipulati mill-Awtorita' tal-Ippjanar kienu osservati hekk kif il-'compliance certificates' gew mahruga mill-istess Awtorita' rispettivament.

L-esponent m'huwix fl-inkarigu li jivverifika iz-zewg kuntratti tal-akkwist jew li jigu akkluzi fl-istima hekk kif dawn huma fatturi notarili u mhux fl-iskop ta' perizja. L-istima hija bbazata fuq il-prezz tas-suq prezenti.

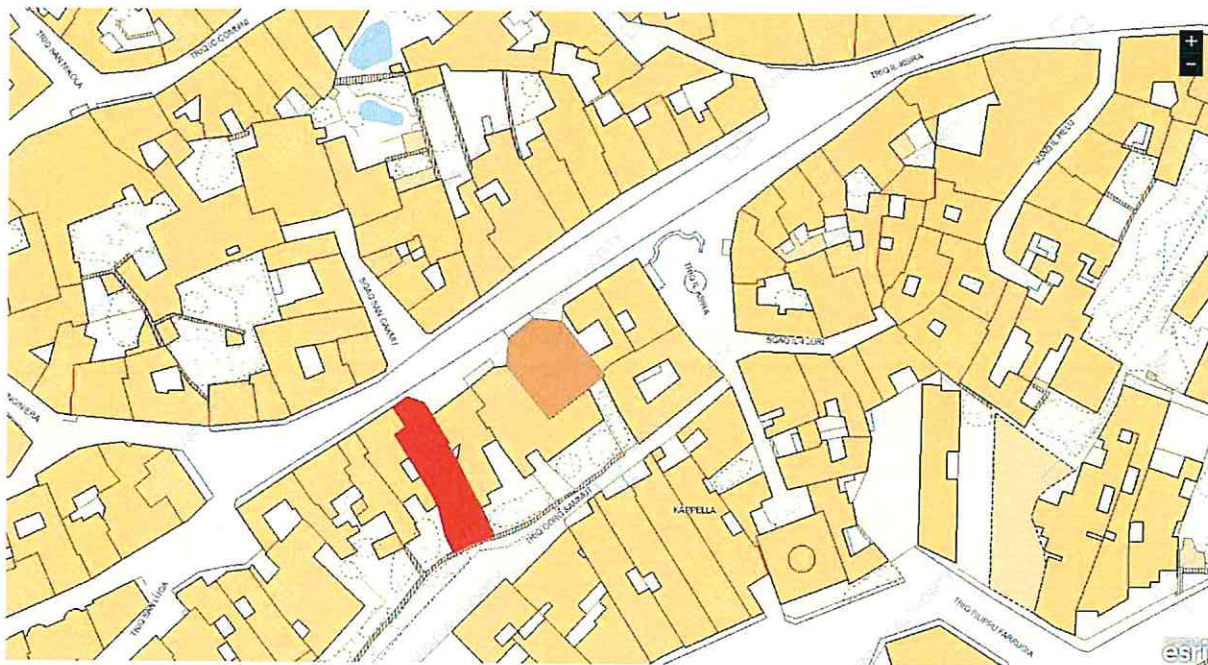
Wara gew kkunsidrati il-fatturi kollha msemmija hawn fuq, li jinkludu il-lokalita', it-tip u l-kundizzjoni tal-propjeta', l-uzu, l-iskemi ta' bini ezistenti applikabbli fuq is-sit u skont l-informazzjoni provduta li l-propjeta' hi libera u franka, l-esponent jistma l-propjeta' fl-ammont ta' Sitt Mija, Hamsa u Tletin Elf Ewro (€635,000).


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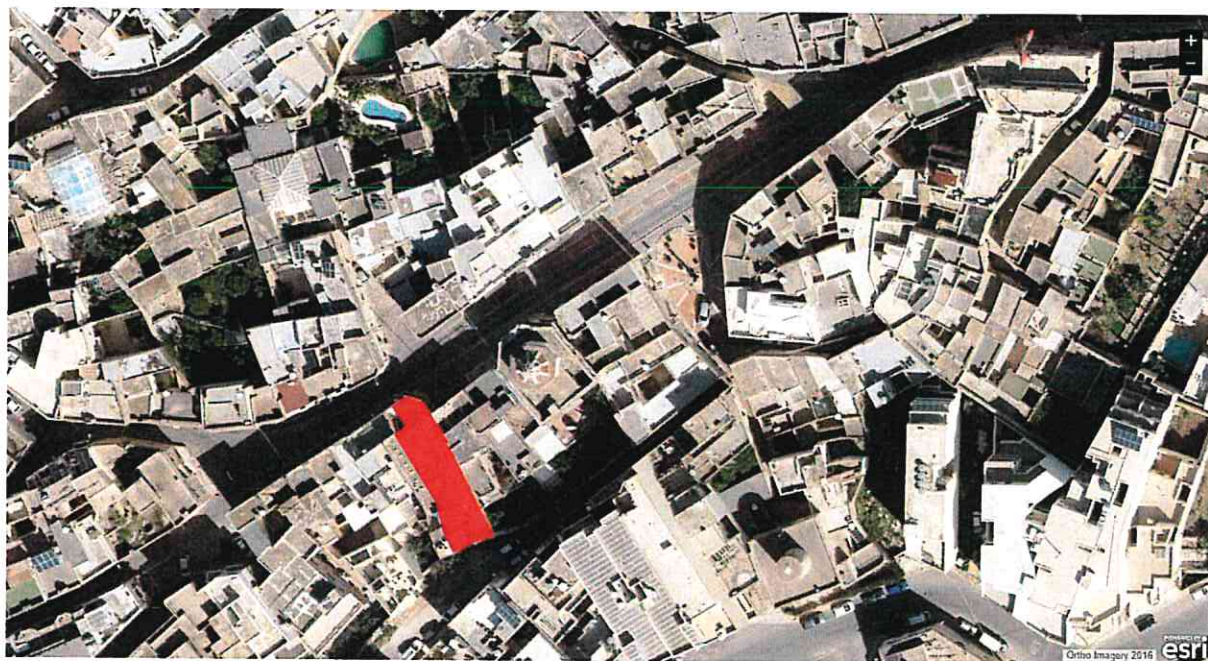
Perit Josef Zahra
B. E. & A. [Hons] A. & C. E.

ILLUM 16 ta' Novembru, 2020 31 JUL 2020
DEHER IL-PERIT LEGALI/TEKNIKU.....Josef Zahra Illum.....
956.85.M.....LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU
Ipprezentata mill- AIC Josef Zahra
B'/Bla dok B' dok wiehed (1) dokumenti
DEPUTAT/REGISTRATUR
Gaelana Aq...
Deputat Registratur
Deputy Registrar
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)
Annalise Spiteri
Deputat Registratur
Qrati tal-Gustizzja (Malta)

Annex A:



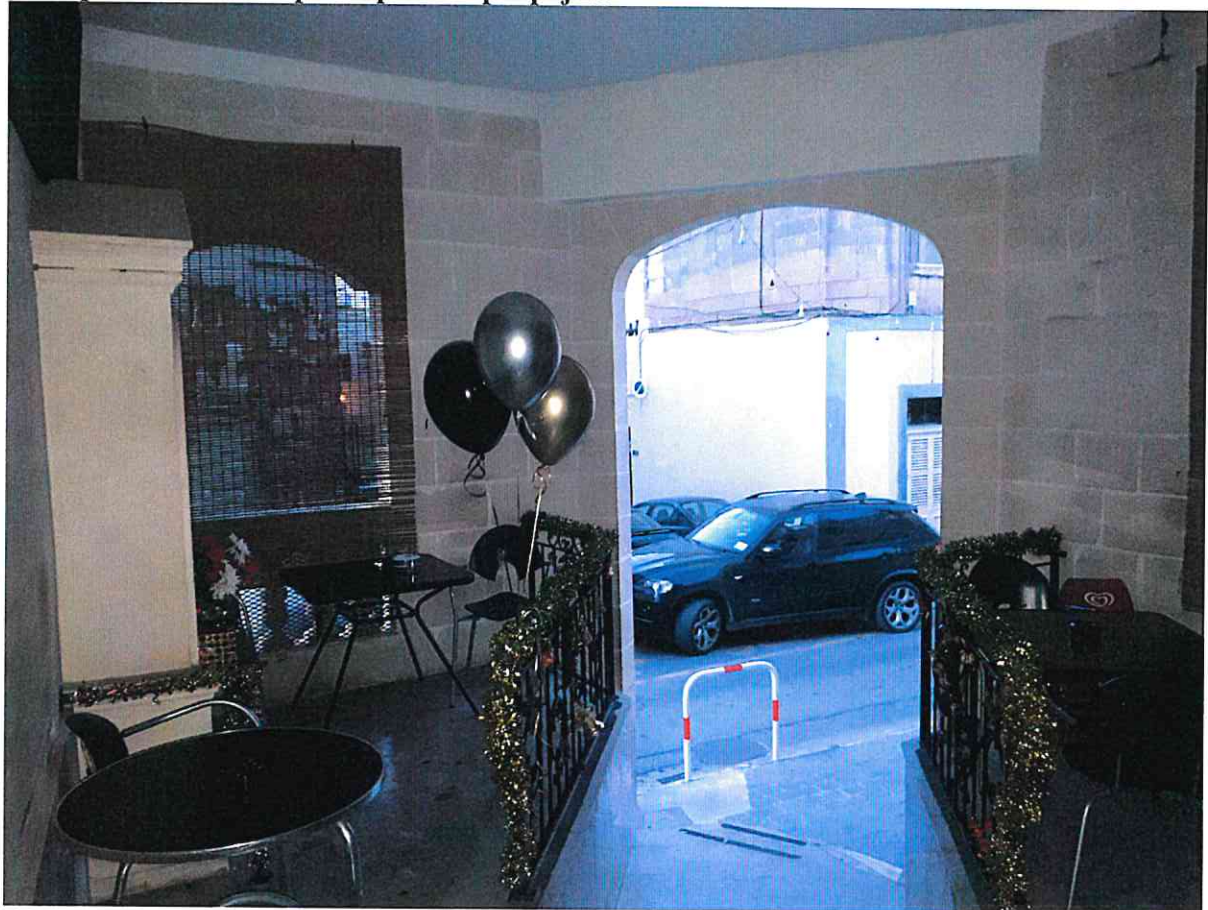
Stampa 1: Sit tal-lok fuq pjanta tas-sit



Stampa 2: Sit tal-lok fuq ritratt mehud mill-ajru



Stampa 3: Il-faccata principali tal-proprjeta'



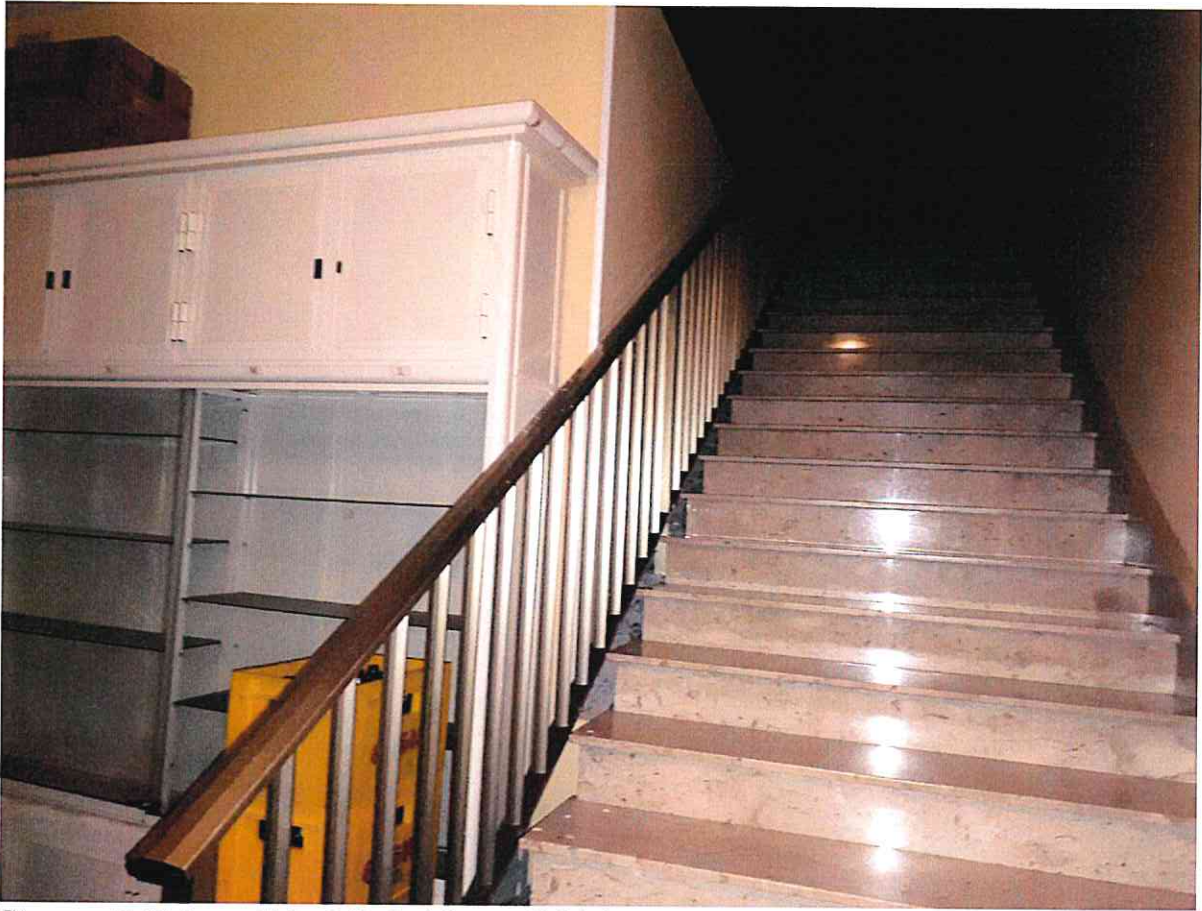
Stampa 4: Il-veranda fid-dahla tal-binja



Stampa 5: Zewg bibien fil-veranda li jaghtu ghal-bar fil-pjan terran (Numru 55) u l-iehor (Numru 53) li jaghti ghal fuq fejn tinsab is-sede ta' Zurrieq Football Club fit-tieni sular u Gym / Fitness / Helath & Leisure Centre fit-tielet sular



Stampa 6: Ritratt gewwa l-bar



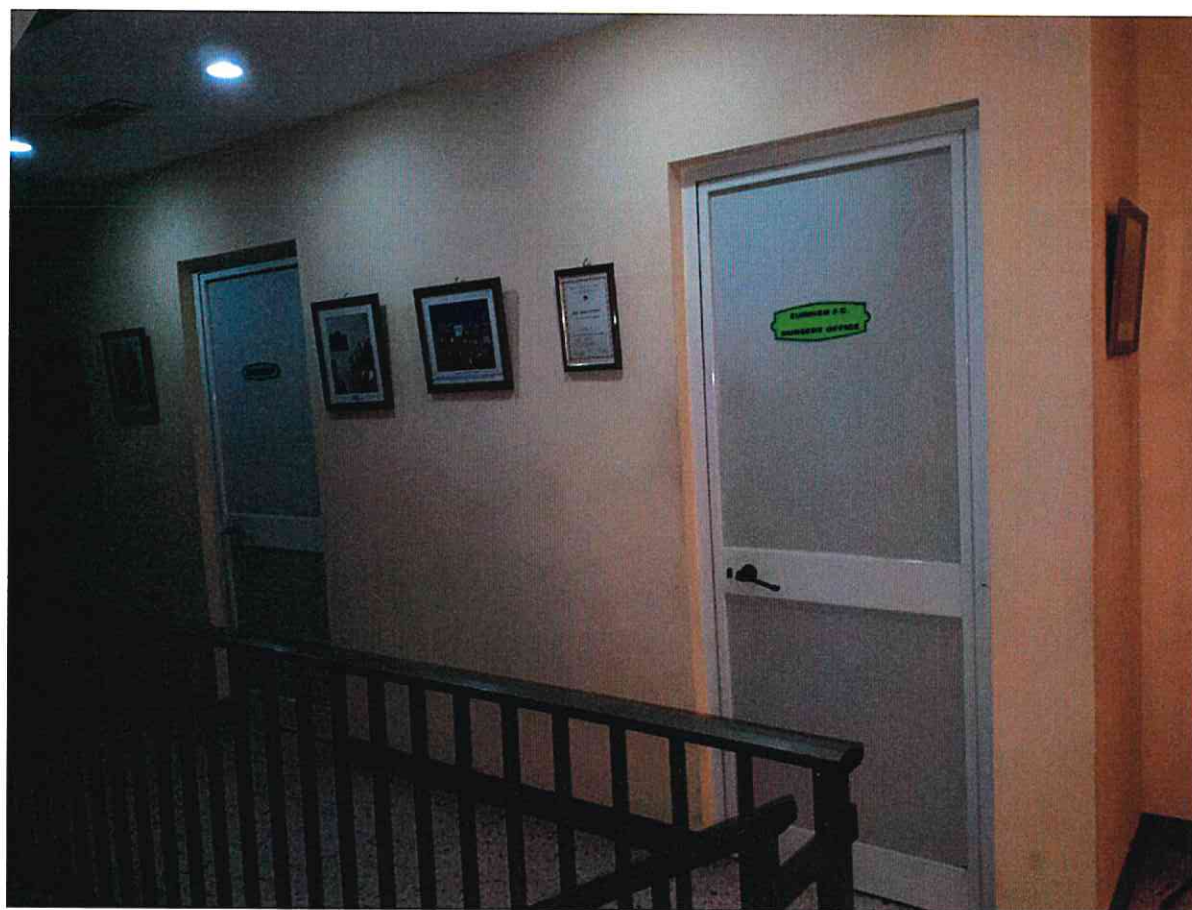
Stampa 7: It-tarag li jaghti ghal fuq mill-bieb numru 53



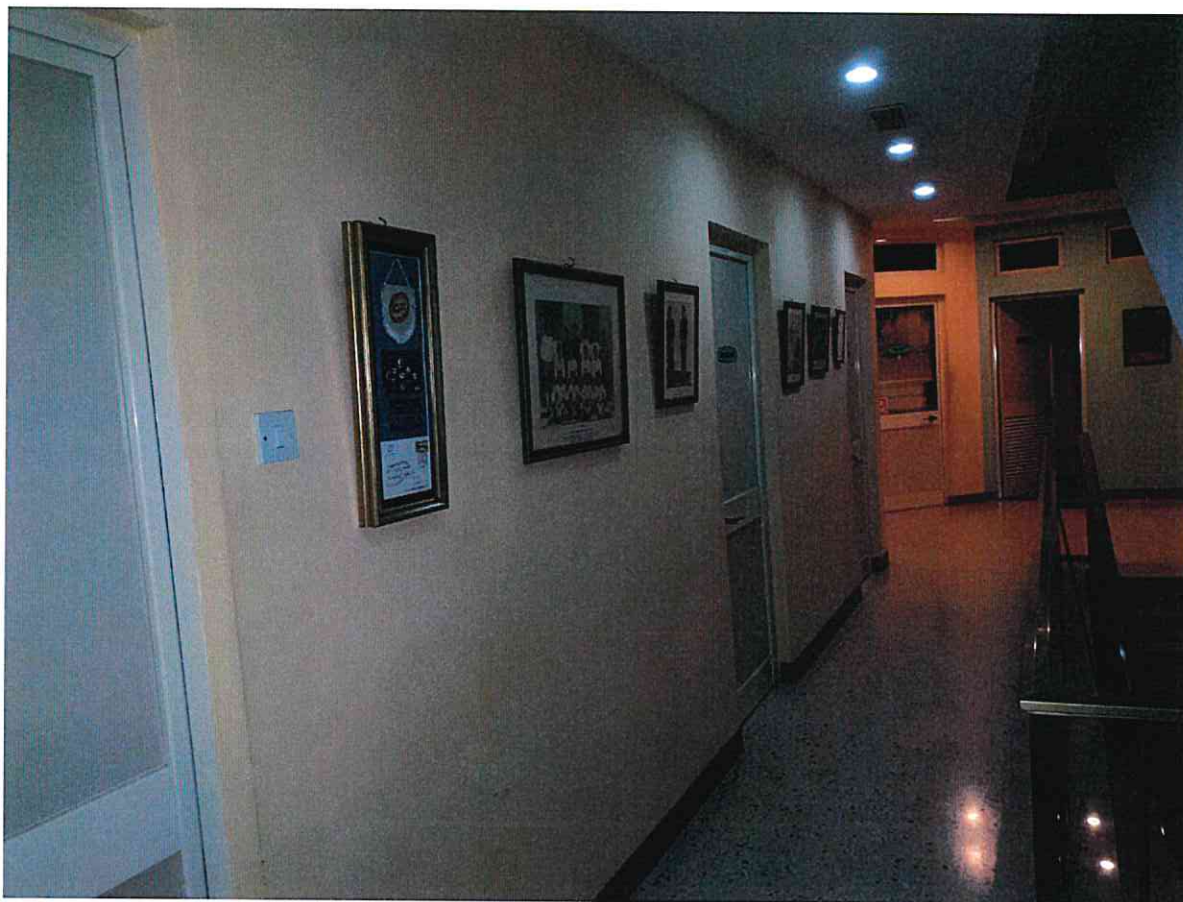
Stampa 8: It-tieni sular (First Floor / Level 1)



Stampa 9



Stampa 10



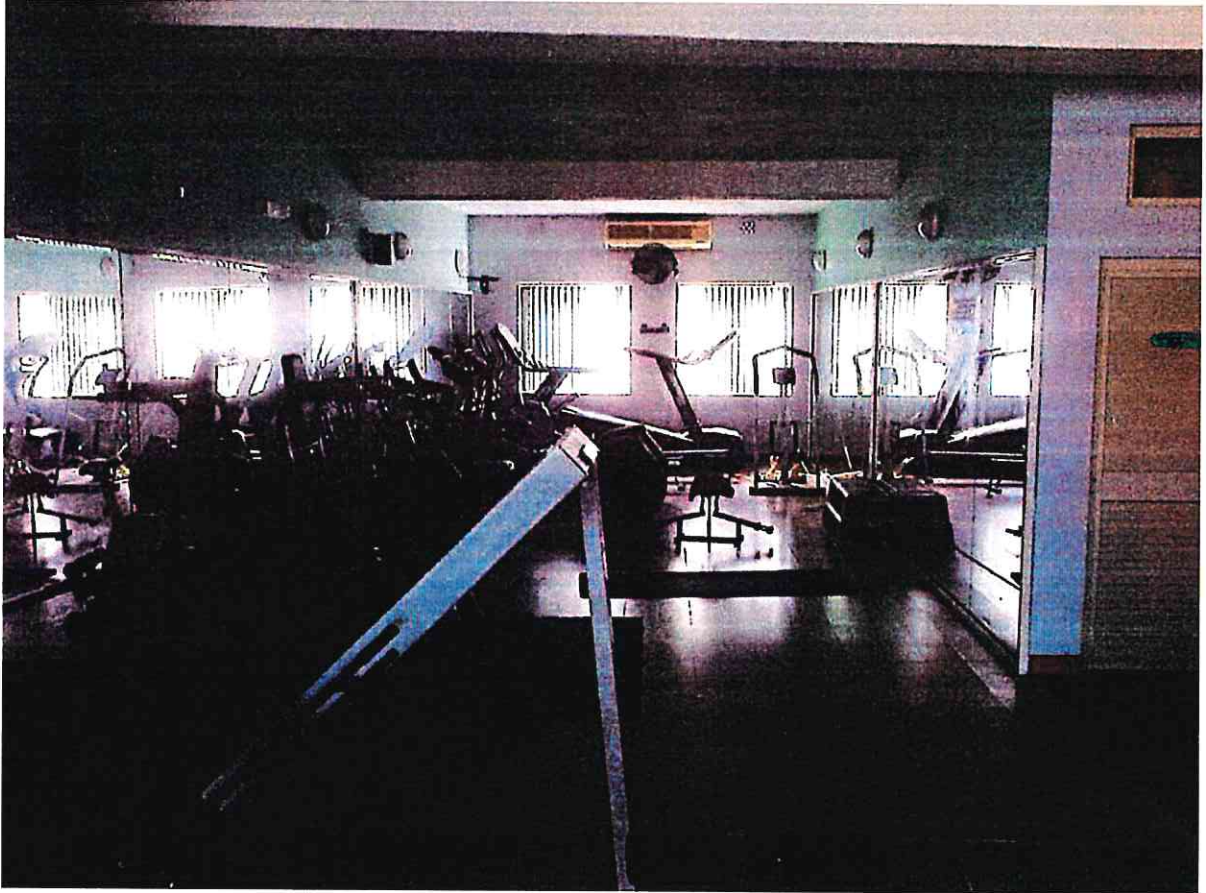
Stampa 11



Stampa 12



Stampa 13



Stampa 14: It-tielet sular (Second Floor / Level 2)

Anness B:



Stampa 15



Stampa 16



Stampa 17 – Multipurpose hall fit-tieni sular (First Floor / Level 1)



Stampa 18



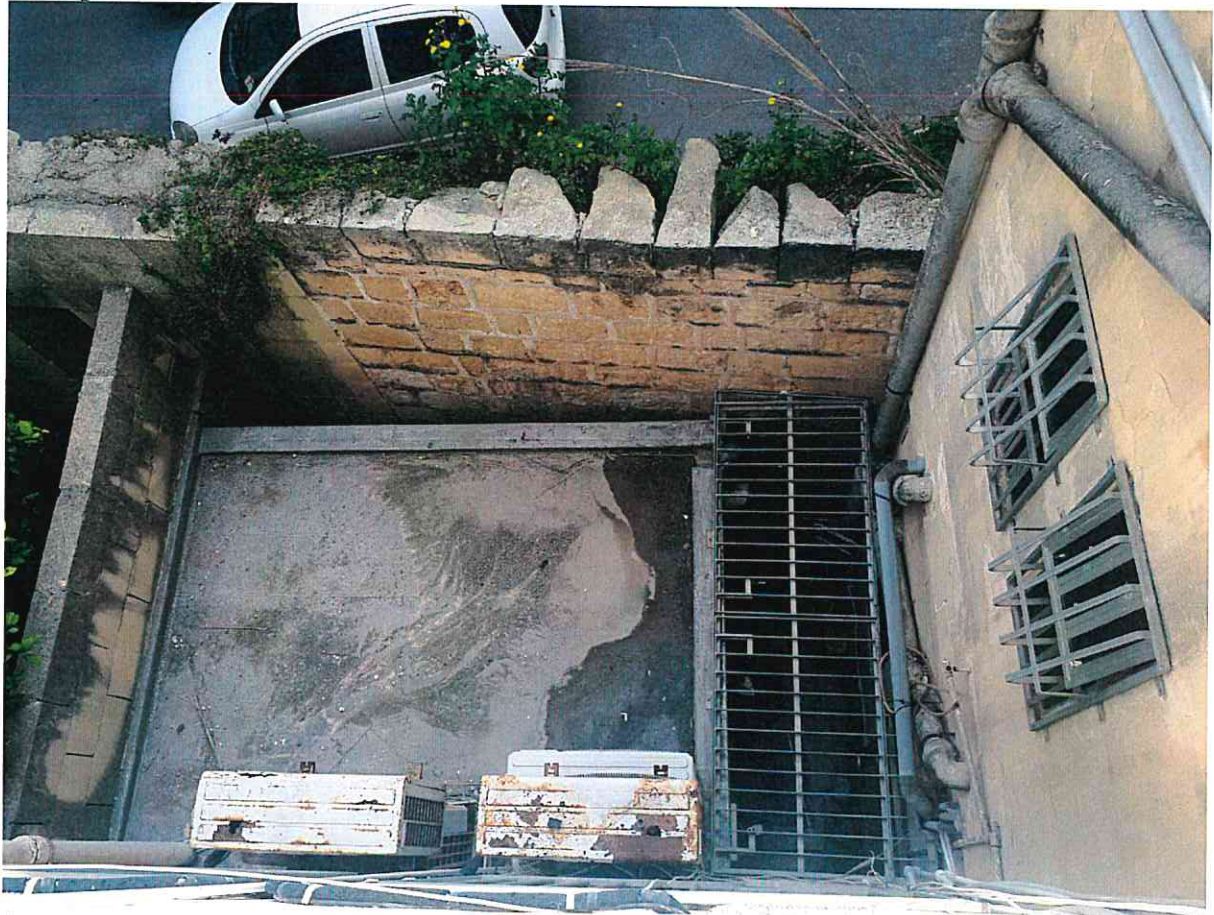
Stampa 19



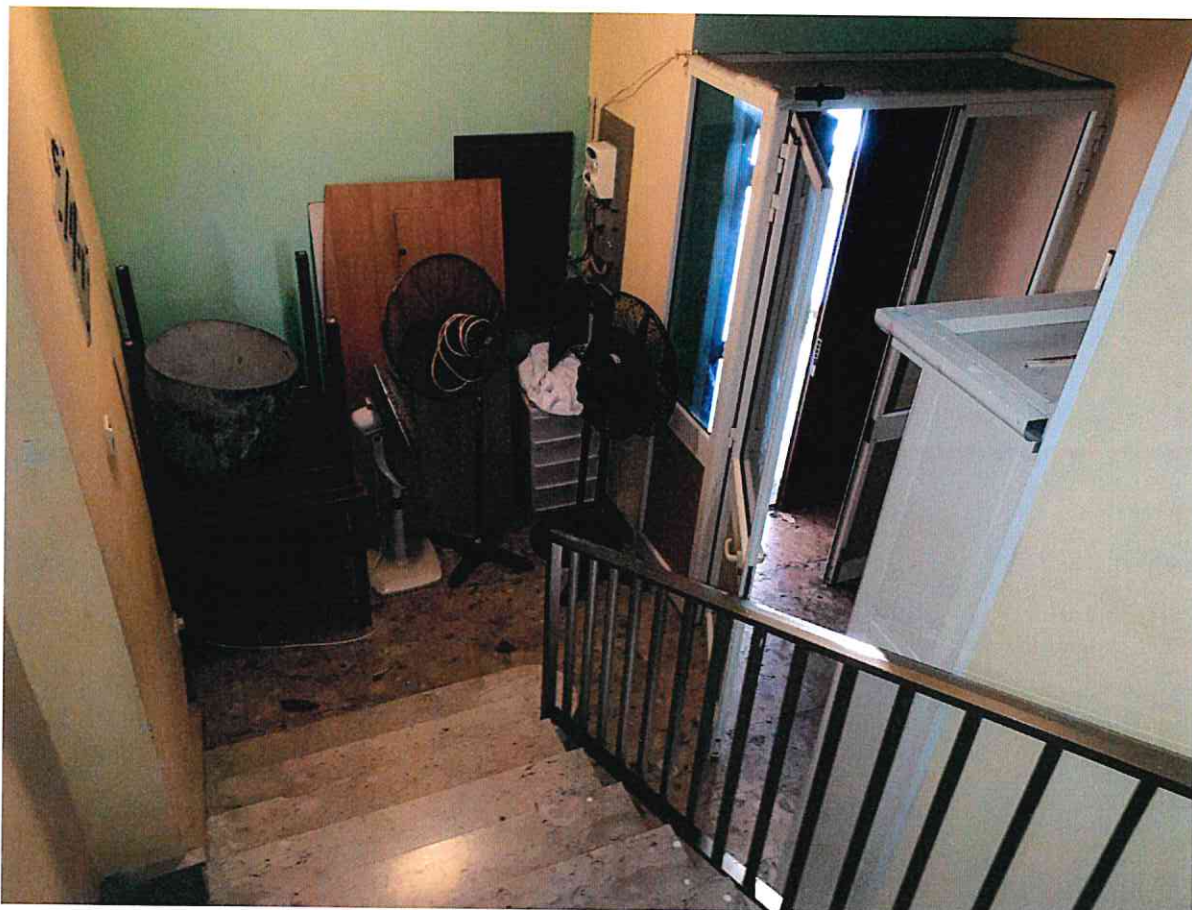
Stampa 20



Stampa 21



Stampa 22



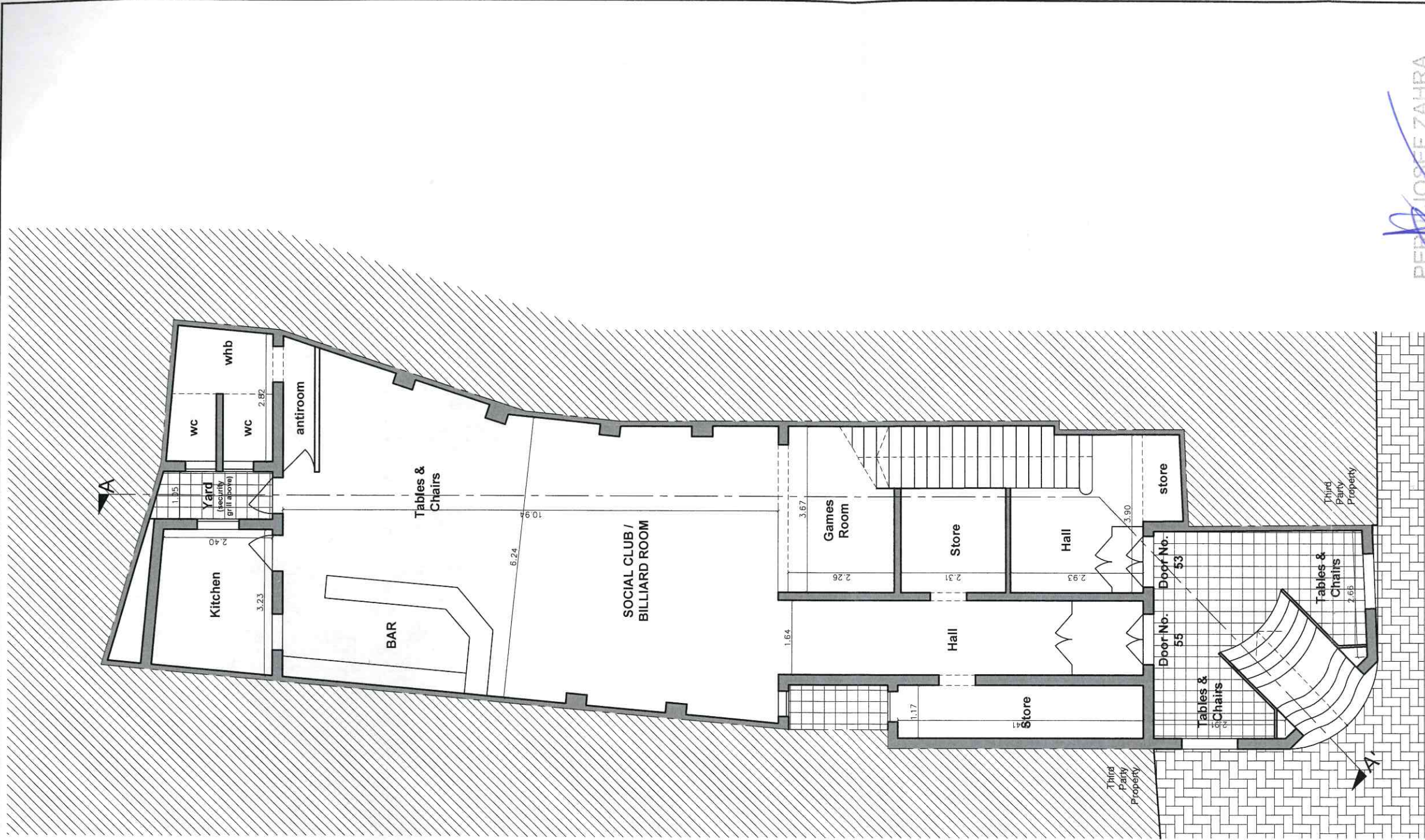
Stampa 23 – L-intrata accessa mill-bieb numru 53



Stampa 24

ANNEX C

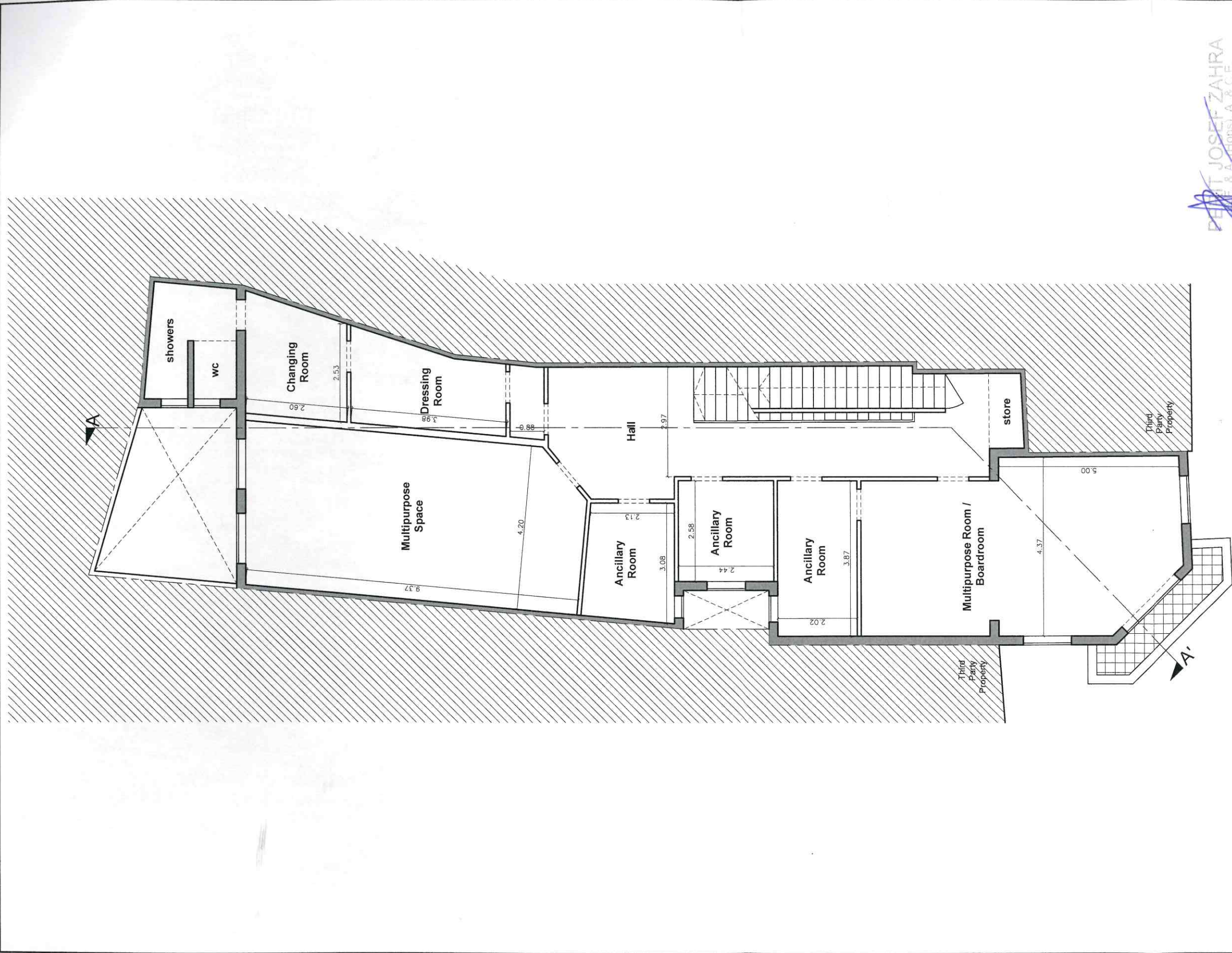

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Triq il-Kbira
EXISTING GROUND FLOOR
 Scale 1:100

EXISTING PLAN LAYOUTS - Level 0

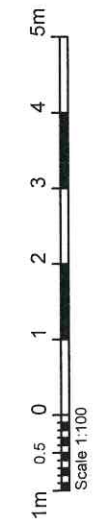


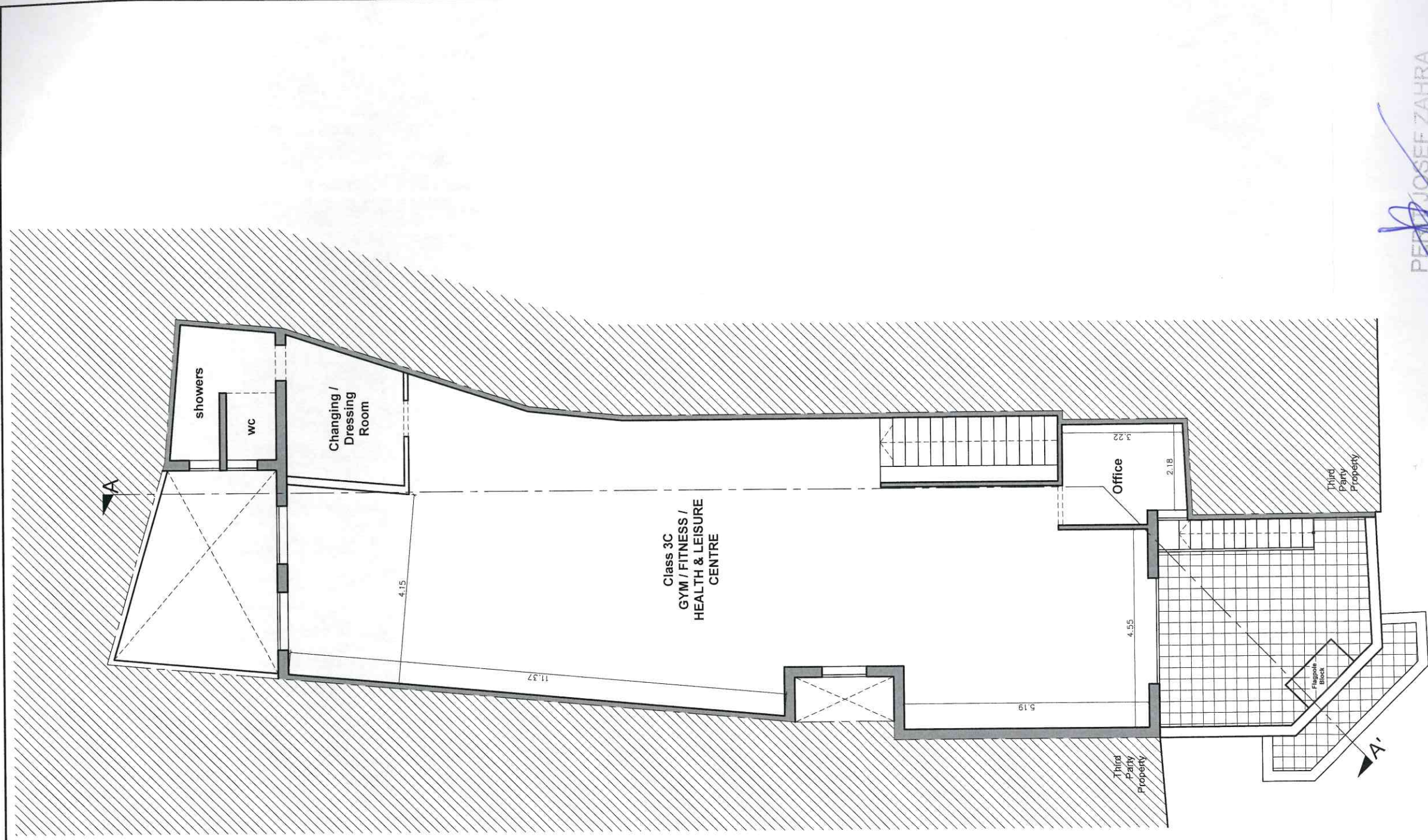


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 MALTA

EXISTING FIRST FLOOR
 Scale 1:100

EXISTING PLAN LAYOUTS - Level 1



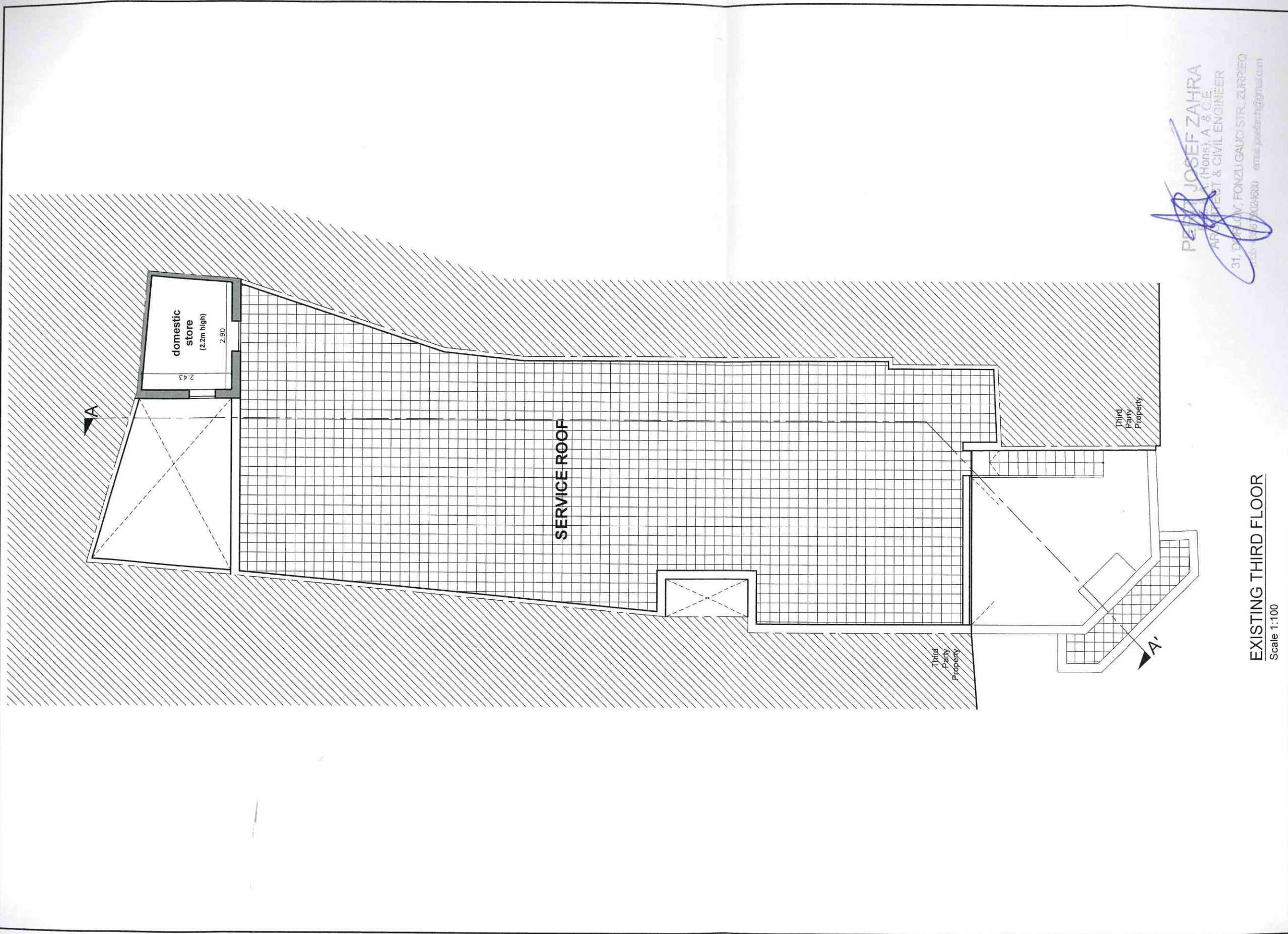


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EXISTING SECOND FLOOR
 Scale 1:100

EXISTING PLAN LAYOUTS - Level 2



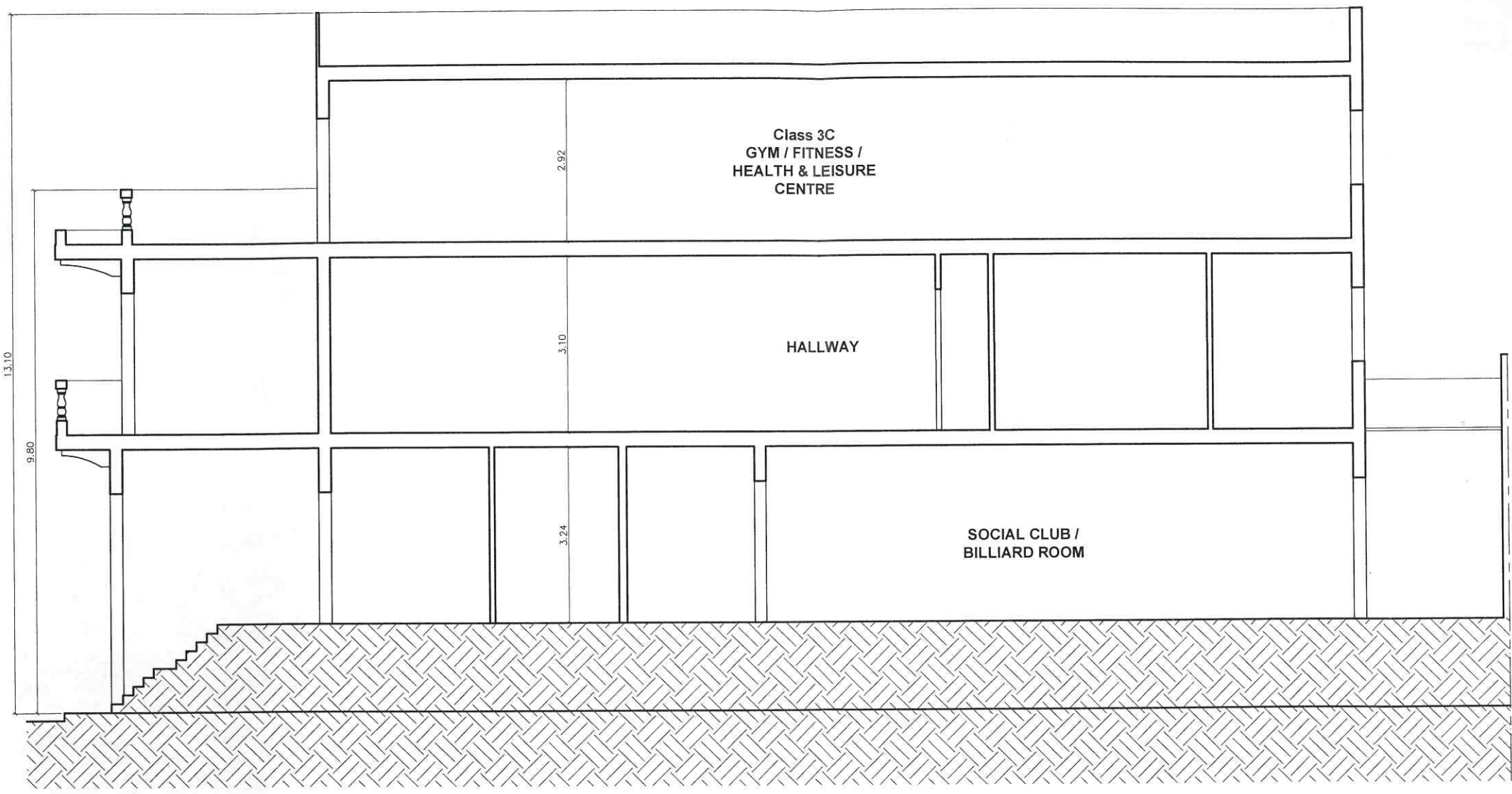


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EXISTING THIRD FLOOR
 Scale 1:100

EXISTING PLAN LAYOUTS - Level 3

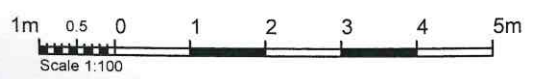


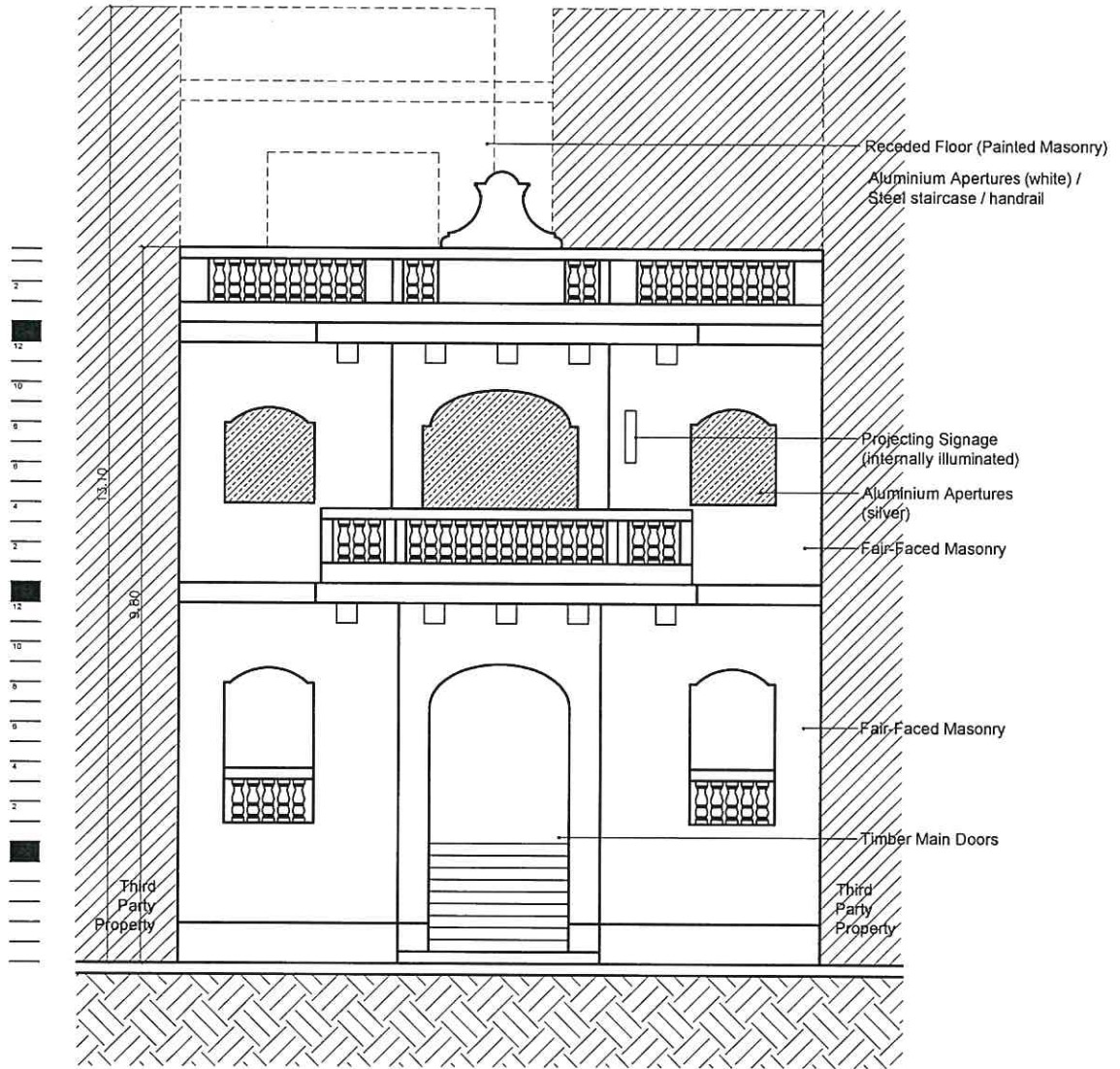


EXISTING SECTION
Scale 1:100

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EXISTING SECTIONAL DRAWING

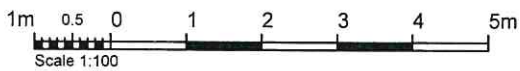




EXISTING ELEVATION (DEVELOPED)
Scale 1:100


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EXISTING ELEVATION DRAWING



**PART III
EIGHTH SCHEDULE**

Physical Attributes of Immovable Property

Locality ZURRIEQ

Address 53, ZURRIEQ FOOTBALL CLUB,
TRIQ IL-KBIRA,
ZURRIEQ

Total Footprint of Area Transferred * 177 sq.mt

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 type="checkbox"/> Ground Floor Tenement	(n/a)	
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WW2	
	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"/> Industrial				
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-finished **	<input checked="" type="checkbox"/> Finished ***	
	Level of Finishes	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor
Amenities <i>Tick as many as appropriate</i>		<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift
	<input checked="" type="checkbox"/> No Garage	<input type="checkbox"/> One Car Garage	<input type="checkbox"/> Two Car Garage	<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

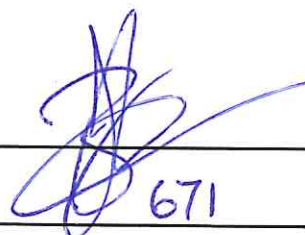
*** Includes ** plus bathrooms and apertures

Date: 30/07/2020

Perit's Signature: _____

Warrant Number: _____

Rubber Stamp:


671

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