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the Project Studio

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26th May 2020

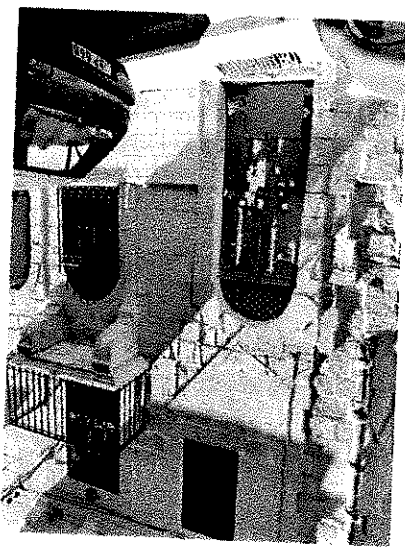
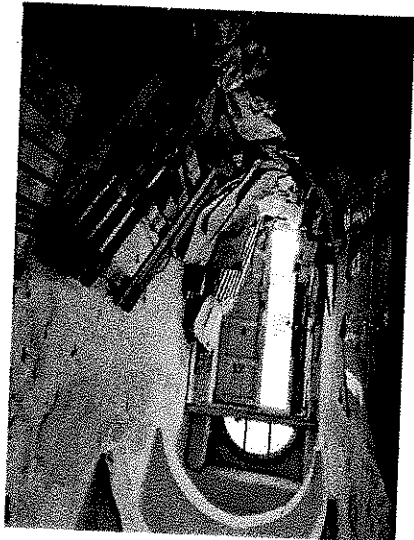
To Whom It May Concern:

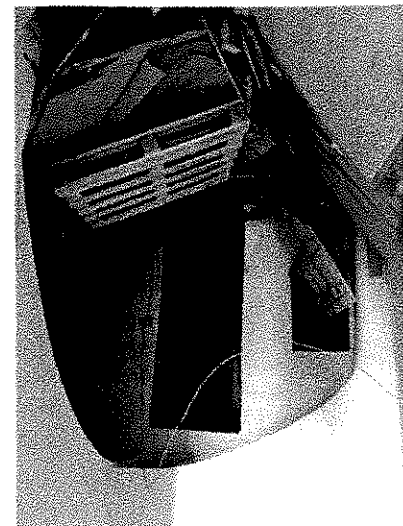
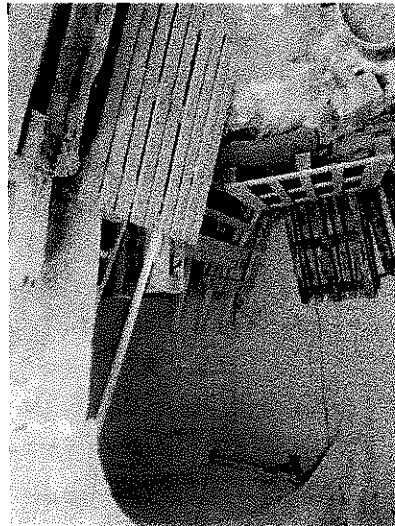
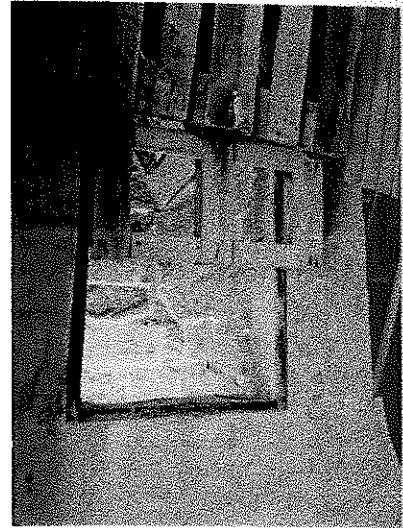
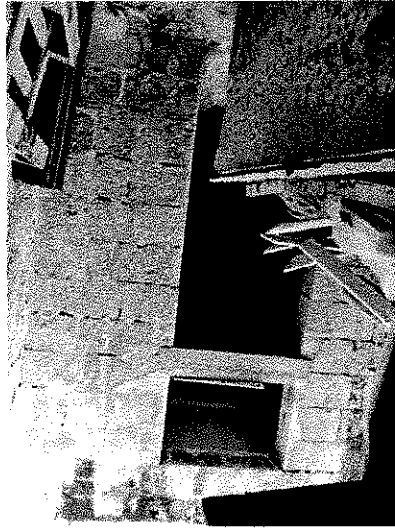
The undersigned architect and civil engineer is hereby certifying that he has inspected the house of character at No. 124, previously No. 267, Trq iz-Zewg Mini, Isla (Senglea). The site has an approximate area of 67 sq.m. at ground floor level and 45 sq.m. at first and second floor levels respectively. It was constructed over 100 years ago.

Layout

Access to the dwelling is directly from the street, to a narrow (corridor like) hall. The main door is the only part of the property overlooking the street, constituting a facade. The hall leads to a courtyard, with a room at the back and an external staircase providing access to the first and second floor levels. The latter are composed of room at the back and access to a corridor over (partly blocking) the courtyard. In addition the property is subject to servitudes of 3 third party windows overlooking its courtyard/ open terraces over rooms.

Below is a photographic survey of the property:





Structure

The building is constructed mainly with load-bearing softstone masonry blockwork walls, while ground floor ceilings are in masonry slabs/masonry arches, first floor and second floor in masonry slabs supported by timber/ steel beams. Property is in a poor updated state, even having retrofit steel beams across the original falling timber beams.

Door Finishes

Floors are finished in stone slabs/ cementitious screed, also in a poor condition.

Wall/Ceiling Finishes

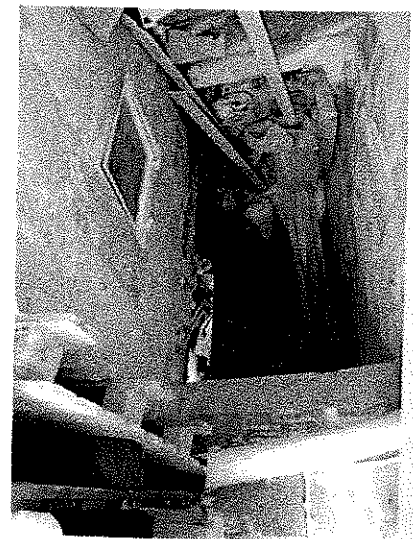
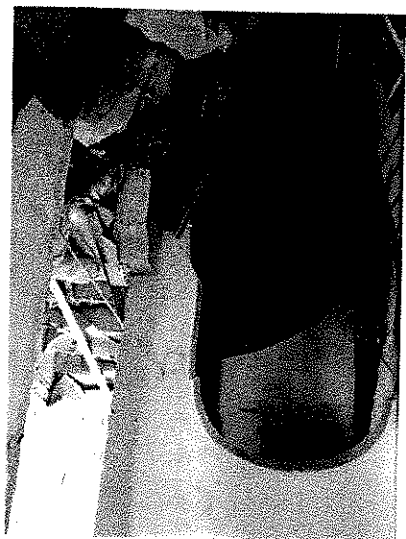
Wall and ceiling finishes are in a poor condition, with flaking paint where still showing signs of paint.

Openings

Internal apertures are in glazed timber, whilst external main door is in timber. Windows are also in an irreparable state.

Services

Water/electricity supplies and a drainage connection to the main-public sewer are available on site; however the services are old, discussed and have to be replaced.



Surroundings

The site is located within the building scheme of the area, adjacent to other habited dwellings. The road leading to the premise is sufficiently wide, formed and surfaced.

Legal Rights/Site History

The premise is freehold. No building permits are available. The existing servitudes previously described, severely restrict the potential conversion of the house.

Conclusion

Considering the size of the property, its location, state of existing finishes and other factors that may bear an influence on the value of this premise, the undersigned estimates its current market value at Sixty-Five Thousand Euro (€ 65,000).



Henry Attard, A.C.E.

Architect & Civil Engineer

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2, Tingiz-Znaben, Attard, A.T.D. 2600
Parr Henry Attard

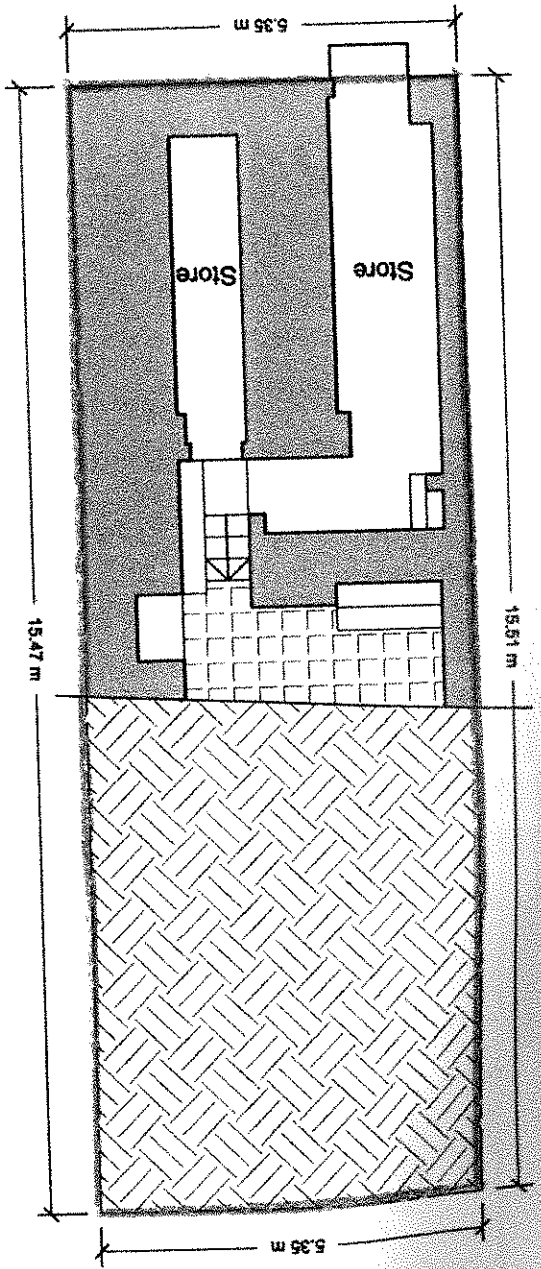
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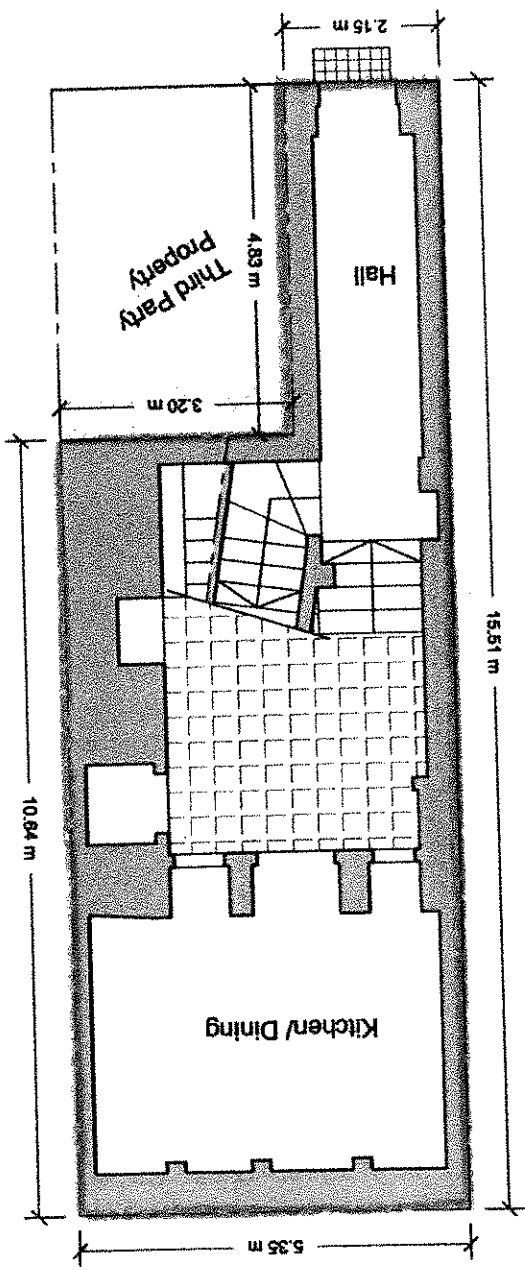
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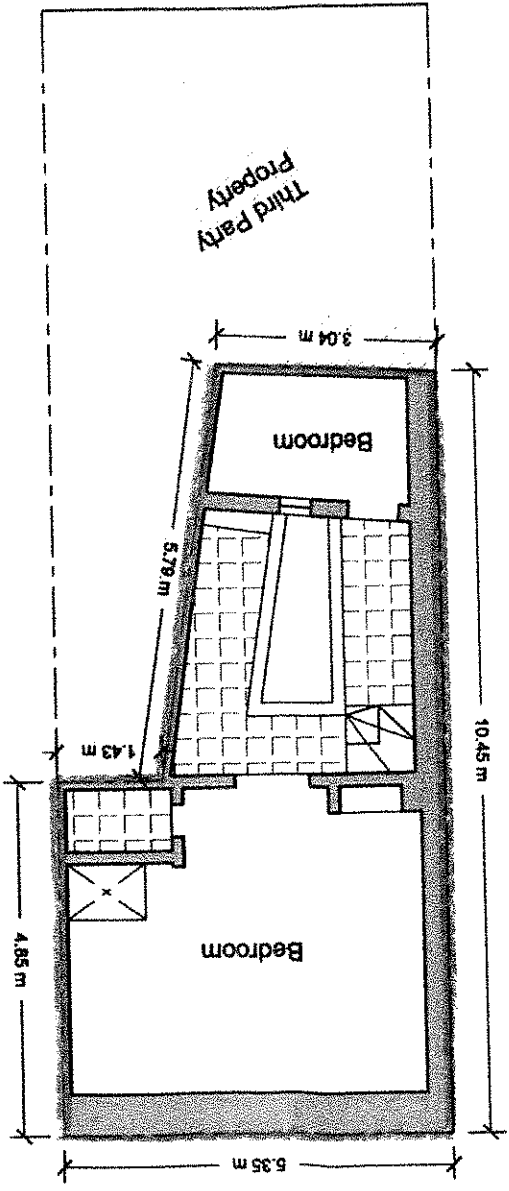
EXISTING BASEMENT PLAN
SCALE 1:100



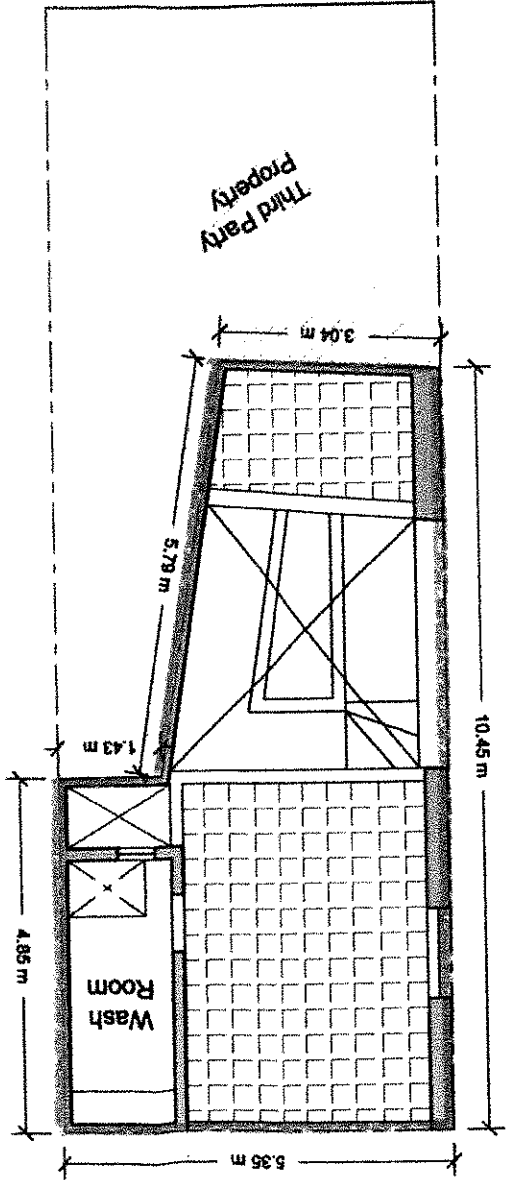
EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



EXISTING SECOND FLOOR PLAN
SCALE 1:100



Notes

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This drawing should not be scaled.

Legend

- To Construct
- To Demolish
- As Constructed; To Sanction
- Approved but not constructed; To Sanction

Drawing Title

Scale 1:100 @ A3 17033 01
Date 21.04.17

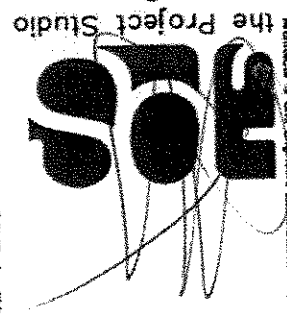
Architect **Henry Attard**

Drawn by **M.C.**

Project **Land Registry**

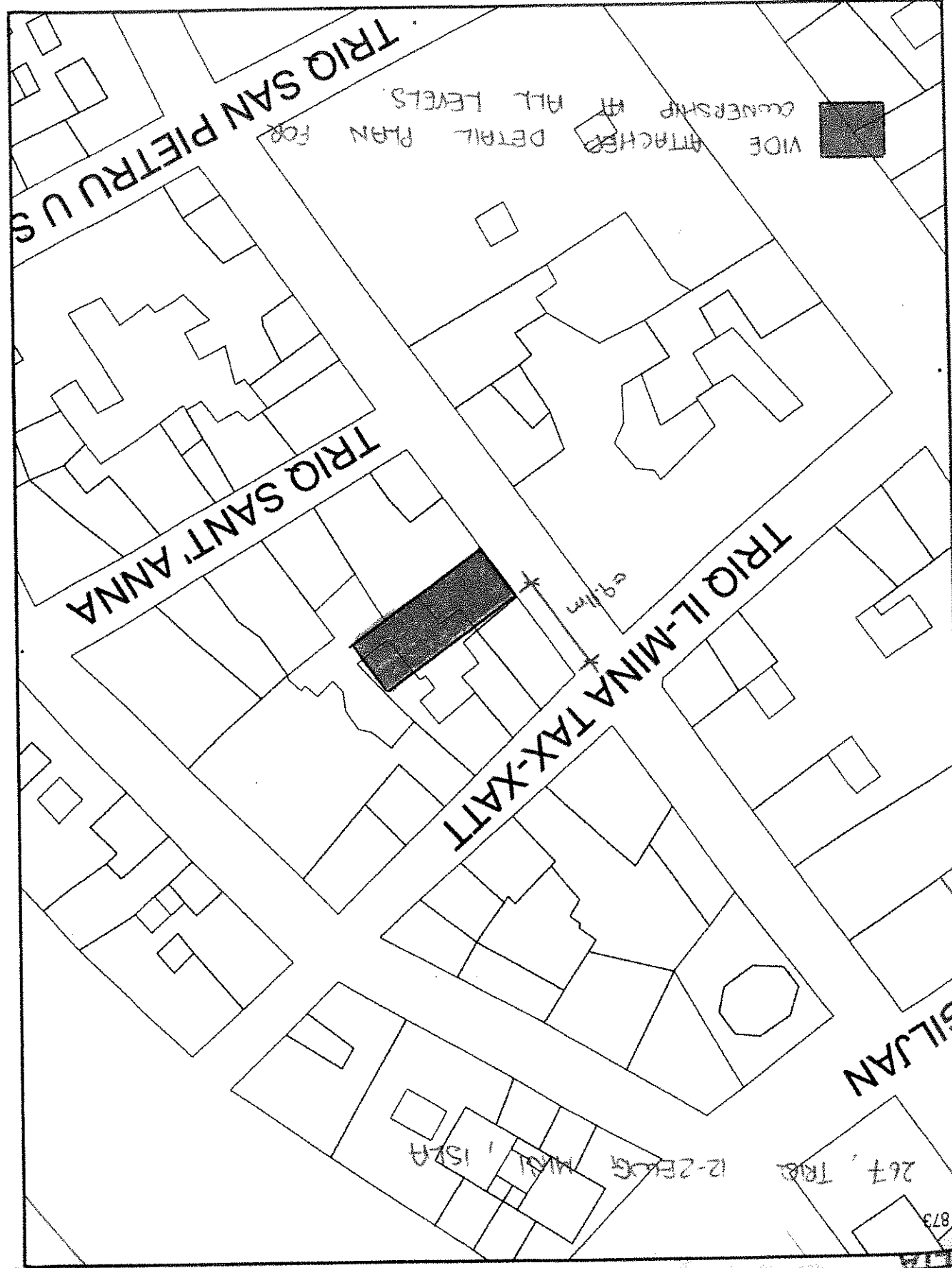
Client **Raymond Bonnici**

Site **Site at, Triq iz-zewg Mini, Isla**

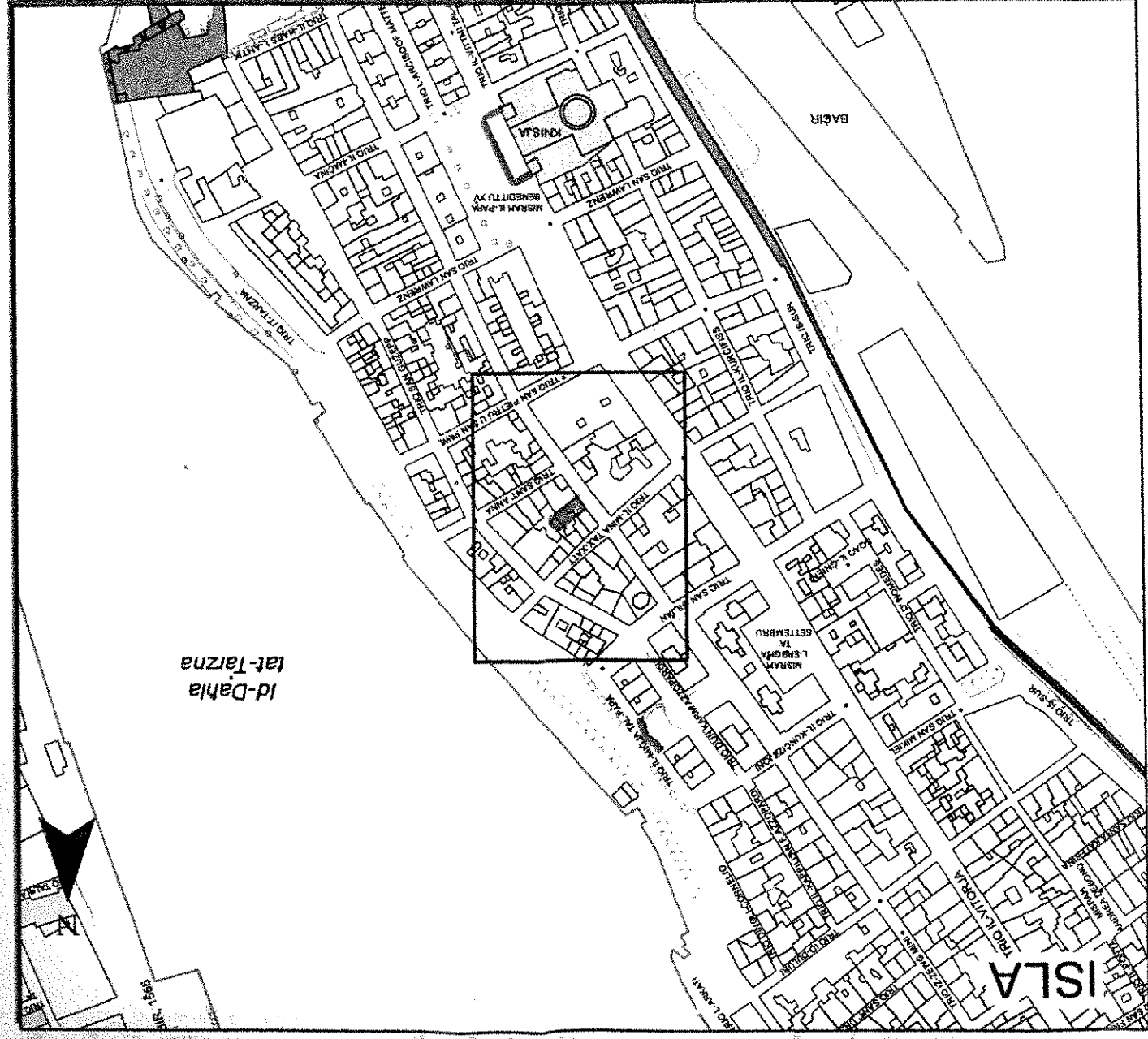


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Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Government of Malta

Registru ta' l-Artijiet



Casa Bolino, 116, Triq il-Funent, Valletta

Land Registry

Nru tal-Mappa: 28077 E
 Map Number: 28077 E
 Pożizzjoni Ċentrali: x = 56548
 Centre Coordinates: x = 56548
 Parti min S.S.: 5671
 Extracted from S.S.: 5671
 Data: 19/04/2017
 Date: 19/04/2017

Qies (metri kwadrati): APPROX AREA
 Area (square metres): ≈ 82.49 m²

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

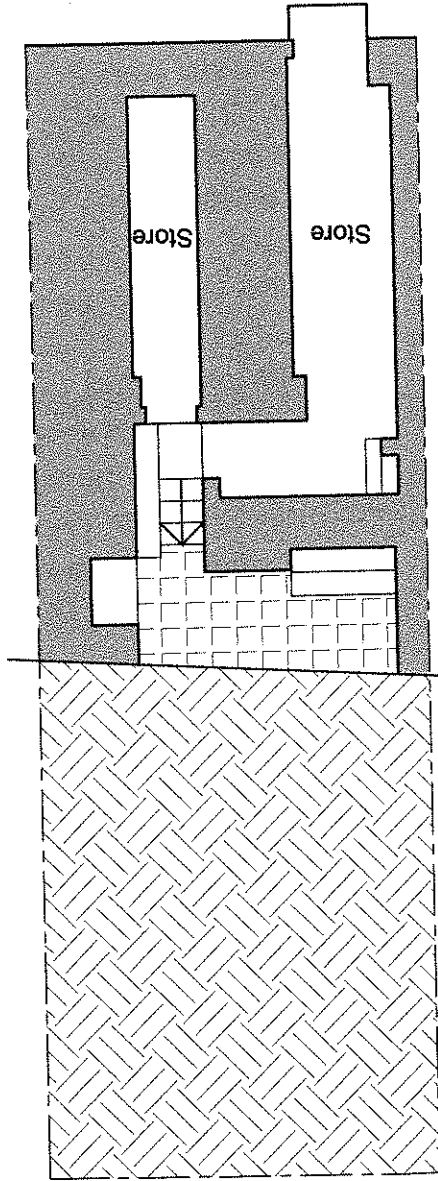
Perit:
 Architect:
 Timbru tal-Perit
 the Project Studio
 2, Triq il-Funent, Valletta, MTL 15200
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 1 (-356) 8948098
 E: info@projectstudio.mt
 W: www.projectstudio.mt

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 Fee Paid

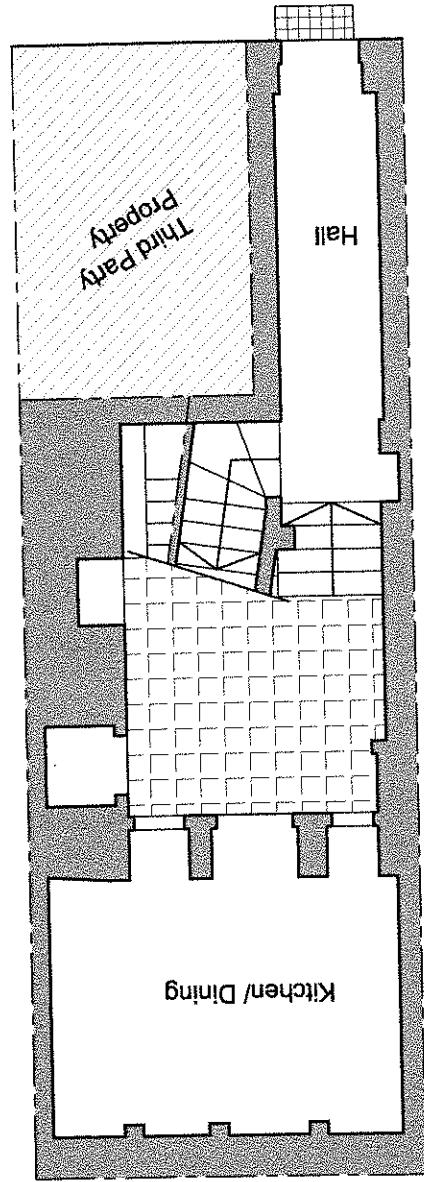
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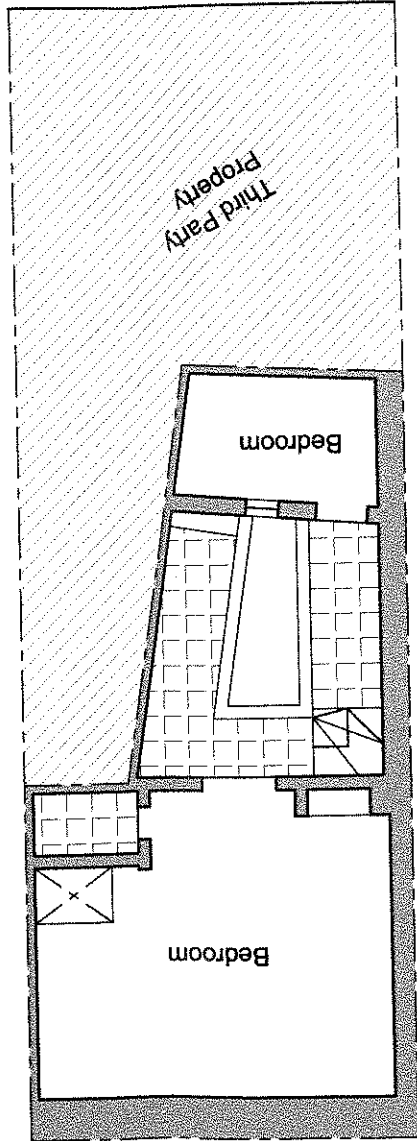
EXISTING BASEMENT PLAN
SCALE 1:100



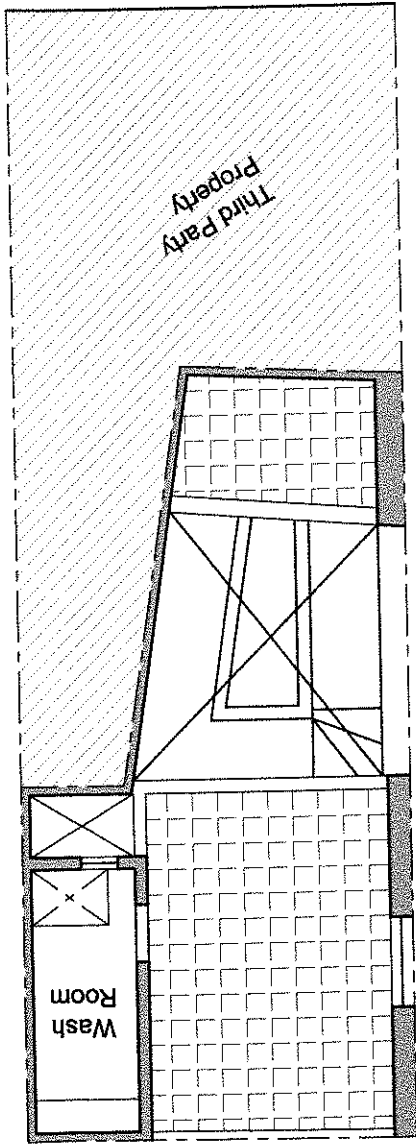
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SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100







EXISTING SECOND FLOOR PLAN
SCALE 1:100



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Drawing Title

Scale 1:100 @ A3
Job No 17033
Dwg No 01
Date 21.04.17

Architect
Henry Attard

Draughtsman
M.C.

Project
Land Registry

Client
Raymond Bonnici

Site
Site at, Triq iz-zewg Mini, Isla

Architects & Civil Engineers
the Project Studio



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