

Fil-Prim' Awla tal-Qorti Civili

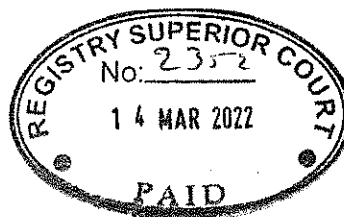
SUBBASTA 52/2021

Jan Nygaard

Vs

Carmen Nygaard

Relazzjoni tal AIC
Andrew Ellul



Fil-Prim' Awla tal-Qorti Civili

SUBBASTA 52/2021

Jan Nygaard

Vs

Carmen Nygaard

Relazzjonital- AIC Andrew Ellul

Jesponi bir-rispett kollu.

Illi hu kien giet innominat minn din l-Onorabbli Qorti permezz tad-dikriet Perit Tekniku biex jaghmel deskrizzjoni u valutazzjoni tal-propjeta' msemmija fir-rikors u cioe':

« 175, Flat 14 », Triq it-Torri, Sliema flimkien ma' zewg garage spaces.

Prezenti mieghi ghall-ispezzjoni kien hemm

Mr Jan Nygaard

Mrs Carmen Nygaard

Ms Karin Gunderson Nygaard

Dr L. Saliba

Din il-propjeta tikkonsisti f'intrata li taghti fuq il-lemin ghal salott u kamra tal-ikel (5.1m x 3.4m) fuq il-faccata. Hemm gallarija li ghandha veduta tal-bahar. Il-kamra ta' l-ikel taghti ghall-kcina (4.0m x 3.1m) li ghandha tieqa fuq bitha interna. Fuq ix-xellug tal-intrata hemm kamra tas-sodda, kamra tal-hasil, kamra tal-banju, kif ukoll kamra tas-sodda u studju (li jista' jintuza bhala kamra tas-sodda). Wahda mill-kmamar tas-sodda taghti ghall-kamra tal-banju.

L-appartament hu wiesgha madwar 7.1m internament.

Il-garage space kif indikat fuq il-post hu wiesgha 4.4m u fond 5.19m, u ghandu access minn Triq it-Torri.

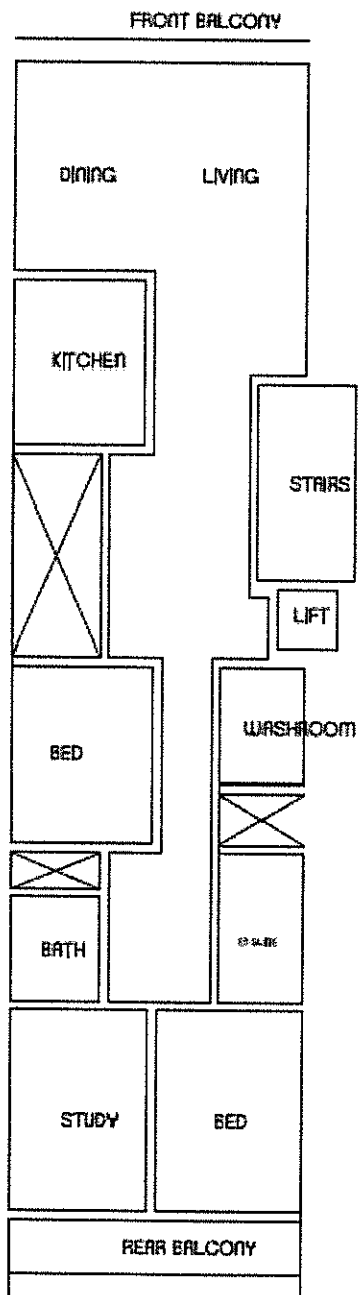


Figure 1 Sketch tal-appartement



Figure 2 L-appartement



Figure 3 Access tal-appartamenti u tal "parking spaces"

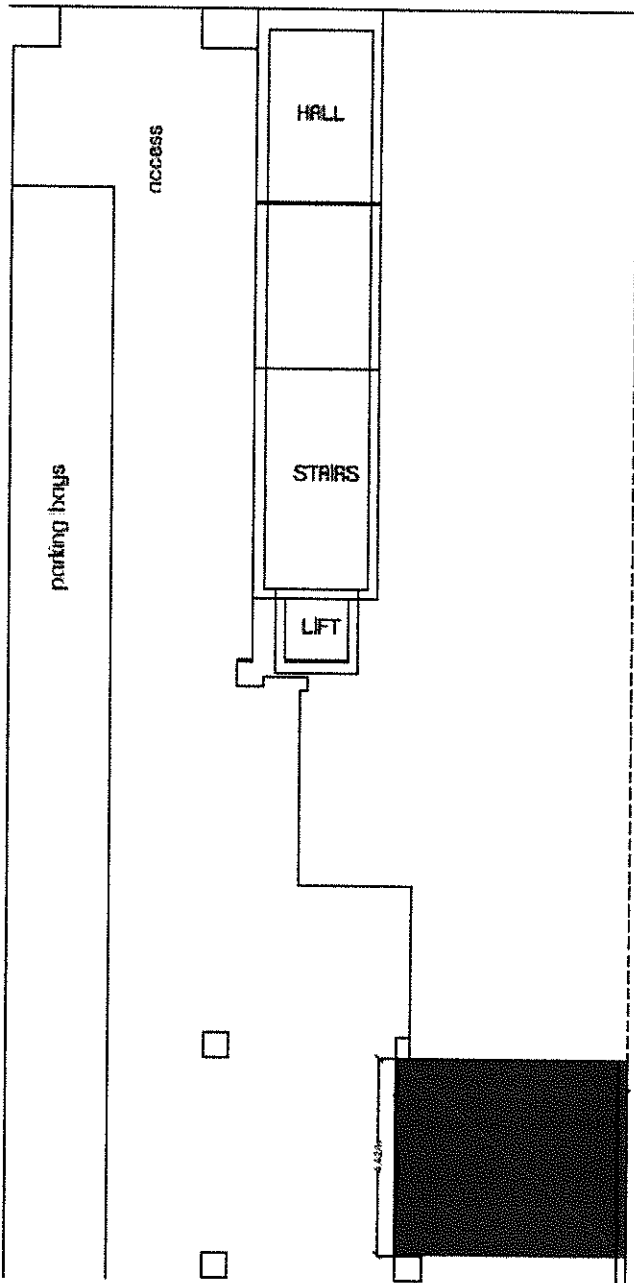


Figure 4 Sketch tal-^{ta} parking spaces " immarkati bl-ahmar.

F'din il-valutazzjoni gew ikkunsidrati dawn il-punti:

1. id-daqs tal-propjeta,
2. is-sit tal-propjeta u l-veduta minnu,
3. il-kundizzjoni tal-bini (inkluz il-kmamar tal-banju)
4. il-permessi tal-propjeta ma nstabux (ma hemmx pjanti fil-file tal-Awtorita tal-Ippjanar) u l-bitha nterna hi zghira (fl-oppinjoni tieghi hemm bzonn li tigi regolarizzata mal-Awtorita tal-Ippjanar)
5. Il-fatt li l-propjeta hi libera u franka, bid-drittijiet, gustijiet u l-pertinenzi taghha kollha.

Fl-oppinjoni tieghi l-valur ta' dan l-appartament hu ta' Euro 940,000 (disgha mija u erbghin elf Euro) u l-valur tal-parking spaces hu ta' Euro 70,000 (sebhghin elf Ewro).

Tant ghanda l-unur jissottometti l-esponent ghas-savju gudizzju ta' din l-Onorabbli Qorti.

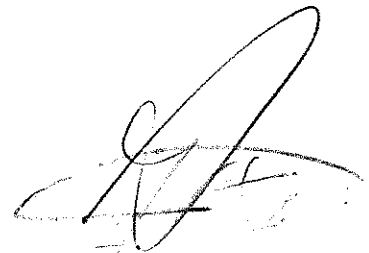


AIC Andrew Ellul

Perit Andrew Ellul
42, Eucharistic Congress Road,
Mosta MST 9033, Malta
Tel. 7949 9442

10 ta' Marzu 2022

14 MAR 2022

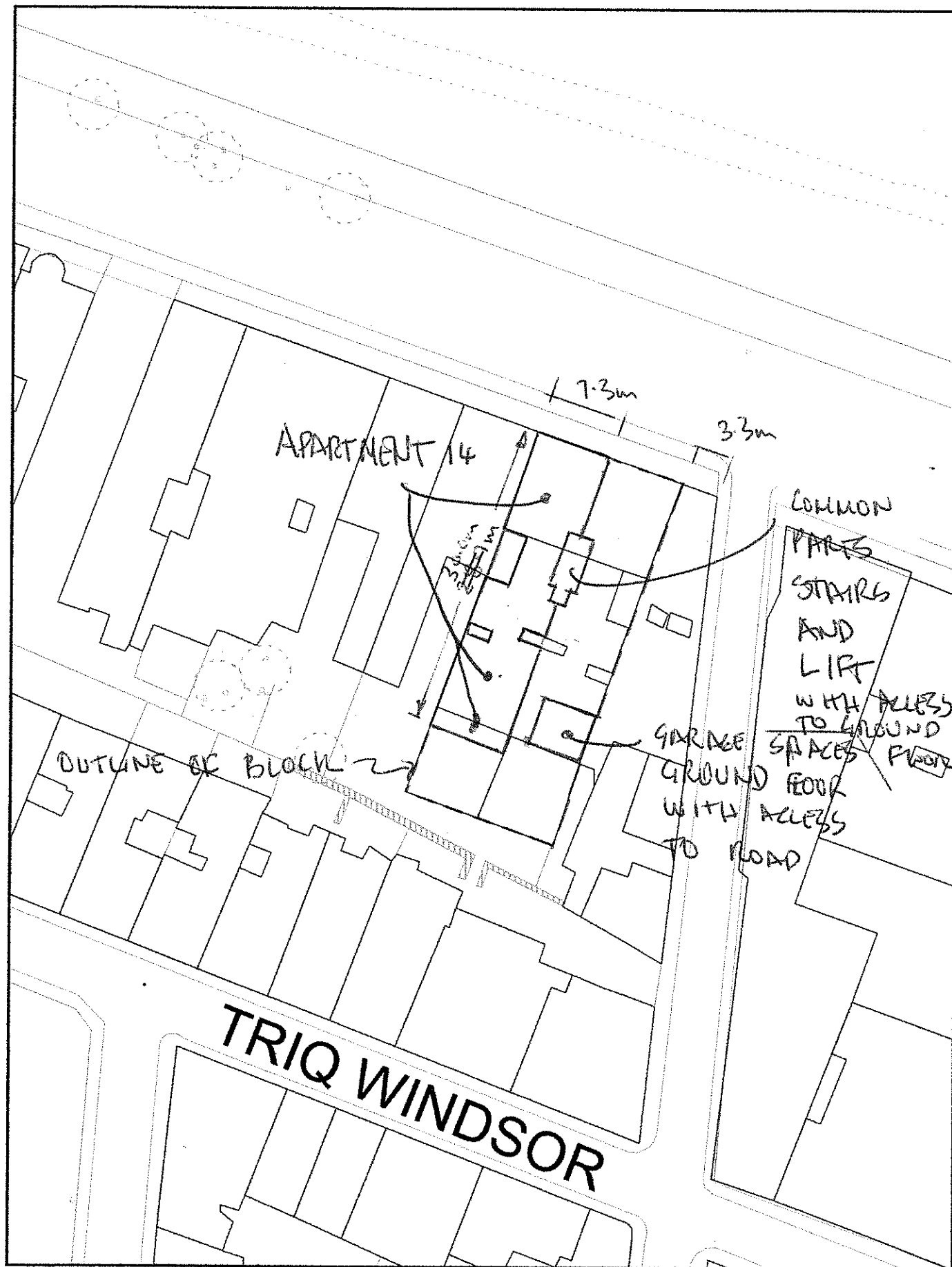


Simon Simpson
Deputat Registratur
Deputy Registrar
Qorti tal-Appellazzjoni (Malta)
Lower Courts (Malta)

ILLUM. illum 21.04.22
DEHER IL-PERIT LEGALI/TEKNIKU Andrew Ellul
49106111 HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU Andrew Ellul

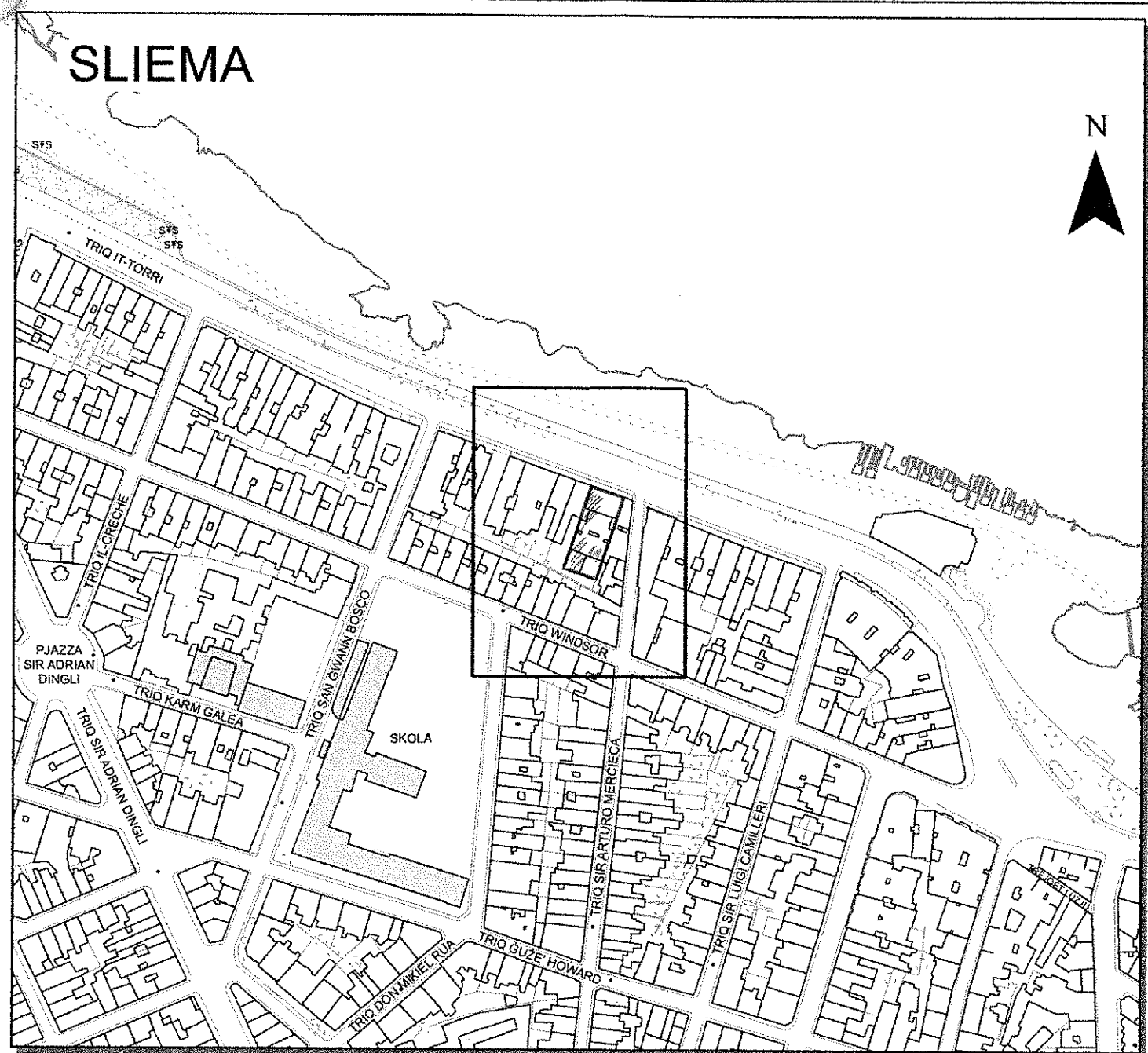
DEPUTAT REGISTRATUR

Simon Simpson
Deputat Registratur
Deputy Registrar
Qorti tal-Appellazzjoni (Malta)
Lower Courts (Malta)



0
10
20
30
40
50m
Scale 1:500

0 10 20 30 40 50m
Scale 1:500



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: 243381 E	Pożizzjoni Centrali: x = 55138	Parti min S.S.: 5474	Data: 16/12/2021
Map Number:	Centre Coordinates: y = 74982	Extracted from S.S.:	Date:

Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp: **Perit Andrew Ellul**
2, Eucharistic Congress Road,
Mosta MST 9033, Malta
Tel. 7949 9442

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

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

LR 257127 Dritt imħallas
Fee Paid



EIGHTH SCHEDULE


PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	Sliema
Address	175 Flat 14 Tower Road
Total Footprint of Area Transferred*	203m2

TICK WHERE APPLICABLE <i>(Tick one box in each case except where indicated otherwise)</i>	
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 type="checkbox"/> 0-20 years <input checked="" type="checkbox"/> Over 20 years <input type="checkbox"/> Pre WWII
Surroundings	<input checked="" type="checkbox"/> Sea View <input type="checkbox"/> Country View <input 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 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 checked="" type="checkbox"/> With Lift <input type="checkbox"/> With Basement <input type="checkbox"/> No Garage <input checked="" 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 ** plus bathrooms and apertures

** Includes plastering, electricity, plumbing and floor tiles

Date: <u>10 March 2022</u>	Perit's Signature: 
Warrant Number: <u>197</u>	Rubber Stamp: <u>Perit Andrew Ellul</u> <u>42, Eucharistic Congress Road,</u> <u>Mosta MST 9033, Malta</u> <u>Tel. 7949 9442</u>

Andrew Ellul
Architect, Civil Engineers & Cost Consultant
42 Eucharistic Congress Road, Mosta
Tel. No 21430882, 79499442. Email:andrewellul@gmail.com

1 ta' Dicembru 2021

Jan Nygaard
18, Flat 2
Triq San Girgor,
Sliema

CarmenNygaard
175, Flat 14
Triq it-Torri
Sliema

Direttur tar-Registru Pubbliku
Valletta

Direttur tar-Registru tal-Artijiet
Valletta

RE :Jan Nygaard Vs Carmen Nygaard

Ser isir access fuq :

1. « 175, Flat 14 », Triq it-Torri, Sliema flimkien ma' zewg garage spaces.
fil-21 ta' Dicembru fil 10 :30am

Andrew Ellul A.&C.E

Fil Prim' Awla tal-Qorti Civili




Subbasta 52/21

**Jan Nygaard
Vs
Carmen Nygaard**

Nota tal-AIC Andrew Ellul

1. Jien gejt mahtur biex naghmel valutazzjoni tal propjeta' « 175, Flat 14 », Triq it-Torri, Sliema flimkien ma' zewg garage spaces.
2. Iffisajt appuntament fil-21 ta' Dicembru fil 10 :30am
3. Jien gejt infurmat li Ms Carmen Nygaard kienet ser issiefer fil 15 ta' Dicembru ghal zmien konsiderevoli u allura jien biddilt l-appuntament biex naghmel l-ispezzjonu ghall-ghada li cemplitli Ms Nygaard jigifieri ghal 14 ta' Dicembru fil 17.00
4. Eventwalment cempilli l-avukat ta' Mr Nygaard u qalli li xtaq ikun prezenti biex jara l-propjeta u meta ghidflu l-ispezzjoni kienet diga saret (bl-intenzjoni tieghi li nkun efficjenti u li nipprezenta r-rapport fil hin) talabni li naghmel spezzjoni ohra tal-propjeta.

Luke Saliba <luke.saliba95@gmail.com>
to me, frankmalta, jan.chr.nygaard

Tue, 21 Dec 2021, 09:36   

Dear Perit,

I write with reference to the access that was held last week on the property at 175, Flat 14, Tower Street, Sliema. As you know, my client (in copy) was not privy that the date of access had changed and thus we could not be present. In this regard, you are kindly requested to hold another access on the aforementioned property so that my client will be able to attend.

Regards,

Dr Luke Saliba LL.B.(Hons)(Melit.) M.Adv (Melit.)
Associate Counsel, Ellul & Scott Advocates
(356) 9986 6617 / (356) 2131 4347 /
318, Rue d'Argens, Gzira GZR1363

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Nixtieq nitlob lil Qorti direzzjoni jekk hemmx ghalfejn issir spezzjoni ohra jew jekk ghandix nghaddi ghar-rapport.

Qed nibghat in-nota illum ghax fil gimgha li ghaddiet kont ma niflahx.

Tant ghandu l-unur jissottometti l-esponenti ghas-savju gudizzju ta' din l-Onorabbli Qorti.

AIC Andrew Ellul

10 ta' Jannar 2021

Andrew Ellul
Architect, Civil Engineers & Cost Consultant
42 Eucharistic Congress Road, Mosta
Tel. No 21430882, 79499442. Email:andrewellul@gmail.com

3 ta' Frar 2022

Jan Nygaard
18, Flat 2
Triq San Girgor,
Sliema

CarmenNygaard
175, Flat 14
Triq it-Torri
Sliema

Direttur tar-Registru Pubbliku
Valletta

Direttur tar-Registru tal-Artijiet
Valletta

RE :Jan Nygaard Vs Carmen Nygaard

Ser isir access iehor fuq :

1. « 175, Flat 14 », Triq it-Torri, Sliema flimkien ma' zewg garage spaces.
fil-15 ta' Frar fil 10 :00am.

Andrew Ellul A.&C.E