

**Rapport ta' Valutazzjoni**

**Fl-Atti tas-Subbasta Nru. 5/2021**



**Saint Anthony Apartments, Block B, Apartment 1, Triq is-Sgħajtar, Mosta; u  
Garaxx numru 9 li jagħmel parti mill-istess binja.**

**Ippreparat minn:**

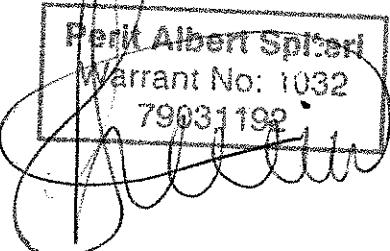
**Perit Albert Spiteri**

**Nru. tal-Warrant 1032**

**M.Architecture (Melit.),**

**B.Sc. Built Environment (Hons)(Melit.),**

**Dip. Design Foundation Studies (Melit.)**



*M. Spiteri  
17/05/2021*

**17 MAY 2021**  
Illum.....  
Ipovetenista mill-Perit... Albert Spiteri  
B/da... erba... (4).... dokumenti

**22 t'April 2021**

**L-iskop**

L-iskop ta' dan ir-rapport huwa li jipreżenta l-valur u d-dettalji tal-propjetajiet immobili msemmija hawn taħt:

Saint Anthony Apartments, Block B, Apartment 1, Triq is-Sgħajtar, Mosta; u  
Garaxx numru 9 li jagħmel parti mill-istess binja.

Id-digriet tal-Qorti ġie mogħti nhar it-Tlieta 2 ta' Frar 2021 u l-aċċess fuq il-post sar nhar l-Erbgħa 21 t'April 2021.

Din il-valutazzjoni ġiet ippreparata abbaži ta' analiżi viżwali li saret tal-propjetajiet hawn fuq imsemmija. Waqt l-ispezzjoni, ma saret l-ebda analiżi ta' l-istruttura u/jew tas-servizzi li jinsabu preżenti ġewwa l-propjetajiet hawn fuq imsemmija.



## **Il-lokalita'**

Jirriżulta li l-propjetajiet hawn fuq imsemmiha jinsabu f'kumpless residenzjali mibni fi Triq is-Sgħajtar, kantuniera ma' Triq San Anton Abbati, ġewwa l-Mosta. Iż-żona hija waħda residenzjali u fil-vičinanzi taż-żona urbana ta' konservazzjoni (*Urban Conservation Area – UCA*), kif ukoll tal-kappella u l-palazz protetti, Ta' Kaspru. L-imsemmi fond jinsab fil-vičinanzi ta' varjeta' ta' ħwienet. Diversi waqfiet tat-transport pubbliku jinsabu madwar għaxar minuti il-bogħod mill-binja. Din l-akwata hija okkupata minn magħgoranza ta' residenti Maltin. L-inħawi jidhru li huma relativament kwieti mingħajr strobju u tniġġis kontinwu li jiġgenera it-traffiku goff. Fil-preżent, it-traffiku li jgħaddi huwa ta' karozzi żgħar, f'żewġ direzzjonijiet u jservi biss l-l-ġurġi jew lill-ħwienet żgħar fil-madwar.

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## Konfini u Servitu'

L-appartament internament immarkat bin-numru wieħed (1) fl-elevated ground floor level, jinsab fi Block B, fuq in-naħa tal-lemin meta thares lejn il-blokka mit-triq, parti minn blokka magħrufa bl-isem ta' Saint Anthony Apartments fi Triq is-Sgħajtar, kantuniera ma' Triq Sant' Anton Abbat, drabi oħra magħrufa bħala Triq Sant' Antnin Abbat, qabel magħrufa bħala Saint Anthony Street jew Strada Sant Antonio, ġewwa l-Mosta. L-appartament huwa suġġett għal u jgawdi s-servitujiet rizultanti mill-pożizzjoni tiegħu. Il-partijiet komuni tal-blokka jinkludu l-bieb ta' barra, it-tromba tat-taraġ, it-taraġ u l-indani, ix-xaft tal-lift, il-makkinarju tal-lift u l-lift jinsabu fil-blokka u dawk il-partijiet u servizzi li huma ntiżi għal użu komuni, tal-appartamenti u tal-maisonettes li minn żmien għal żmien jifformaw parti mill-blokka u l-partijiet u s-servizzi kollha imsemmija fil-paragrafu (c) tal-Artikolu ħamsa (5) tal-Att dwar il-Condominia.

Inkluż ukoll mal-propjeta' hemm id-dritt ta' installazzjoni ta' tank ta' l-ilma ta' ħames mitt litru (500 L), satellite dish komuni, television aerial żgħir, solar water heater panel mhux ikbar minn wieħed punt tnejn metri (1.2m) u dritt ta' aċċess f'każ ta' ħsara u manutenzjoni f'hinijiet raġonevoli.

L-imsemmi blokka li minnha l-appartament jagħmel parti hija konfinanti mil-Lvant ma' Triq is-Sgħajtar, Nofsinhar ma' proprjeta' ta' Noelco Ltd u oħrajn, u Punent ma' Triq Sant' Anton Abbat.

Il-garaxx internament immarkat bin-numru disgħa (9), jinsab fis-semi basement level formanti minn blokka magħrufa bħala Saint Anthony Apartments aċċessibbli minn rampa komuni li tiżbokka fi Triq is-Sgħajtar kantuniera ma' Triq Sant' Anton Abbat, Mosta, bid-drittijiet u pertinenzi kollha tiegħu, inkluż l-użu in perpetwu u mhux interrott u trasferibbli lil terzi mal-istess garaxx tal-partijiet intiżi għal l-użu komuni, soġġett għas-servitujiet rizultanti mill-pożizzjoni tiegħu, fosthom il-mogħidja ta' drains u drainage u dritt ta' passaġġ għas-sidien tal-propjeta' sovrastanti għal skop ta' manutenzjoni u riparazzjoni, kif aħjar deskrirt fl-att tan-nutar Anne Marie Tonna tal-21 ta' Marzu.

L-imsemmija blokka tikkonfina mil-Lvant ma' Triq is-Sgħajtar, mill-Punent ma' Triq Sant' Anton Abbat u mix-Xlokk ma' proprjeta' ta' Giovanna Borg jew is-suċċessuri fit-titlu tagħha.

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### **Deskrizzjoni tal-Propjeta'**

Il-propjeta' hija mibnija b'ħitan tal-brikks/franka u soqfa tal-konkos. Jidher li l-appartament ilu mitluq għal xi żmien b'xi xogħolijiet tad-dawl u l-ilma ġħadhom mhux kompluti. Meta tidħol ġo l-appartament issib intrata li twassal għall-kċina u l-pjan miftuħ b'acċess għal wieħed mit-terrazzini u għall-kuritur li jwassal għall-kmamar tas-sodda. Minn ġol-pjan miftuħ wieħed jista' jaċċessa id-drying area, il-boxroom u l-kamra tal-banju. Il-garaxx qed jiġi użat u fih joqgħodu żewġ karozzi.

L-appartament u l-garaxx għandhom madwar tlextax-il sena u m'għandhomx čens.

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## Fatturi interni

Il-propjeta' hija pjuttost kbira b'*open plan* mdaqqas, tlett kmamar tas-sodda, żewġt ikmamar tal-banju, boxroom, u żewġ terrazzini. Il-propjeta' tħares fuq Triq San Anton Abbati. It-tqassim tal-propjeta' huwa pjuttost kwadru.

Il-propjeta' għandha madum taċ-ċeramika kif ukoll ħitan miksija u miżbugħha. Ix-xogħol fil-kmamar tal-banju huwa mibdi pero' għadu mhux komplut. Il-finituri madwar il-propjeta' kollha huma f'kundizzjoni tajba, li jikkonsistu minn madum taċ-ċeramika, ħitan miksija u miżbugħha ħlief dawk tal-kmamar tal-banju kif ukoll aperturi tal-aluminium bi ħgieg *double glazing*. B'mod ġenerali, il-propjeta' tinsab f'kundizzjoni adekwata u tajba mingħajr difetti visibli fil-finituri. Barra minn hekk, il-propjeta' ma għandix difetti strutturali fil-ħitan u s-soqfa.

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## Fatturi esterni

Il-propjeta' hija aċċessata minn Triq San Anton Abbati, fejn minn din it-triġ hawn imsemmija, tiedhol ġo komun li jikkonsisti minn taraġ u mgħammra b'lift komuni. Il-blokka ta' fejn tinsab din il-propjeta' tikkonsisti minn sbatax il-garaxx fil-livell tal-basement, erba' *maisonettes* fil-livell ta' isfel, erba' appartamenti fl-ewwel livell kif ukoll erba' appartamenti fit-tieni sular. F'din il-blokka hemm ukoll tlett *Penthouses*. L-appartamenti iħarsu kemm fuq Triq San Anton Abbati kif ukoll fuq Triq is-Sgħajtar. Il-propjeta' tinsab f'kundizzjoni strutturali tajba mingħajr difetti strutturali visibili.

Il-komun tal-blokka għandu sistema ta' dawl u ilma, mqabbda mas-sistemi nazzjonali u il-blokka hija mqabbda mas-sistema tad-drenaġġ principali. It-toroq tal-madwar huma kollha ffurmati kif ukoll asfaltati. Fil-madwar wieħed jista jsib il-kumditajiet kollha assoċjati mal-ħajja ta' kuljum. Id-domanda għal propjetajiet simili fid-daqs u tqassim hija pjuttost għolja.

Il-faċċati tal-blokka huma kollha fuq il-fil b'elementi ta' laver u elementi oħra ja niksija bis-silicato. It-taraġ li jwassal għal komun huwa rħamat. L-aperturi tal-blokka huma kollha ta' aluminium ta' lew iswed u l-puġġamani tal-gallariji huma kollha tal-ħaddid *ferro battuto* li jagħtu stil klassiku l-ill-blokka. Il-finituri tal-komun jinkludu madum fil-pjanijiet u turġien irhamati. Il-ħitan huma kollha miksija u miżbugħha b'kulur abjad.



## **II-Garaxx**

Il-komun u r-rampa tal-garaxx huma aċċessati minn Triq is-Sgħajtar u l-aċċess huwa wieħed komdu. Fir-rampa, wieħed jista' ukoll isib tarag, fuq in-naħha tax-xellug li jista' jiġi użat minn persuni tilghajn u neżlin fil-komun tal-garaxx. Il-komun huwa ukoll attrezzat minn xatba elettronika. L-art tal-komun hija magħmula mill-konkos filwaqt li l-ħitan huma miksija, f'kundizzjoni tajba u ndaf. Il-bibien tal-garaxxijiet huma kollha l-istess u iggalvanizzati. Dan l-istess komun huwa attrezzat ukoll b'dawl komuni.

Il-garaxx, internament, huwa miksi u l-art hija bil-madum taċ-ċeramika. Dan fih ukoll id-dawl u l-ilma u għandu tieqa li tagħti għal fuq it-triq li toffri dawl naturali u ventilazzjoni tajba għall-garaxx. Fil-garaxx joqgħodu fih żewġ karozzi u għandu raff fuq il-parti ta' wara.

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## **Il-permessi u I-Pjanijiet Lokali**

Il-binja hija koperta bil-permessi tal-Awtorita' tal-Ippjanar b'referenza PA/2105/07, bid-deskrizzjoni tax-xogħol: *Demolition of existing building and construction of basement garages, apartments and penthouses.* Il-permess iñħareg lejn l-aħħar tal-2007 u jidher li ix-xogħol tlesta fl-2008/9.

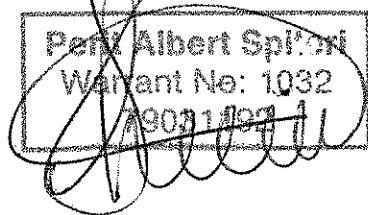
Il-propjeta' tinstab fl-iskema tal-iżvilupp u taqa' fi ħdan iż-żona residenzjali indikata fil-pjanijiet lokali b'referenza: *MOM2 Mosta South Area Policy Map.*

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## Valutazzjoni

Il-valutazzjoni kienet derivata billi ntuża il-metodu komparabbi ma' tranżazzjonijiet riċenti ta' propjeta' simili fl-istess lokalita'. Il-valutazzjoni thejjiet skond il-KTP Valuation Standards for Accredited Valuers. Kien innutat li appartamenti simili fil-madwar kienu jiswew madwar €2,090 kull metru kwadru. Meta tieħu inkonsiderazzjoni il-fatturi kollha li jħallu impatt fuq il-valur tal-propjeta', il-Perit hawn taħt iffirmat, jiddikjara il-valur ta' l-appartament fl-ammont ta' **€315,000 (tlett mijja u ħmistax-il elf ewro)** u jiddikjara il-valur tal-garaxx fl-ammont ta' **€70,000 (sebghin elf ewro)**, b'valur globali ta' **€385,000 (tlett mijja u ħamsa u tmenin elf ewro)**.

ILLUM *27 Maju, 2021*  
DEHER IL-PERIT LEGALI/TEKNIKU... *Albert Spiteri*  
*59.059.21* LI HALEF LI QEDA FEDELMENT  
U ONESTAMENT L-INKARIGU MOGHTI LILL:



Perit Albert Spiteri

Nru. tal-Warrant 1032

M.Architecture (Melit.),

B.Sc. Built Environment (Hons)(Melit.),

Dip. Design Foundation Studies (Melit.)

DEPUTAT REGISTRATUR

Gastaha Aquilina  
Deputat Registratur  
Deputy Registrar  
Qrati tal-Ġusti, 4 Malta  
Law Courts (Malta)

**Dokument A – Ritratti**

Perit Albert Spiller
Warrant No: 1832
79031192

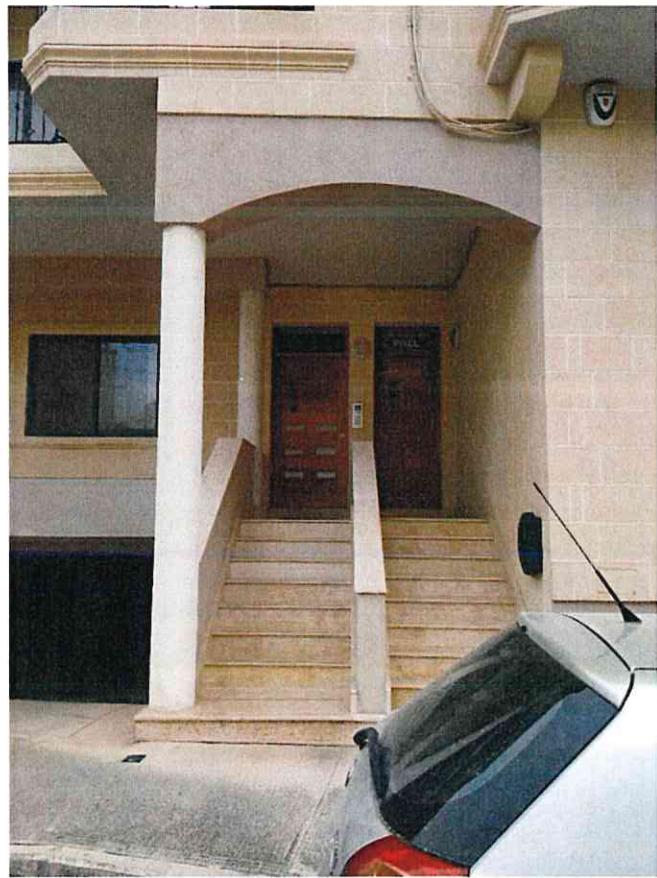


Figure 1 *Il-faċċata tal-komun*

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Figure 2 Id-dahla tal-komun

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Figure 3: Il-faċċata tal-blokka



Figure 4: Il-faċċata tal-blokka li thares fuq Triq San Anton Abbati

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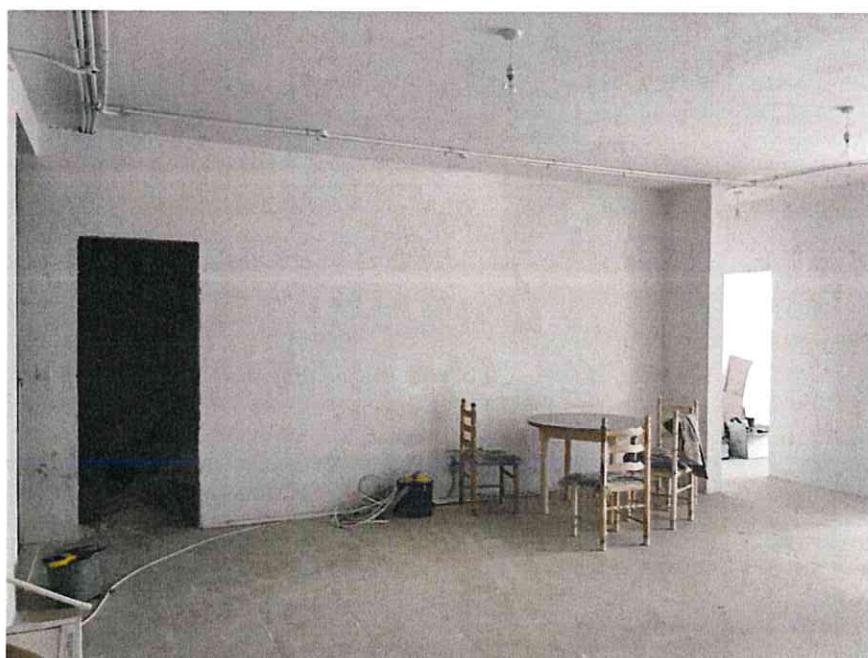


Figure 5: *Id-dahla malli tifthañ il-bieb*

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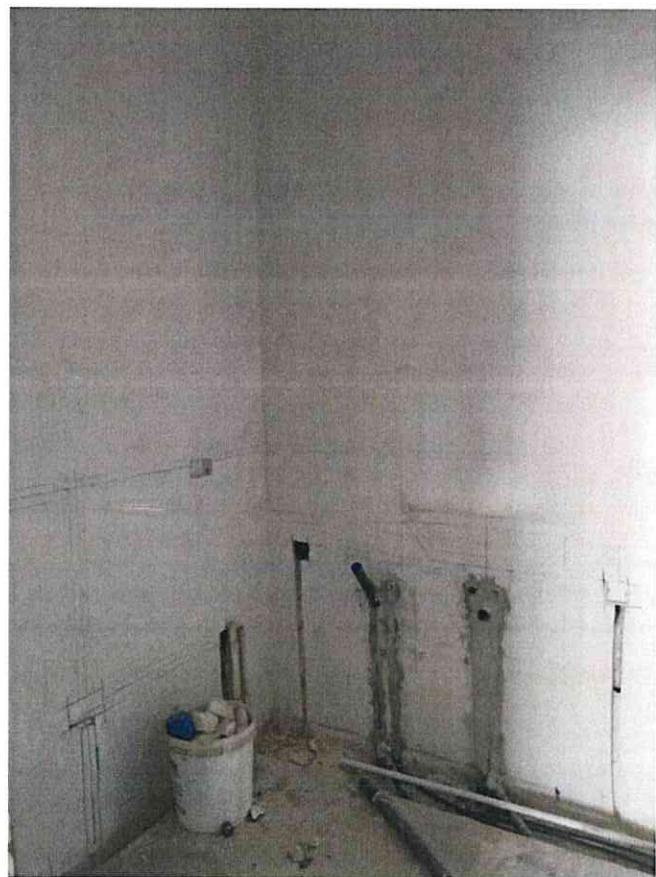


Figure 6 Boxroom

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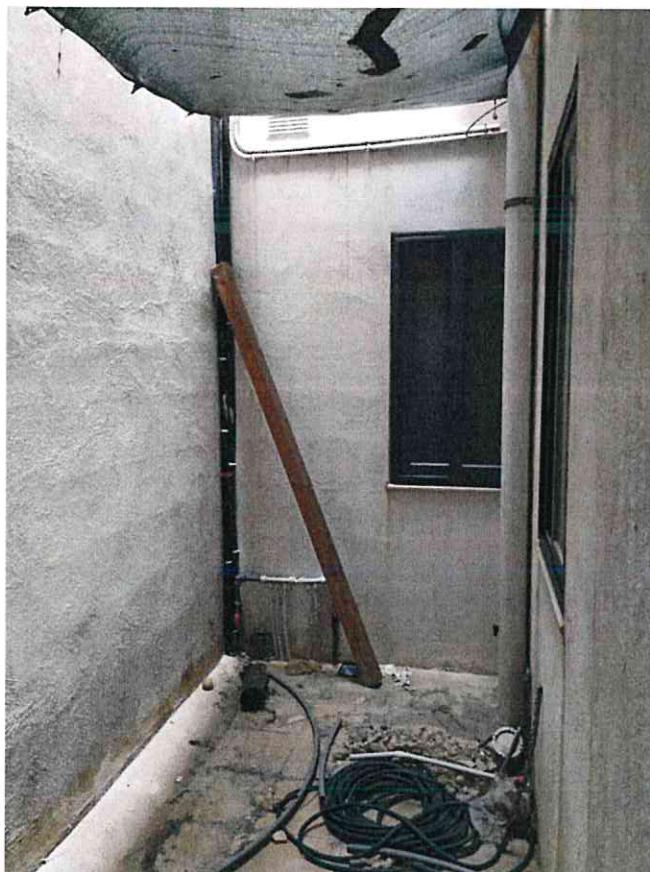


Figure 7 Drying Area

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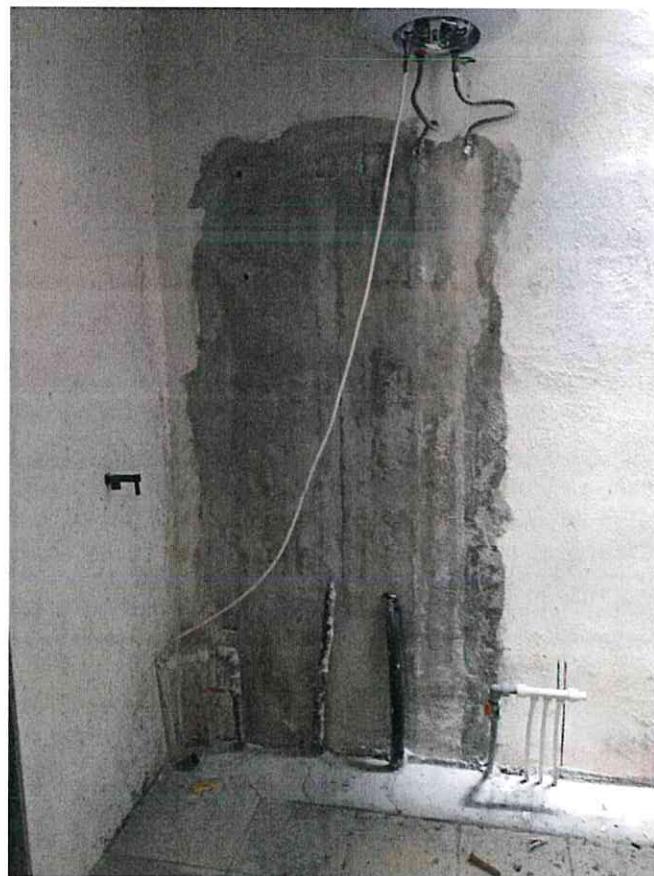


Figure 8 Drying Area

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Figure 9 Kamra tal-Banju Principali

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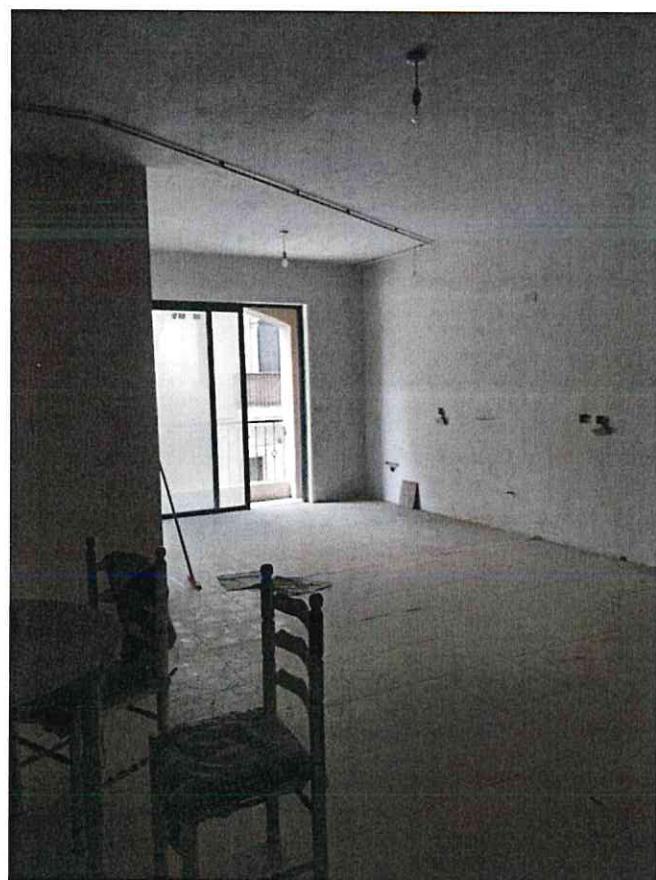


Figure 10 Ritratt juri I-Kitchen, Living, Dining

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*Figure 11 It-Terazzin tal-Kitchen, Living, Dining*

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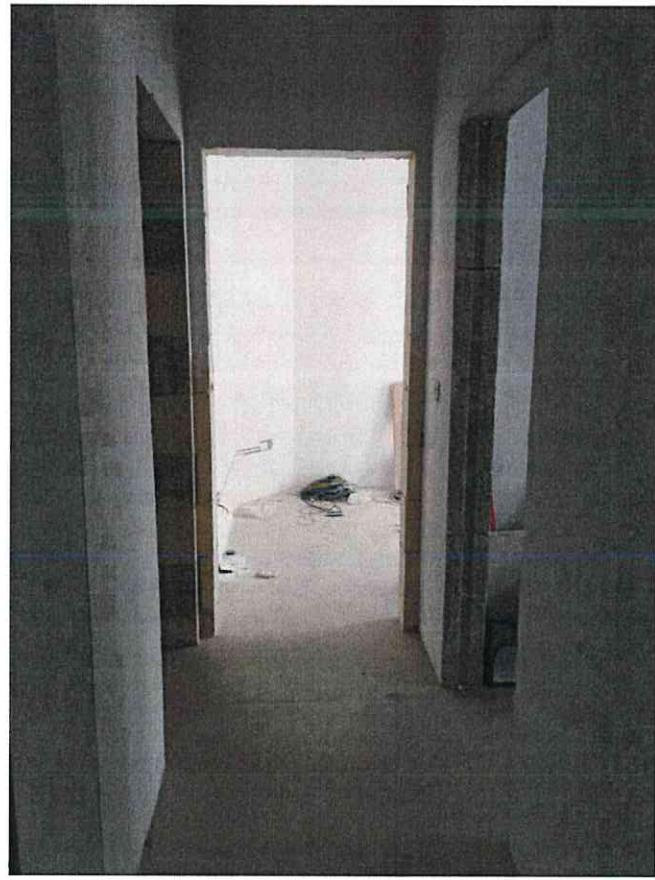


Figure 12 II-Kuritur

Perit Albert Spitorl  
Warrant No: 1032  
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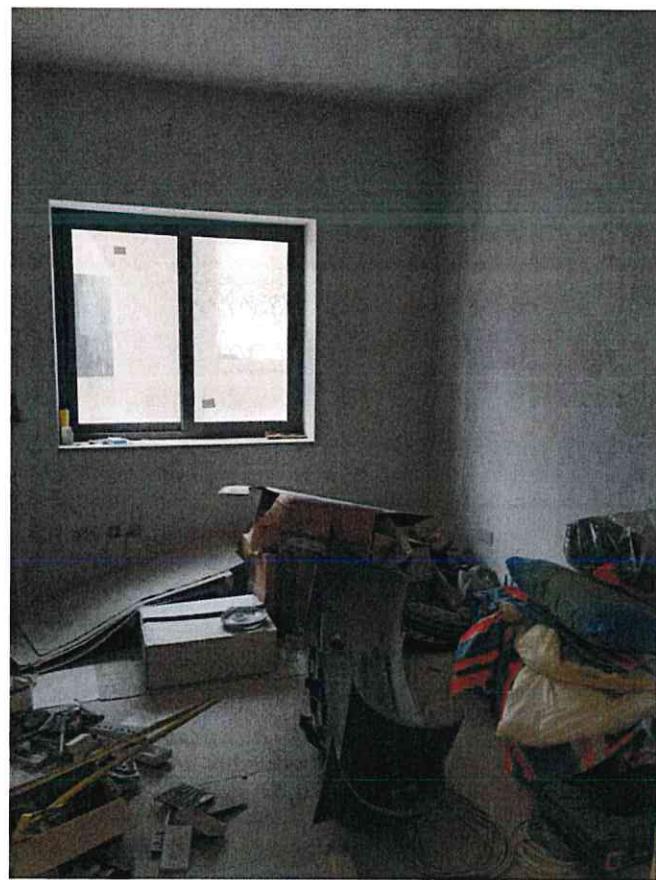


Figure 13 Wahda mill-Kmamar tas-Sodda

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79031192



Figure 14 It-Tieni Kamra tas-Sodda

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Figure 15 It-terazzin tal-Kamra tas-Sodda

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Figure 16 Ritratt ieħor ta' parti oħra mill-istess terazzin

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Figure 17 Ritratt iehor ta' parti oħra mill-istess terazzin

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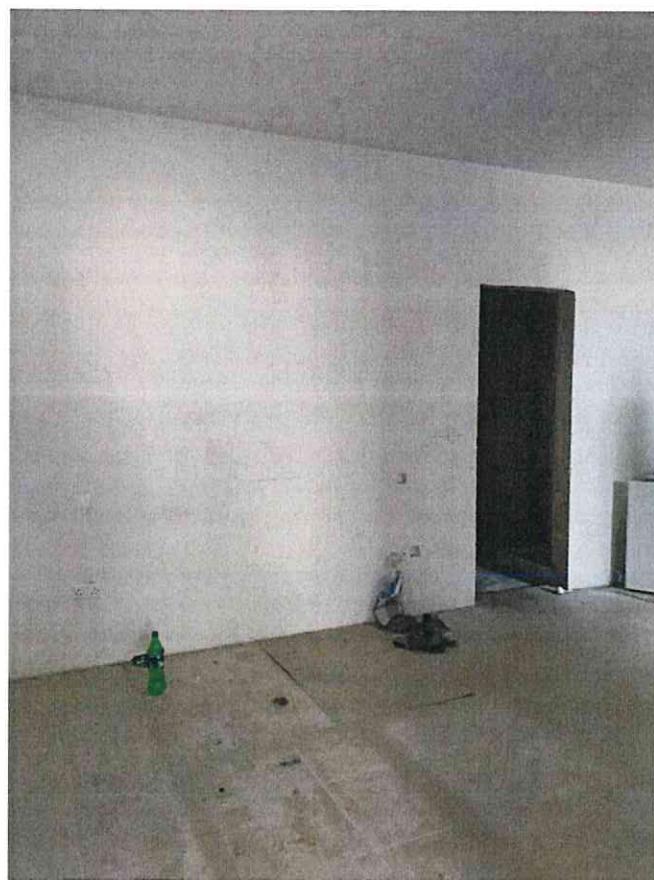


Figure 18 Il-Kamra tas-Sodda Princípali

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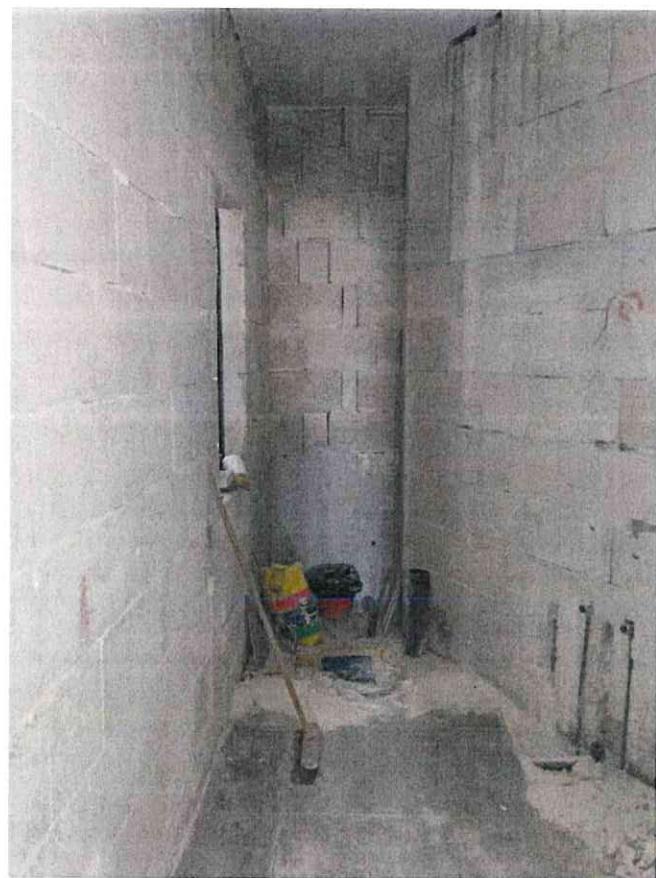


Figure 19 L-Ensuite

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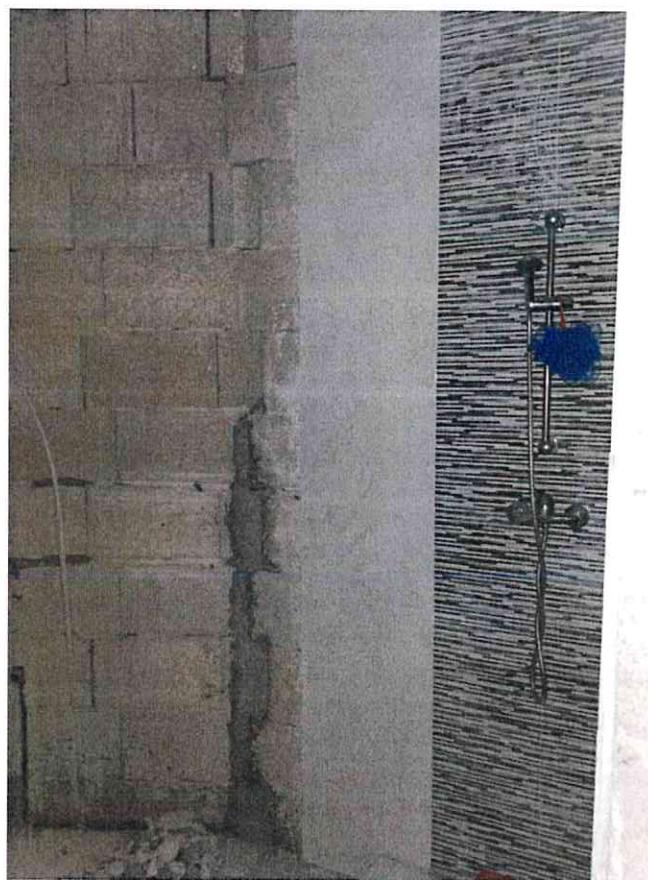


Figure 20 Ritratt ieħor tal-Ensute

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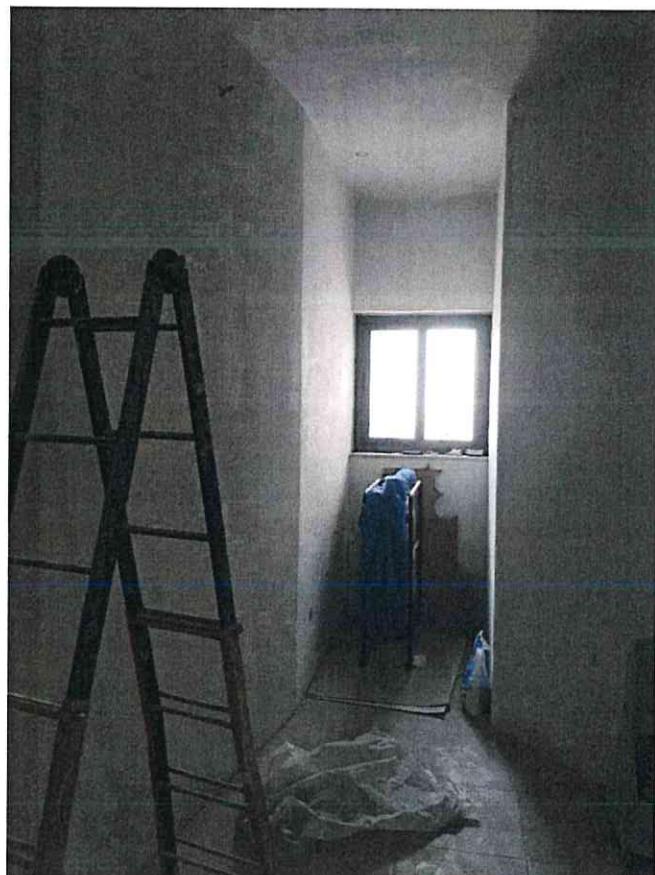


Figure 21 Ritratt ieħor tal-Kamra tas-Sodda Principali

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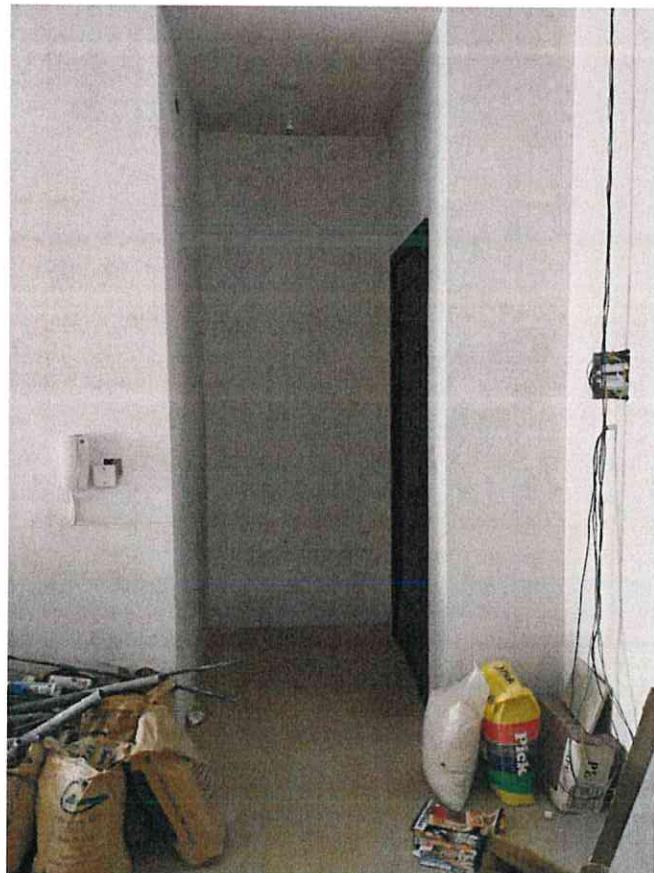


Figure 22 Il-Bieb Principali tal-Appartament

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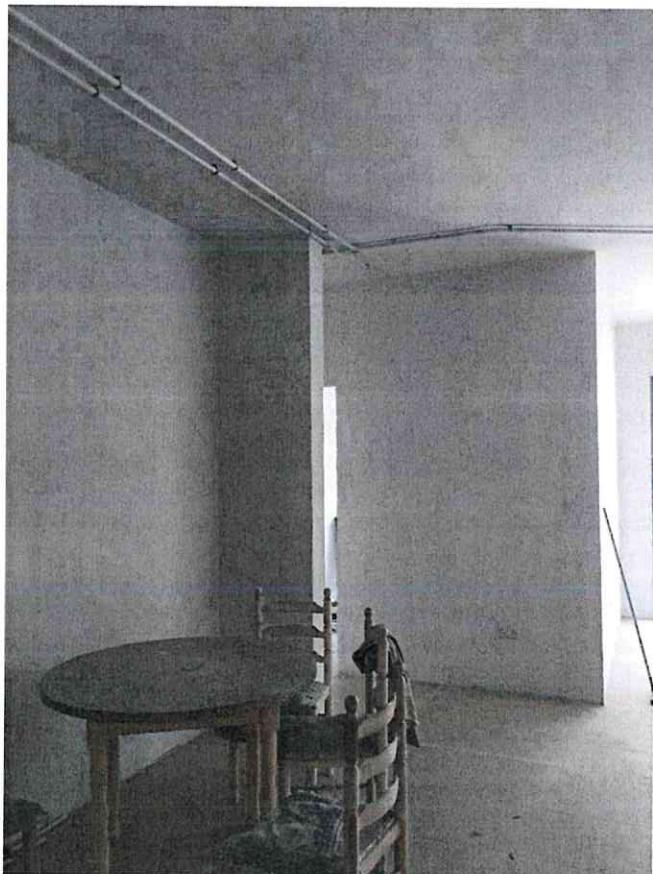


Figure 23 Ritratt tal-Kitchen, Living, Dining

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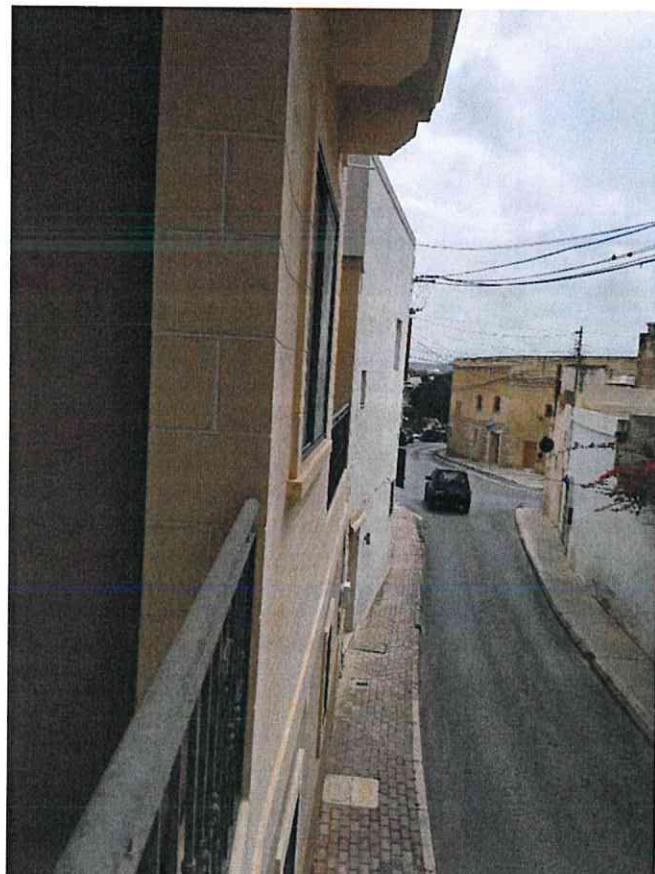


Figure 24 Ritratt tat-Terazzin ta' mal-Kitchen, Living, Dining

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Figure 25 L-Entratura tal-garaxxijiet li tinsab qrib dik tal-Appartament

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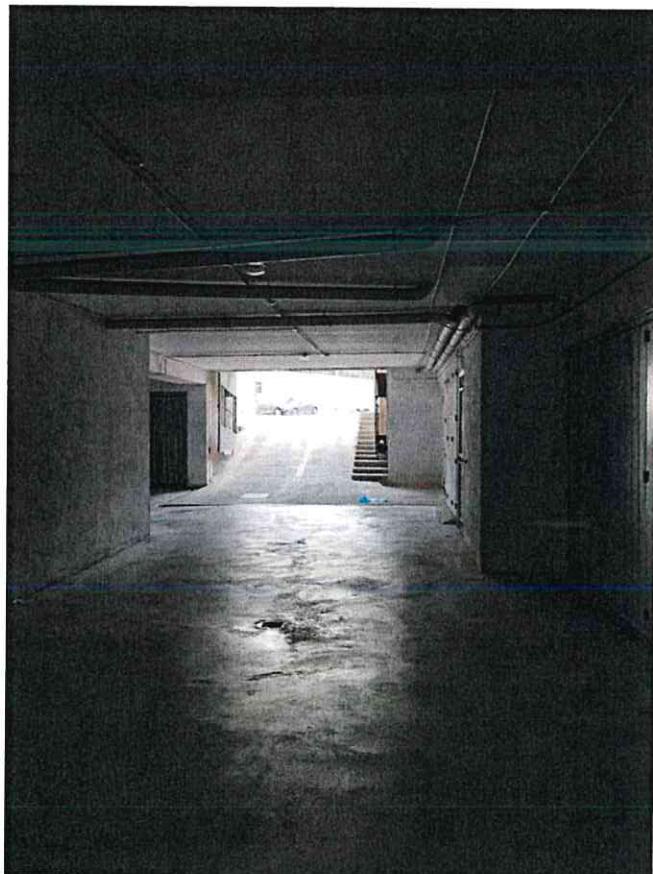


Figure 26 Id-dahla komuni tal-garaxxijiet

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Figure 27 Il-Bieb tal-garaxx numru 9

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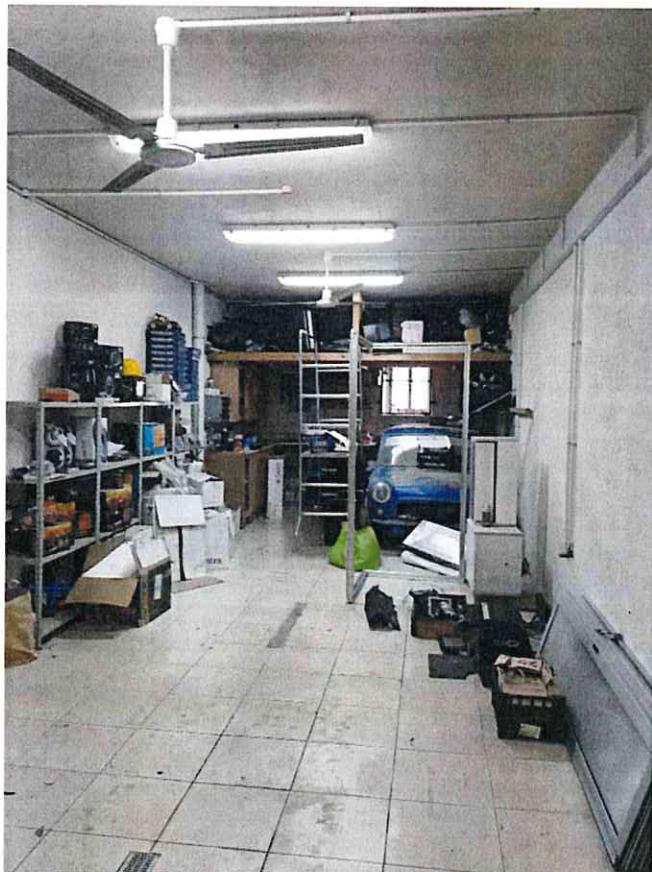


Figure 28 Il-garaxx numru 9

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**Dokument B – Permessi u Pjanta Lokali**

Perit Albert Spiteri  
Warrant No: 1032  
79031192

CENTRAL MALTA LOCAL PLAN



L-Avallus is Milla Dher / Aħalli u l-Impraw  
Malta Environment & Planning Authority

Key

- Local Council Boundary
- Limit to Development (TPS)
- Urban Conservation Area CG09
- Retain Existing Use with Extensions to Institutions
- Residential Areas CG07
- Residential Priority Area CG08
- Green Areas CG18
- Sports CG18
- Strategic Open Gaps CG25
- Primary Town Centre CG12
- Local Centres MO02, CG13
- Rezoning MO04
- Valley Walkway Route MO07
- Car Parks
- Education MO06
- Mosta Technopark Industrial Estate
- Open Space Enclaves CG09

Mosta South  
Area Policy Map

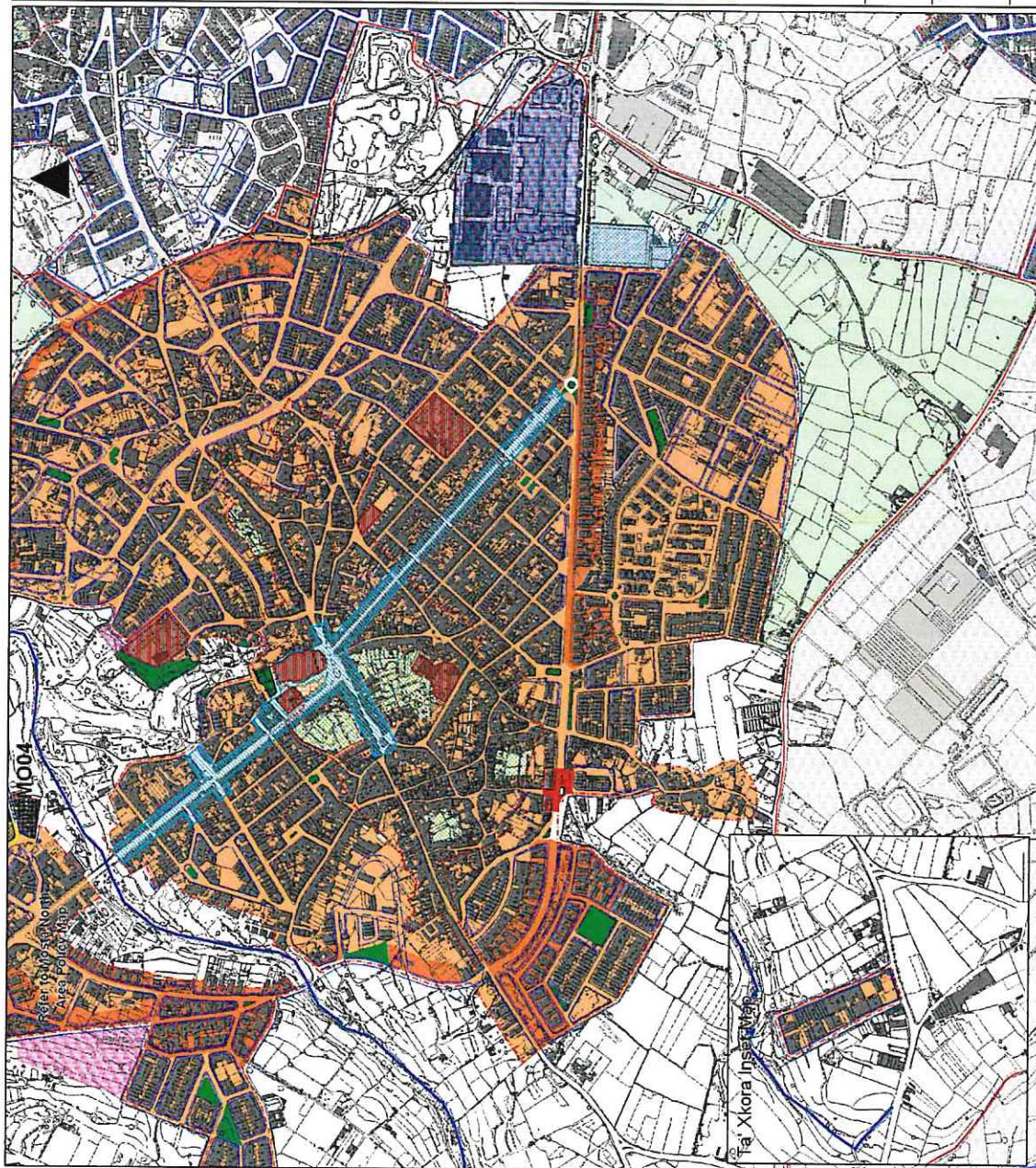
Map  
MOM2

Scale 1:7000 Date July 2006

Map  
MOM2

INDICATIVE ONLY  
Not to be used for direct interpretation or  
for the interpretation of street alignments.

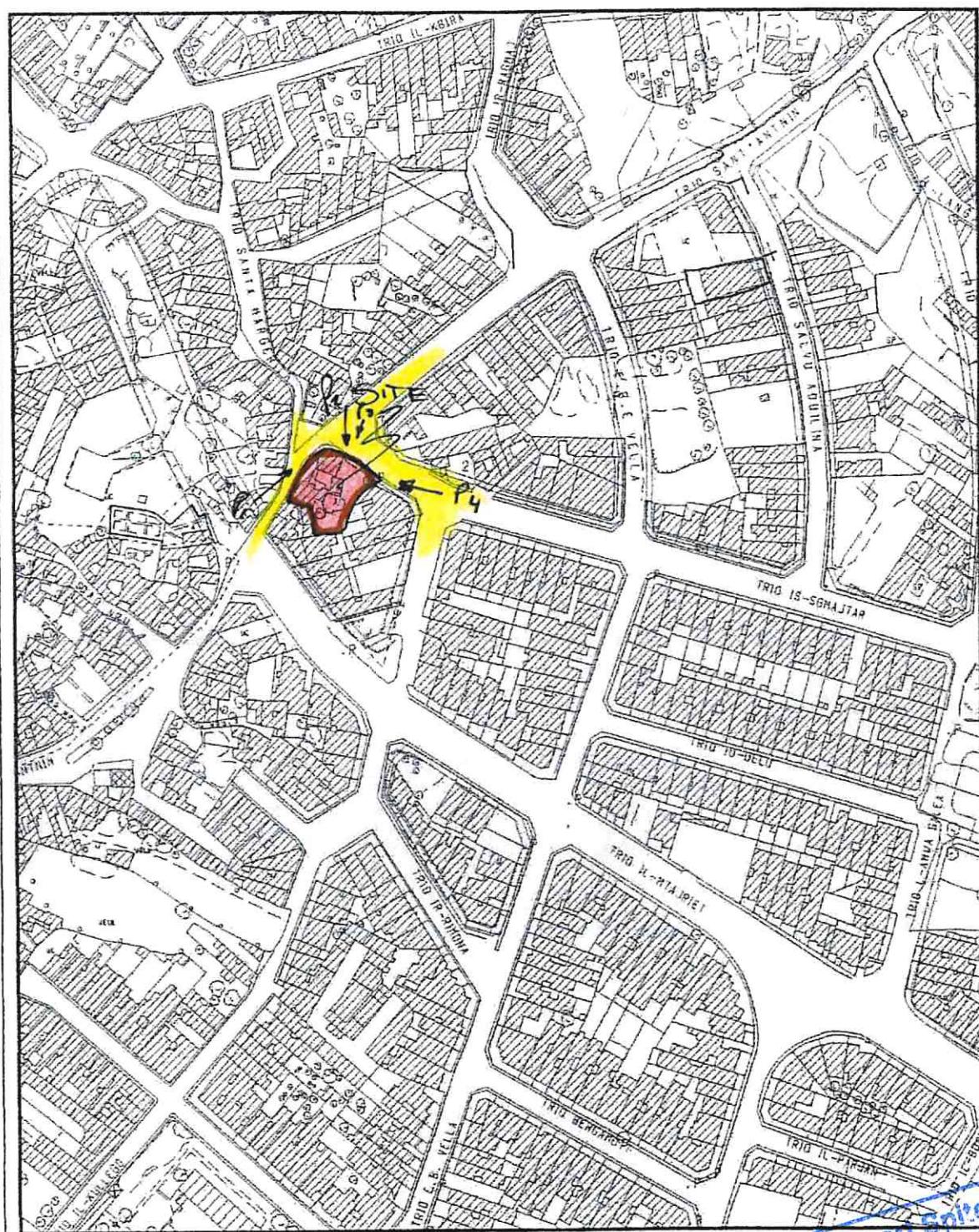
For Mosta Local Council Survey  
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Perit Albert Spiteri  
Warrant No. 332  
79031192

233083

500m



0m

Min Easting = 48640.42, Min Northing = 74071.25, Max Easting = 49040.42, Max Northing = 74577.74

0m

400m

Perit: Albert Spiteri  
Warrant No: 1032  
79031192

## Planning Authority [www.pa-malta.org](http://www.pa-malta.org)

St. Francis Ravelin

Floriana

PO Box 200, Valletta, Malta

Tel: +356 240976 Fax: +356 224846

Site Plan, Scale 1:2500 Printed on: 29 January 2002

Not to be used for interpretation or scaling of scheme alignments

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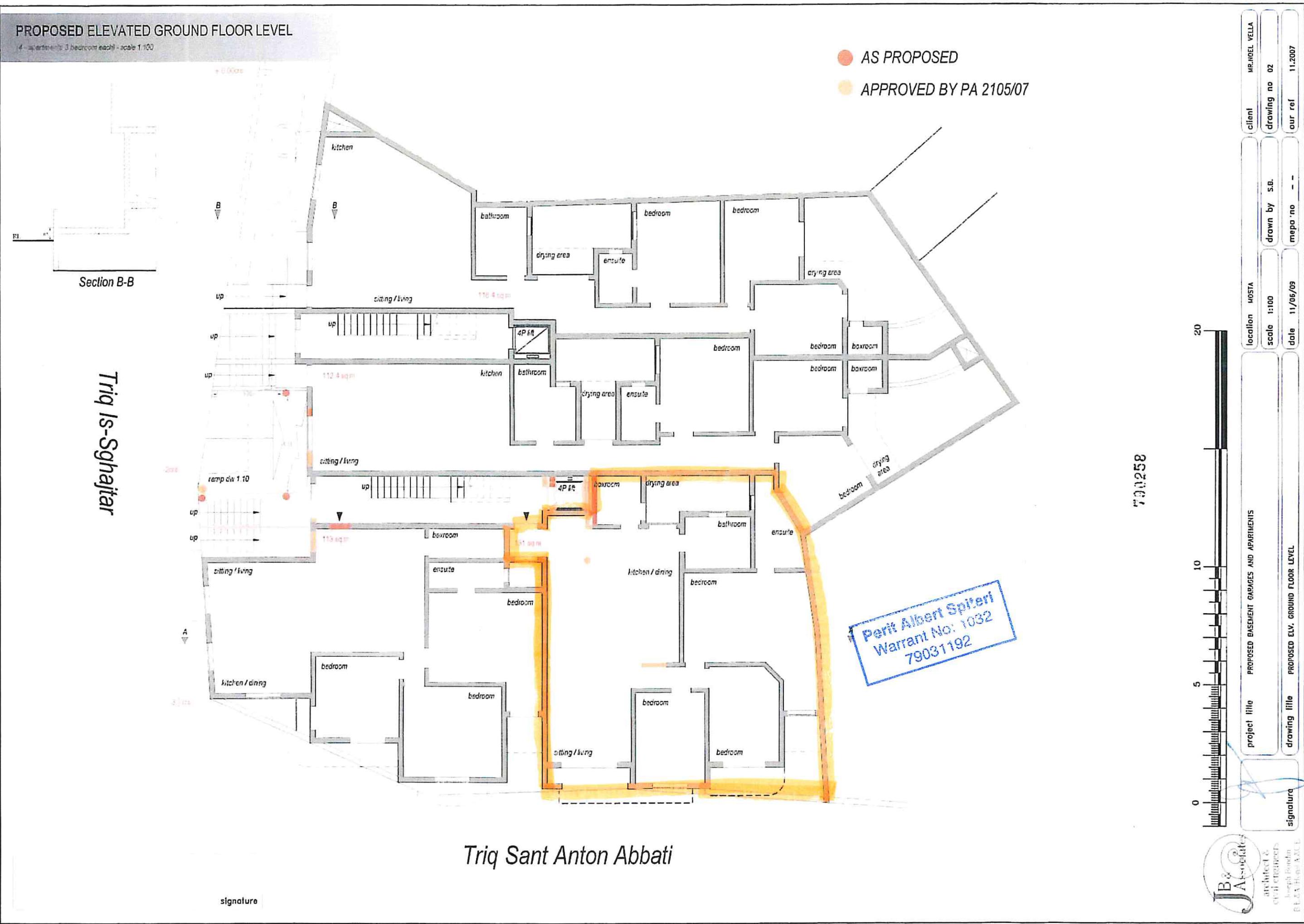


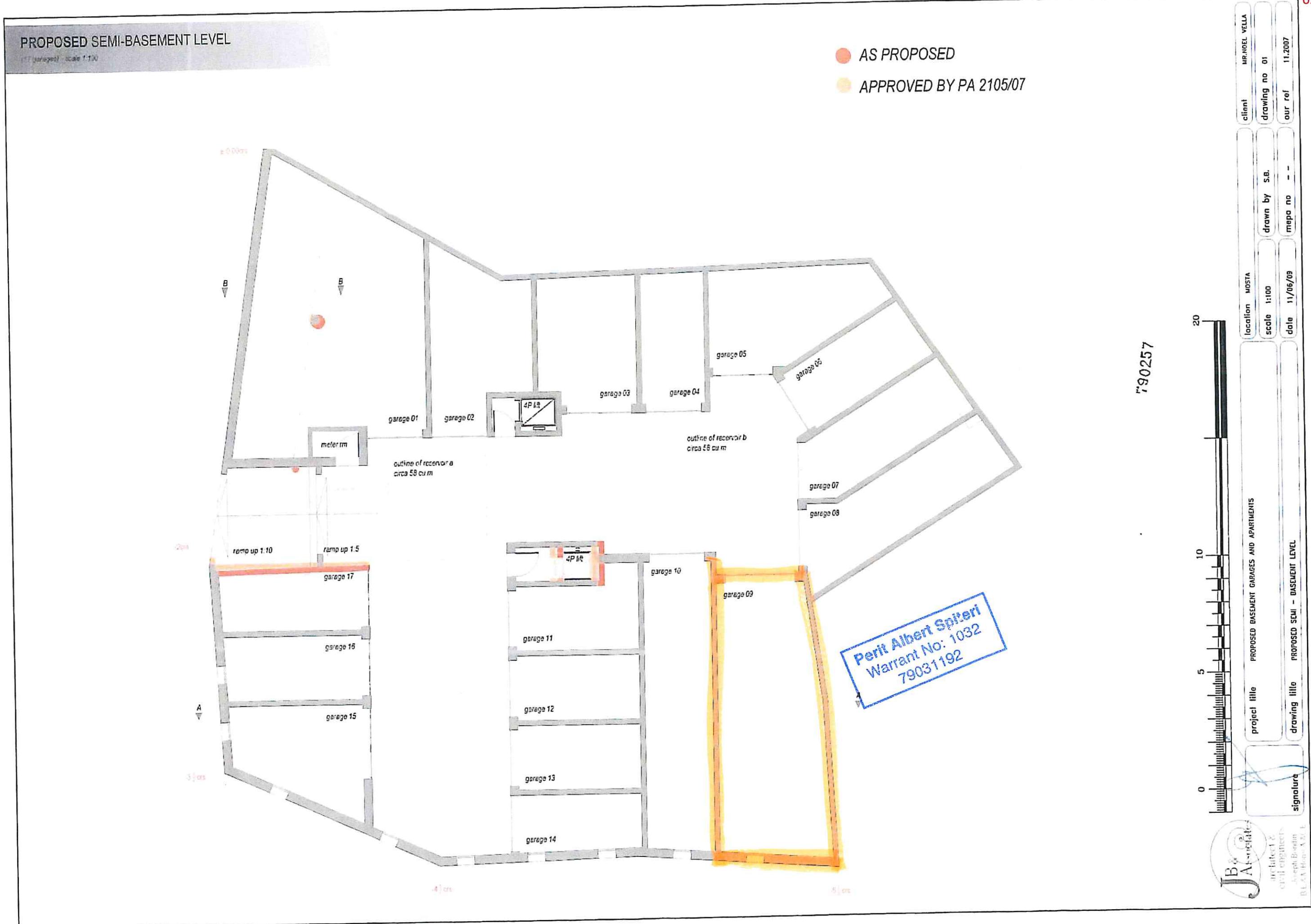
architect & civil engineers  
Joseph Bondin B.E.&A.(Hons), A.C.E.

3, Triq in-Naqqa, Mosta MST 03, Malta

Tel/Fax: 21417671, 21430666

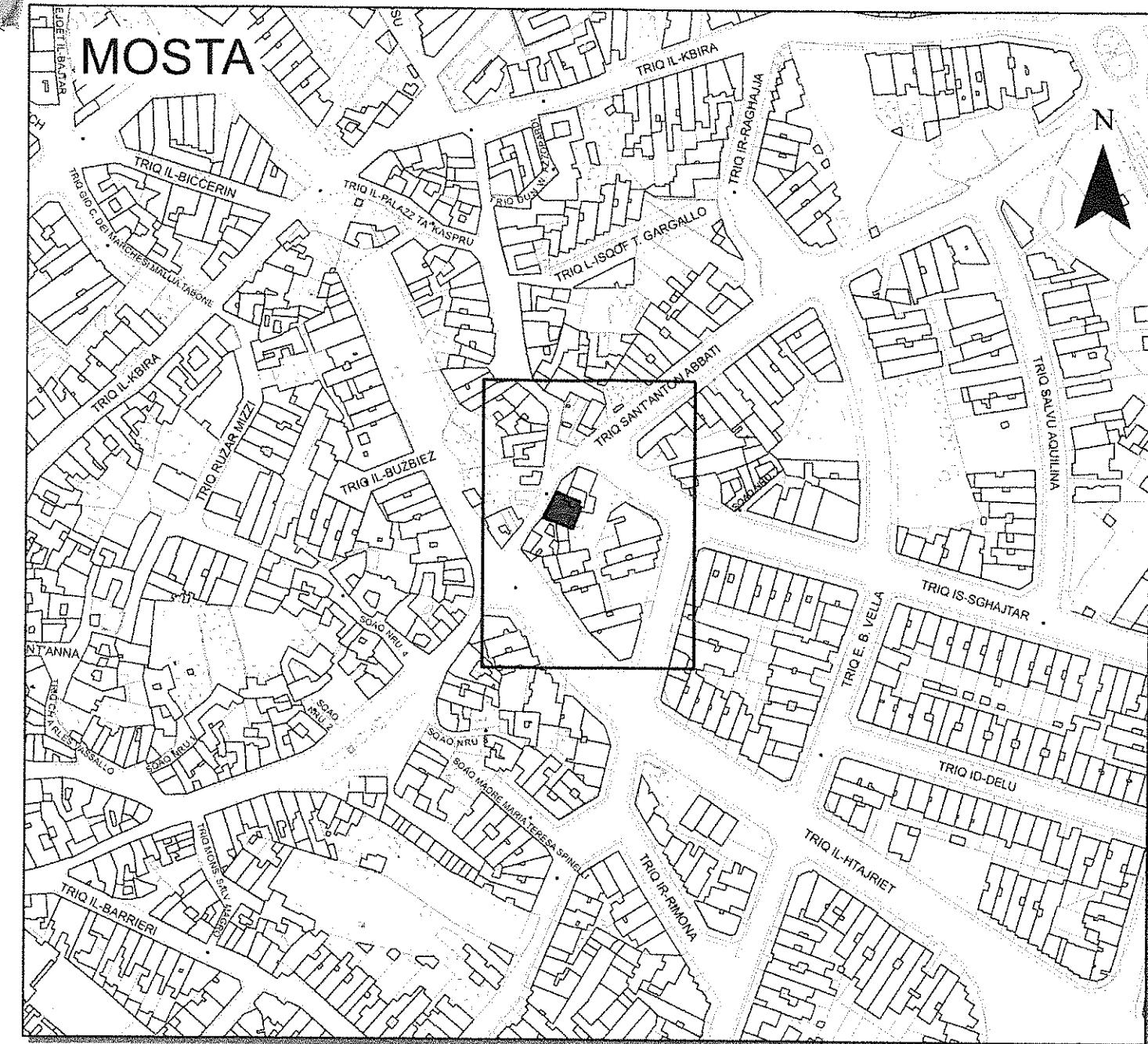
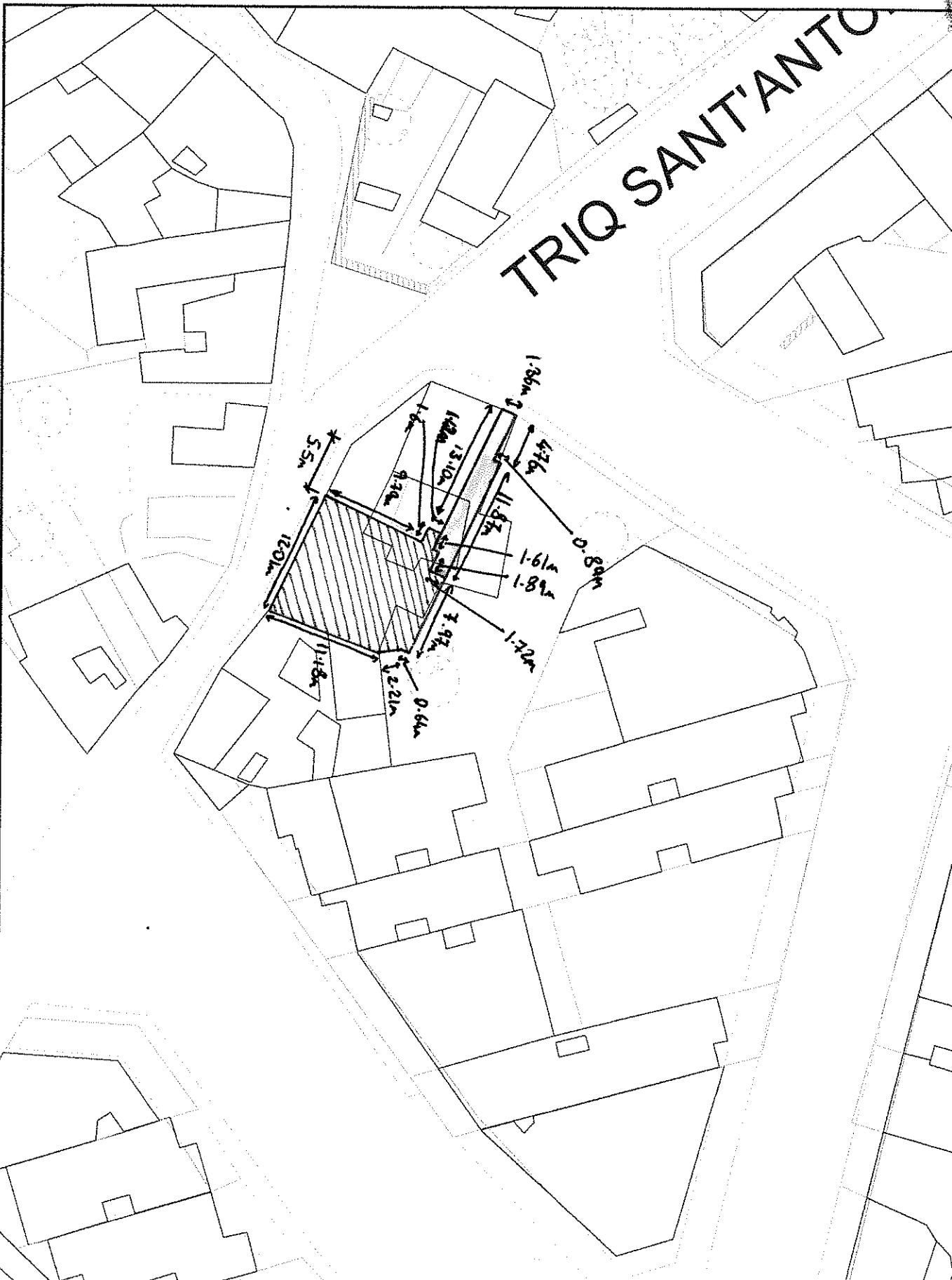
Mob: 7949 0777





**Dokument C – Land Registry Plan**





Pjanta tas-Sit 1:2500 Site Plan

## *Aġenzija għar-Registrazzjoni tal-Artijiet*

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



*Land Registration Agency*

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

Nru tal-Mappa: **208963 E**  
Map Number:

Požizzjoni Ċentrali: x = 48773  
Centre Coordinates: y = 74368

Parti min S.S.: 4874  
Extracted from S.S.

Data: 19/04/2021

Perito

Architect

Timbru tal-Perit:

Architect's Stamp

**Perit Albert Spiteri**  
**Warrant No: 1032**  
**79031192**

Open Access License ACD

Araucaria heterophylla

C 152m<sup>2</sup>

 Ownership @ ELEVATED Ground Floor Scale 1:500

LEVATED Crown Scale 1:500

0      10      20      30      40      50

Right of use @ Elevated Ground floor

LR 204388

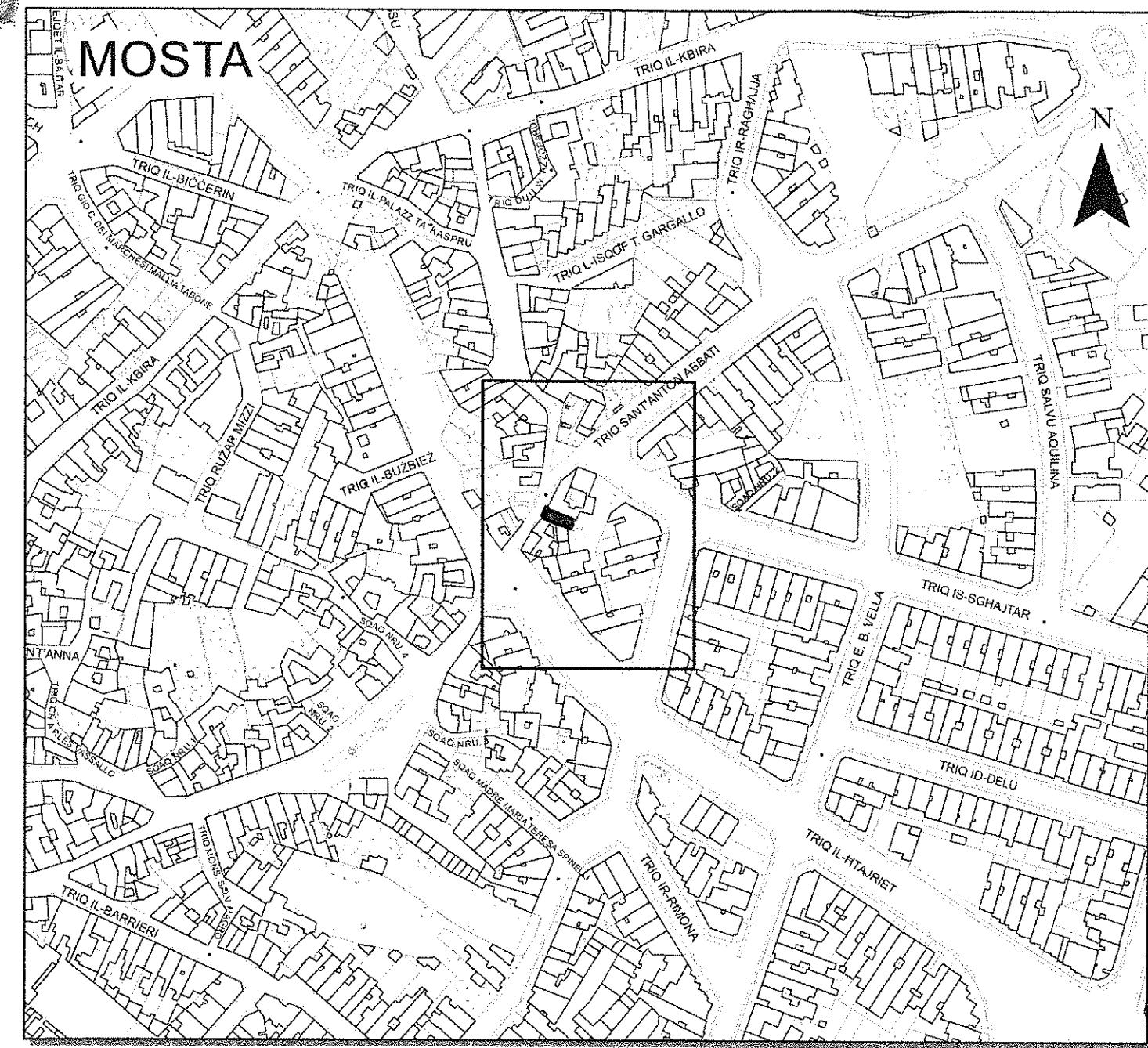
### Dritt imhallas *Fee Paid*



Ownership @ semi Basement Scale 1:500

0 10 20 30 40 50m

Right of use @ semi Basement



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:

208963 E

Pożizzjoni Ċentrali:  
Centre Coordinates:

x = 48773  
y = 74368

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

4874

Date:  
Date:

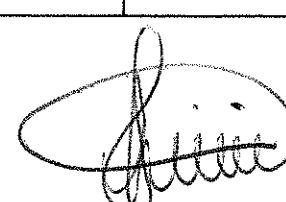
19/04/2021

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:



Perit Albert Spiteri  
Warrant No: 1032  
79031192

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

c. 46.5m<sup>2</sup>

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

LR 204389

Dritt imħallas  
Fee Paid

**Dokument D – Eighth Schedule**





## EIGHTH SCHEDULE

### PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	Mosta
Address	Saint Anthony Apartments, Block B, Apartment 1, And GARAGE TRIQ IS-SGHAR, Mosta
Total Footprint of Area Transferred*	C. 152 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 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 checked="" type="checkbox"/> Semi-Finished**	<input type="checkbox"/> Finished***	
Level of Finishes	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input checked="" type="checkbox"/> Two Car Garage	<input 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: 22/04/2021

Perit's Signature:

Perit Albert Spiteri  
Warrant No: 1032  
79031192

Warrant Number: 1032

Rubber Stamp: