

FIL-PRIM AWLA' TAL-QORTI CIVILI**FL-ATTI TAS-SUBBASTA****Numru 43/2020**

HSBC Bank Malta p.l.c. (C3177)

vs.

Alexander Stefanov (I.D. numru 48811A)

RELAZZJONI**TAL-PERIT TEKNIKU****A.I.C. DUNCAN MIFSUD**

Data: 04 ta' Novembru 2021



Rikorrenti: HSBC Bank Malta p.l.c.: 32, Triq il-Merkanti, Valletta

Intimat: Aleander Stefanov

Alder Court, Appartament nru. 4, Triq Dun Nard Mallia, Żurrieq.

FIL-PRIM'AWLA TAL-QORTI ĊIVILI**FI-Atti tas-Subbasta Numru 43/2020**

HSBC Bank Malta p.l.c. (C 3177)

vs

Alexander Stefanov (I.D. Numru 48811A)

Relazzjoni tal-Perit Tekniku AIC Duncan Mifsud

Jesponi bir-rispett illi:

Wara rikors għall-mandat ta' qbid fuq fwejjeg immobli tas-soċjeta' HSBC Bank Malta plc:

01. Illi b'sentenza tal-Prim'Awla tal-Qorti Ċivili fl-ismijiet '*HSBC Bank Malta p.l.c. vs. Alexander Stafanov (ID 48811A)*', deciza fil-5 ta' Diċembru 2019 (Rikors Maħluf Numru: 47/2019 FGM), is-soċjeta' esponenti ġiet kanonizzata kreditriċi tal-intimati fis-somma ta' mija u tlieta u għoxrin elf, disa' mija, erbgħa u sittin ewro u disgħa u tletin ċenteżmu (€123,964.39) sad-19 t'Ottubru 2019, bl-imgħaxijiet legali bir-rata ta' tmienja fil-mija (8%) fis-sena mill-20 t'Ottubru 2019 sad-data tal-pagament effettiv u l-ispejjeż tal-kawża.
02. Illi l-intimat, għalkemm debitament interpellat sabiex iħallas d-debitu tiegħu permezz ta' ittra uffiċjali, baqa' inadempjenti.
03. Illi fost il-propjeta' immobbli tal-intimat hemm l-appartament fit-tieni sular (*first floor*), internament immarkat bin-numru erbgħa aċċessibli minn blokkja bla numru u bla isem fi Triq Dun Nard Mallia, Żurrieq, bid-drittijiet u l-pertinenzi tiegħu kollha u bid-dritt tal-użu tal-komun, hekk kif aħjar deskritt f'kuntratt fl-atti tan-nutar Ruben Casingena tat-13 ta' Settembru 2012.

- 04. Illi b'Digriet moghti fil-Prim'Awla tal-Qorti Ċivili fl-ewwel (1) ta' Diċembru elfejn u għoxrin (2020), fuq rikors ta' HSBC Bank Malta p.l.c. bin-numru tar-registrazzjoni C2177, gie ordnat il-bejgħ bl-irkant.
- 05. Illi l-esponent Perit gie maħtur bħala espert fl-atti tal-Mandat ta' qbid ta' hwejjeġ immobli (dok DM01) sabiex jagħmel deskrizzjoni ta' dan l-appartament indikat fir-rikors promotur u sabiex ifisser il-piżijiet, kirijiet u jeddijiet oħra, sew reali kemm personali, jekk ikun hemm, li għalihom dan l-appartament ikun sugġetti, skont l-informazzjoni li jkun ħa mill-kreditur jew mid-debitur.
- 06. Is-soċjeta' esponenti talbet bir-rispett li din l-Onorabbli Qorti tordna l-fruġ tal-mandat ta' qbid eżekuttiv b'dan illi tordna l-bejgħ in subbasta u tiffissa jum, ħin u lok għall-bejgħ tal-propjeta' msemmija u dan in sodisfazzjon tal-kreditu tagħha hawn fuq imsemmi. L-Onorabbli Qorti laqgħet it-talba ta' l-esponent u għall-fini tad-deskrizzjoni u valutazzjoni tal-propjeta' in kwistjoni għoġobha tinnomina lill-esponent Arkitett u Inġinier Ċivili sabiex jaċċedi fuq il-propjeta' in kwistjoni u jirrelata.
- 07. L-esponent gie mogħti l-inkarigu biex jivvaluta' l-propjeta' hawn imsemmi. In diżimpenju ta' dan l-inkarigu, l-esponent aċċeda fuq il-post fil-05 ta' April 2021, wara li kien informa lill-okkupant b'din l-ispezzjoni fuq il-post (dok DM02 u dok DM 03).
- 08. Illi dak in-nhar tal-aċċess fuq il-post ma kien fetaħ ħadd u l-esponent kien gie nfurmat minn terzi persuni li s-sid kien telaq minn Malta.
- 09. Illi għaldaqstant permezz ta' Rikors (dok DM04), l-esponent informa lill-Onorabbli Qorti illi kien qiegħed isib xkiel biex jespleta l-inkarigu mogħti lilu u talab bir-rispett lill-istess Onorabbli Qorti togħoġobha tordna l-iskass tal-fond mertu ta' din is-subbasta u l-kmamar ta' ġo fih, permezz ta' Marixxal tal-Qorti.
- 10. Illi l-Onorabbli Qorti laqgħet it-talba tal-iskass tal-fond in kwistjoni, u għaldaqstant l-aċċess fuq il-post sar nhar it-03 ta' Awwissu 2021 fid-disgħa (9) ta' filgħodu, fil-preżenza ta' żewġ Marixxalli tal-Qorti, żewġ ufficċjali tal-pulizija, kif ukoll rappreżentanti tal-bank HSBC (dok DM05 – dok DM08).

11. Għaldaqstant, wara li żamm l-aċċess imsemmi fuq il-propjeta' fil-mertu ta' din is-subbasta, ha diversi ritratti tal-fond illi huma annessi ma' din ir-relazzjoni, ra l-atti fil-proċess u għamel il-konstatazzjonijiet tekniċi relati mal-inkarigu tiegħu, l-esponent Perit Tekniku għandu x'jirrelata s-segwent:

KONTENUT

OSSERVAZZJONIJIET	6
KARATTERISTIĊI ĠENERALI – PIŻIJIET U JEDDIJIET OĦRA	6
DESKRIZZJONI TAL-PROPJETA' MMOBLI	8
PERMESSI TAL-BINI, REGOLI SANITARJI U POTENZJAL	10
KUNSIDERAZZJONIJIET	11
VALUR	12
DOKUMENTI ANNESSI MA' DIN IR-RELAZZJONI.	13
RIFERENZI	14

OSSERVAZZJONIJIET

12. Illi r-rikorrenti pprezentaw rikors datat 17 ta' Novembru 2020 fejn elenkaw it-talbiet tagħhom lil din l-Onorabbli Qorti.
13. L-esponent ħa konjizzjoni ta' dan ir-rikors, kif ukoll l-atti kollha relevanti fil-proċess odjern.

KARATTERISTIĊI ĠENERALI – PIŻIJIET U JEDDIJIET OĦRA

14. Illi l-fond in kwistjoni jikkonsisti f'appartament ta' tlett (3) ikmamar tas-sodda fit-tieni sular (*first floor*) fi blokka bl-isem 'Alder Court' fi Triq Nard Mallia, Żurrieq, bid-drittijiet u l-pertinenzi tiegħu kollha u bid-drittijiet tal-użu tal-komun hekk kif aħjar deskritt f'kuntratt fl-atti tan-Nutar Ruben Casingena tat-tlettax ta' Settembru tas-sena elfejn u tnax (13/09/2012), irjieħat mhux magħrufa.
15. Illi l-appartament, internament immarkat bin-numru erbgħa (4), huwa aċċessibli minn blokka residenzjali, liema blokka tinkorpora erba' (4) appartamenti u żewġ (2) *penthouses* (Dok DM09 – Dok DM12).
16. Illi l-istess binja tinkorpora fiha wkoll żewġ *maisonettes* fl-ewwel sular (*elevated ground floor*) u kumpless ta' garaxxijiet interni fil-*basement*, kollha iżda b'entrata tagħhom separata mill-korp ta' appartamenti deskritt f'punt 15.
17. Illi l-pożizzjoni ta' dan il-fond hija waħda tajba fi triq residenzjali fuq il-periferija tal-lokalita' taż-Żurrieq, iżda fl-istess ħin fil-viċinanza ta' Triq l-Indipendenza, li hija waħda mit-toroq prinċipali fil-lokalita' taż-Żurrieq. Il-fond huwa filfatt imdawwar bi żvilupp residenzjali simili b'numru ta' garaxxijiet fil-livell tat-triq (ara ritratti annessi dok DM13 – dok DM15).

18. Illi din il-propjeta' ma tinsabx irregistrata fir-Registru tal-Artijiet ta' Malta minhabba illi l-propjeta' ma tinsabx f'żona ta' registrazzjoni (*Land Registration Area*).
19. Illi izda mill-kuntratt fl-atti tan-Nutar Ruben Casingena tat-tlettax ta' Settembru tas-sena elfejn u tnax (13/09/2012), l-appartament suċitat huwa liberu u frank minn kull ċens jew piż.
20. Illi mill-kuntratt imsemi fl-atti tan-Nutar Ruben Casingena, is-sid kien żamm l-arja sovrapposta l-imsemmija blokka residenzjali, bid-dritt li jkun jista' jżviluppa l-istess arja fl-eventwalita' illi l-istess arja ssir fabbrikabli.



Pożizzjoni tal-fond in kwistjoni fiż-Żurrieq.

DESKRIZZJONI TAL-PROPJETA' MMOBLI

21. Illi l-fond in kwistjoni huwa appartament hekk kif deskritt fil-pjanta annessa dok DM16.
22. Illi l-appartament jikkonsisti fi tlett (3) kmamar tas-sodda, *en-suite shower*, *open-plan* li tinkorpora l-kċina/pranzu/salott u kamra tal-banju.
23. Ritratti interni tal-fond in kwistjoni qegħdin jiġu annessi ma' din ir-relazzjoni bħala dokumenti dok DM17 - dok DM25.
24. Illi l-appartament in kwistjoni għandu wkoll gallarija fuq il-faċċata tal-binja għal fuq Triq Dun Nard Mallia (dok DM26 – dok DM27), kif ukoll gallarija aġġunta ma' terrazin fuq in-naħa ta' wara tal-istess appartament (dok DM28).
25. Illi din il-gallarija/terrazin għandha fond ta' zero punt sebgħa ħamsa ta' metru (0.75m) fl-idjaq parti tal-gallarija, filwaqt li t-terrazin għandu qisien ta' 1.8m b' 2.6m.
26. Illi din l-imsemmija gallarija fuq wara tagħti għal fuq il-bitħa sottoposta ta' terzi, liema bitħa għandha fond ta' erba' metri (4.0m).
27. Illi l-appartament għandu erja nterna komplessiva ta' ċirka mija u dsatax-il metru kwadru (119m.k.).
28. Illi l-appartament għandu faċċata ta' ċirka 6.0 metri wiesa' u fond komplessiv ta' ċirka 22.5m.
29. Illi barra mit-triq pubblika fuq il-faċċata tal-binja u l-bitħa fuq wara, l-appartament in kwistjoni jieħu wkoll il-ventilazzjoni/d-dawl naturali tiegħu minn bitħa nterna ta' daqs 4.27m b'2.23m.
30. Illi l-kostruzzjoni tal-appartament in kwistjoni tikkonsisti f'ġebel tal-franka u/jew brikks u s-soqfa tal-konkos rinfurzat.
31. Illi l-appartament huwa komplut b'finituri interni u esterni u huwa fi stat abitabbli.

32. Illi l-finituri interni tal-appartament jikkonsistu minn madum tač-čeramika ma' l-art kullimkien, kisi tal-ħitan, twieqi interni tal-*aluminium* ta' lewn abjad, aperturi esterni tal-*aluminium double-glazed* ta' lewn abjad ukoll, kif ukoll bibien interni tal-injam (*composite timber doors*).
33. Illi l-imsemmi appartament huwa komplut bl-għamara b'kollox, inkluż *fitted-kitchen* (dok DM19) u kamra tal-banju (dok DM25).
34. Illi għalkemm l-imsemmi appartament huwa fornut bis-servizzi tad-dawl u l-ilma, dakinhar tal-aččess ġie nnutat illi dawn is-servizzi kienu sospiżi.
35. Illi l-għoli ntern tal-appartament, jiġifieri l-għoli mill-livell tal-wičč tal-madum tal-art (*finish floor level*) s'isfel tas-saqaf (*roof slab*) tal-istess appartament, huwa ta' ċirka żewġ metri u ħamsa u sebghin ċentimetri (2.75m), u għaldaqstant konformi mal-liġijiet sanitarji.
36. Illi l-finituri tal-partijiet komuni tal-blokka residenzjali huma kompluti u jinkludu kisi tal-ħitan interni, madum tal-art tač-čeramika u taraġ tal-irħam (dok DM29).
37. Illi l-appartament in kwistjoni huwa aččessibli b'*lift* li jinsab fil-parti komuni tal-blokka tal-appartamenti (dok DM30).
38. Illi minn spezzjoni viżwali waqt l-aččess, l-appartament deher fi stat strutturali tajjeb u ħlief għall-gallarija li qegħdha fuq in-naħa ta' wara tal-appartament li teżebixxi nuqqas ta' manutenzjoni fil-kisi (dok DM31- dok DM32), ma dehrux difetti strutturali fejn viżibli.
39. Illi l-appartament in kwistjoni jinkludi wkoll id-dritt ta' użu tal-partijiet komuni tal-istess blokka residenzjali. Il-partijiet komuni huma deskritti fid-dettal fl-atti tan-Nutar Ruben Casingena tat-tleltax ta' Settembru tas-sena elfejn u tnax (13/09/2012), li fost l-oħrajn jinkludu l-entrata prinċipali tal-blokka, it-taraġ komuni, il-*lift* u s-sistema tad-drenaġġ.

PERMESSI TAL-BINI, REGOLI SANITARJI U POTENZJAL

40. Il-bini huwa kopert bil-permess tal-bini PA 3827/07. L-applikazzjoni għal dan iżvilupp kienet ġiet sottomessa quddiem l-Awtorita' għall-Ambjent u l-Ippjanar (MEPA) fil-11 ta' Ġunju 2007 u kienet għal '*Construction of seven garages, two maisonettes, four apartments and two penthouses*'. L-applikazzjoni kienet ġiet approvata fit-20 ta' Settembru 2007 (dok DM33).
41. Illi kopja tas-*site plan* approvata uffiċċjalment mal-permess PA 3827/07 qegħdha tiġi annessa ma' din ir-relazzjoni bħala dok DM34. Kopja tal-pjanti approvati ma' dan l-istess permess għall-iżvilupp qegħdin jigu hawn annessi bħala dokumenti dok DM35 sa dok DM 41.
42. Illi sussegwentament, fis-26 ta' Settembru 2012, kienet iddahlet applikazzjoni għal *Minor Amendment* fuq il-permess tal-iżvilupp hawn fuq kwotat.
43. Illi l-emendi mitluba rigward il-permess tal-bini PA 3827/07 kif maħruġ fl-2007 kienu eventalment ġew approvati mill-Awtorita' tal-Ambjent u l-Ippjanar (MEPA).
44. Kopja tal-pjanti approvati, kif emendati, qegħdin jigu annessi ma' din ir-relazzjoni bħala dok DM 42 sa dok DM 43.
45. Illi skond il-Pjan Lokali (*South Harbour Local Plan*) tal-Awtorita' tal-Ippjanar, preċiżament *Zurrieq Policy Map ZU1* (dok DM44), l-appartament jinsab f'żona meqjusa bħala Żona Residenzjali b'potenzjal għall-iżvilupp ta' tlett (3) sulari b' *semi-basement* (*Zurrieq Building Heights MAP ZU3* – dok DM45).
46. Illi illum dan l-għoli permissibli ta' żvilupp, bid-dokument tal-Awtorita' tal-Ippjanar DC15 - *Development Control Design Policy Guidance and Standards 2015* - ifisser żvilupp ta' għoli kumplessiv li ma jstax jeċċedi l-għoli ta' sbatax punt ħamsa metri (17.5m) mkejjejjel mill-livell tal-bankina ta' quddiem il-binja konċernata.

47. Illi f'dan l-għoli komplessiv ta' 17.5m hemm inkluż ukoll żvilupp irtirat mill-faċċata prinċipali tal-blokka residenzjali, bħalma huma *penthouses* u/jew sulari rtirati.
48. Illi għaldaqstant dan ifisser illi mal-linja tal-bini, il-faċċata tal-blokka residenzjali in kwistjoni ma tistax teċċedi l-għoli ta' erbatax punt wieħed metri (14.1m) mill-livell tal-bankina pubblika sal-għoli tal-appramorta tal-istess faċċata.

KUNSIDERAZZJONIJIET

49. Illi l-esponent addotta il-*comparison method* bħala metodu sabiex wasal għall-istima tal-propjeta' mmobbli.
50. Illi dan il-metodu ta' tqabbil mal-valutazzjoni tal-propjeta' huwa mod li wieħed juża' l-valur ta' assi komparabbli mibjugħa riċententament sabiex jiġi determinat l-valur ta' propjeta'.
51. Illi f'termini reali, dan ifisser li wieħed jikkonsidra propjetajiet simili fiż-żona u l-prezzijiet tal-bejgħ li kisbu, sabiex jiggwidaw deċiżjoni ta' valutazzjoni. L-esponent jispjega illi bis-saħħa tal-*comparison method*, u bis-saħħa ta' diversi propjetajiet illi stma hu stess jew ra hu stess, jew li fuqhom għamel xi applikazzjoni għax-xogħolijiet, kif ukoll propjetajiet oħrajn, hu seta' wasal għall-valur.
52. Illi għaldaqstant il-*comparison method* huwa analiżi tal-informazzjoni kollha u applikazzjoni ta' tali informazzjoni għall-każ odjern.
53. Illi l-esponent f'a konjizzjoni ta' diversi regolamenti u liġijiet, illi huma pertinenti għal dan l-eżercizzju viż-a-viż l-inkarigu u l-istudju tiegħu, illi huma parti mir-referenzi annessi ma' din ir-relazzjoni.


VALUR

54. Illi fl-opinjoni tal-esponent, wara li ha konjizzjoni tal-atti u tenut kont il-binja, l-kobor, l-pożizzjoni u l-kundizzjoni strutturali tagħha, xi servitujiet stabbiliti u ċirkostanzi oħra kollha relattivi, jistma' l-imsemmija propjeta' aktar 'l fuq deskritta, fis-suq liberu għall-ammont ta': **Mitejn u Famsa w Sittin Elf Ewro (€265,000).**

55. Tant għandu x'jirrelata l-esponenti Perit Tekniku għall-konsiderazzjoni ta' din l-Onorabbli Qorti, salv mertu oħra ta' natura legali.

AIC Duncan Mifsud – Perit Tekniku
14, Triq il-Gross, Marsaskala
04 ta' Novembru 2021

10 NOV 2021
Illum.....
Ippreżentata mill-**AIC D. Mifsud**
B/bla dok. **S. Ha...** dokumenti

Illum **24 ta' Novembru 2021**
Deher il-Perit Legali / Tekniku
AIC Duncan Mifsud **KI 525473 (M)**
Li wara li ddikjara li thallas l-ammont lilu dovut, halef/halfet li qeda/qdlet fedelment u onestament l-inkarigu mogħti lilu/ha.

Deputat Registratur

Rose Marie Vella
Deputat Registratur
Qorti tal-Justizzja (Malta)
Law Courts (Malta)

Marvic Farrugia
Deputy Registrar

DOKUMENTI ANNESSI MA' DIN IR-RELAZZJONI.

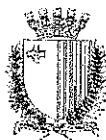
Riferenza tad-dokument/i	Deskrizzjoni
Dok DM01	Kopja tal-fotra bhala espert tal-Qorti.
Dok DM02	Kopja ta' itta mibghuta lis-sur Alexander Stefanov.
Dok DM03	Kopja ta' ittra mibghuta lis-soċjeta' HSBC Bank Malta plc.
Dok DM04	Kopja tar-rikors għall-iskass.
Dok DM05 – DM08	Kopji ta' ittri mibghuta lir-residenzi fil-blokka 'Alder Court'.
Dok DM09 – DM12	Ritratti tal-binja 'Alder Court' fi Triq Dun Nard Mallia, Żurrieq.
Dok DM13 – DM15	Ritratti tat-triq residenzjali Dun Nard Mallia, Żurrieq.
Dok DM16	Kopja tal-pjanta tal-appartament nru. 4, skala 1:100
Dok DM17 – DM32	Diversi ritratti nterni u oħrajn tal-appartament nru. 4.
Dok DM33	Detalji tal-permess tal-iżvilupp PA/03827/07.
Dok DM34	Kopja tas-site plan approvata mal-permess tal-iżvilupp PA/03827/07.
Dok DM35 – DM41	Kopji tal-pjanti approvati mal-permess PA/03827/07.
Dok DM42 – Dok DM43	Kopji tal-pjanti kif emendati mal-permess PA/03827/07.
Dok DM44	Kopja taż-Żurrieq Policy Map, ZU1.
Dok DM45	Kopja taż-Żurrieq Building Heights Map, ZU3.
Dok DM46	Data Sheet bil-karatteristiċi tal-appartament.

RIFERENZI

L-esponent qiegħed jelenka wħud mid-diversi regolamenti u liġijiet illi huma pertinenti għal dan l-eżercizzju viż-a-viż l-inkarigu tiegħu:

- Strategic Plan for the Environment and Development (SPED).
- Development Control Design Policy Guidance and Standards 2015 (DC15), Planning Authority.
- L.N. 162 of 2016, DEVELOPMENT PLANNING ACT (CAP. 552).
- Development Planning (Procedure for Applications and their Determination) Regulations, 2016.
- L.N. 356 of 2010, DEVELOPMENT PLANNING ACT (CAP. 356).
- Development Planning (Fees) Regulations, 2010. L.N. 74 of 2014.
- ENVIRONMENT AND DEVELOPMENT PLANNING ACT (CAP. 504).
- Development Planning (Use Classes) Order, 2014.
- Development Planning Act 2016 (ACT No. VII of 2016).
- South Malta Local Plan 2006, Planning Authority.
- Code of Police Laws Chapter 10, Part V of Inhabited Areas, Houses and other Tenements.
- LN 227/2016 Development Planning (Health and Sanitary) Regulations.
- Kamra tal-Periti – Valuation Standards for Accredited Valuers 2012
- Websajt tal-Bank Centrali ta' Malta.

- [https://nso.gov.mt/en/News Releases/View by Unit/Unit A5/Price Statistics/Pages/Property-Price-Index-and-Property-Volume-Index.aspx](https://nso.gov.mt/en/News_Releases/View_by_Unit/Unit_A5/Price_Statistics/Pages/Property-Price-Index-and-Property-Volume-Index.aspx)
- https://appsso.eurostat.ec.europa.eu/nui/show.do?dataset=prc_hpi_a&lang=en
- <http://landsauthority.org.mt/resources/policies/property-valuation>
- <https://timesofmalta.com/articles/view/in-property-what-went-up-has-not-come-down.651554>
- <https://www.pwc.com/mt/en/pwc-malta-press-room/access-to-finance-cited-as-the-top-most-concern-by-a-vibrant-real-estate-industry-in-malta.html>
- <https://timesofmalta.com/articles/view/housing-units-now-double-what-there-were-in-1985.701735>
- <https://www.dhiperiti.com/real-estate-matters/>
- Classified The Sunday Times of Malta (Archives)
- Kap. 158 tal-Ligijiet ta' Malta.
- Sale of properties BoV Tenders.
- Construction Industry and Property Market Report October 2017 KPMG.

**Fil-Prim Awla' tal-Qorti Ċivili****Fl-Atti tas-Subbasta Nru. 43/2020****HSBC Bank Malta plc**

vs

Alexander Stefanov

Lill: Perit Duncan Mifsud

Inti mgharraf illi gejt mahtur bhala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn fuq imsemmi sabiex taghmel deskrezzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex tfisser il-pizijiet, kirjiet u jeddjet ohra, sew reali kemm personali, jekk ikun hemm, li ghalihom dan il-fond jew fondi ikun suggestt kif ukoll l-ahhar trasferiment tieghu, skond l-informazzjoni li jkun na mill-kreditur jew mid-debitur.

Inti mitlub sabiex tigi tigbor l-inkartament relattiv mit-18 ta' Dicembru 2020 'l quddiem filwaqt illi mgharraf illi ghandek sat-18 ta' Frar 2021 sabiex tipprezenta r-rapport dettaljat tieghek.

Gaetana Aquilina
Deputat Registratur



VAT Reg. No. MT 1407 – 0316

Our ref: dm21500
Your ref: 43/2020

24th March 2021

Mr Alexander Stefanov
Alder Court, Apartment no. 4,
Triq Dun Nard Mallia,
Zurrieq

Re: Alder Court, Apt. 4, Triq Dun Nard Mallia, Zurrieq (HSBC Bank Malta plc vs Alexander Stefanov).

Dear Mr Stefanov,

By a decree issued by the Civil Court, First Hall, on the 17th November 2020, I have been appointed to carry out a valuation report in connection with the property in caption.

To carry out this assignment, an on-site property inspection needs to be carried out. To this effect, I intend to hold this inspection on **Monday 05th April 2021 at 1100hrs.**

In case of any difficulty, please feel free to contact me on my mobile number 79617755.

Regards,

Perit Duncan Mifsud
B.E. & A.(Hons.); M.Sc.; A&C.E.



VAT Reg. No. MT 1407 – 0316

Rif. tagħna: dm21500
Rif. tagħkom: Subbasta Numru 43/20

24 ta' Marzu 2021

Avv. Ralph Agius Fernandez
32, Triq il-Merkanti,
Valletta

Proġett: Alder Court, Apt. 4, Triq Dun Nard Mallia, Zurrieq.

Suġġett: Subbasta Numru 43/20 fl-ismijiet HSBC Bank Malta plc vs Alexander Stefanov.

Sinjur/i,

Illi permezz ta' digriet tal-Prim Awla tal-Qorti Ċivili, ġejt maħtur biex nagħmel rapport fuq il-propjeta hawn fuq incitata.

Għaldaqstant, sabiex naqdi dan l-inkarigu, se naccedi fuq il-post nhar it-Tnejn 05 ta' April 2021 fil-11.00 ta' filgħodu.

F'każ ta' xi diffikulta', nitolbok tagħmel kuntatt miegħi, jew thallili messagg, fuq in-numru 79617755.

Tislijiet,

Perit Duncan Mifsud
B.E. & A.(Hons.); M.Sc.; A&C.E.

Fil-Prim' Awla tal-Qorti Civili.

Fl-atti tas-subbasta 43/2020

HSBC Bank Malta p.l.c (C3177)

Vs

Alexander Stefanoc (48811A)

Rikors tal-Perit Duncan Mifsud.
Jesponi bir-rispett:

Illi l-esponenti, permezz ta' digriet mahruġ minn din l-Onorabbli Qorti l-esponenti gie mahtur bhala espert fl-atti tal-mandat ta' qbid 43/2020 sabiex jaghmel deskrezzjoni tal-fond indikat fir-rikors promotur u sabiex jfisser il-piżijiet, kirjiet u jeddijiet ohra, sew reali u kemm personali jekk jkun hemm li ghalihom il fond in kwistjoni huwa sugġett.

Illi ai termini ta' l-istess digriet l-esponenti kellu sat-18 ta' Frar 2021 sabiex jwettaq l-inkarigu tieghu u jipprezenta ir-rapport relattiv.

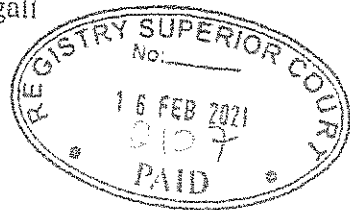
Illi peress illi l-esponenti ghandu bzonn aktar zmien sabiex jispiċċa l-inkarigu moghti lilu minn dina l-Onorabbli Qorti.

Ghaldaqstant l-esponenti in vista tal-premess umilment titlob lil dina l-Onorabbli Qorti joghġobha tiddiferixxi l-kawża ghal ġurnata u hin li jidrilha xieraq u dan taht kull provvediment illi dina l-Onorabbli Qorti jidrilha opportun.

Avukat

DR FRANCO AGIUS LLB
40 ST. VALENTINE STR
BALZAN

Prokuratur legali



Rose Marie Ve
Deputat Registr
Deputy Regist
Qorti tal-Gustizzja
Law Courts (M.

Rif tagħna: dm21500
Rif tiegħek: 43/2020

27 ta' Lulju 2021

L-Okkupant
Appartament numru 5,
Triq Dun Nard Mallia,
Zurrieq

Ri: Alder Court, Apt. 4, Triq Dun Nard Mallia, Zurrieq.

Għażiż resident,

Permezz ta' digriet maħrug mill-Prim Awla' tal-Qorti Ċivili fis-17 ta' Novembru 2020, jien ġejt maħtur bħala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeġ Immobbli hawn fuq sabiex nagħmel spezzjoni u deskrizzjoni tal-fond indikat.

Sabiex inwettaq dan l-inkarigu, jeħtieġ illi nagħmel aċċess fuq il-post. Minhabba illi l-fond in kwistjoni mhux abitabbli, se jsir aċċess bil-marixxal tal-Qorti nhar it-Tlieta **03 ta' Awwissu 2021 fid-9.00 ta' filgħodu.**

Jkun apprezzat ħafna jekk inti, jew xi ħadd mir-residenti tal-blokka Alder Court, tkun tistgħu tagħtu aċċess għall-bieb prinċipali tal-blokka.

F'każ ta' iktar informazzjoni jew xi kjarifika, gentilment nitolbok tikkuntatjani fuq in-numru tal-mobajl tiegħi 79617755.

Perit Duncan Mifsud
B.E. & A.(Hons.); M.Sc.; A&C.E.



VAT Reg. No. MT 1407 – 0316

Rif tagħna: dm21500
Rif tiegħek: 43/2020

27 ta' Lulju 2021

L-Okkupant
Appartament numru 6,
Triq Dun Nard Mallia,
Żurrieq

Ri: Alder Court, Apt. 4, Triq Dun Nard Mallia, Żurrieq.

Għażiż resident,

Permezz ta' digriet maħruġ mill-Prim Awla' tal-Qorti Ċivili fis-17 ta' Novembru 2020, jien ġejt maħtur bħala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn fuq sabiex nagħmel spezzjoni u deskrizzjoni tal-fond indikat.

Sabiex inwettaq dan l-inkarigu, jeħtieġ illi nagħmel aċċess fuq il-post. Minhabba illi l-fond in kwistjoni mhux abitabbli, se jsir aċċess bil-marixxal tal-Qorti nhar it-Tlieta 03 ta' Awwissu 2021 fid-9.00 ta' filgħodu.

Jkun apprezzat hafna jekk inti, jew xi hadd mir-residenti tal-blokka Alder Court, tkun tistgħu tagħtu aċċess għall-bieb prinċipali tal-blokka.

F'każ ta' iktar informazzjoni jew xi kjarifika, gentilment nitlobok tikkuntatjani fuq in-numru tal-mobajl tiegħi 79617755.

Perit Duncan Mifsud
B.E. & A.(Hons.); M.Sc.; A&C.E.

Rif tagħna: dm21500
Rif tiegħek: 43/2020

27 ta' Lulju 2021

L-Okkupant
Appartament numru 7,
Triq Dun Nard Mallia,
Żurrieq

Ri: Alder Court, Apt. 4, Triq Dun Nard Mallia, Żurrieq.

Għażiż resident,

Permezz ta' digriet maħruġ mill-Prim Awla' tal-Qorti Ċivili fis-17 ta' Novembru 2020, jien ġejt maħtur bħala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeġ Immobbli hawn fuq sabiex nagħmel spezzjoni u deskrizzjoni tal-fond indikat.

Sabiex inwettaq dan l-inkarigu, jehtieg illi nagħmel aċċess fuq il-post. Minhabba illi l-fond in kwistjoni mhuwiex abitabbli, se jsir aċċess bil-marixxal tal-Qorti nhar it-Tlieta **03 ta' Awwissu 2021 fid-9.00 ta' filgħodu.**

Jkun apprezzat hafna jekk inti, jew xi hadd mir-residenti tal-blokka Alder Court, tkun tistgħu tagħtu aċċess għall-bieb prinċipali tal-blokka.

F'każ ta' iktar informazzjoni jew xi kjarifika, ġentilment nitlobok tikkuntatjani fuq in-numru tal-mobajl tiegħi 79617755.

Perit Duncan Mifsud
B.E. & A. (Hons.); M.Sc.; A&C.E.

Rif tagħna: dm21500
Rif tiegħek: 43/2020

27 ta' Lulju 2021

L-Okkupant
Appartament numru 8,
Triq Dun Nard Mallia,
Żurrieq

Ri: Alder Court, Apt. 4, Triq Dun Nard Mallia, Żurrieq.

Għażiż resident,

Permezz ta' digriet maħruġ mill-Prim Awla' tal-Qorti Ċivili fis-17 ta' Novembru 2020, jien ġejt maħtur bħala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn fuq sabiex nagħmel spezzjoni u deskrizzjoni tal-fond indikat.

Sabiex inwettaq dan l-inkarigu, jeħtieġ illi nagħmel aċċess fuq il-post. Minhabba illi l-fond in kwistjoni mhux abitabbli, se jsir aċċess bil-marixxal tal-Qorti nhar it-Tlieta **03 ta' Awwissu 2021 fid-9.00 ta' filgħodu.**

Jkun apprezzat hafna jekk inti, jew xi hadd mir-residenti tal-blokka Alder Court, tkun tistgħu tagħtu aċċess għall-bieb prinċipali tal-blokka.

F'każ ta' iktar informazzjoni jew xi kjarifika, ġentilment nitolbok tikkuntatjani fuq in-numru tal-mobajl tiegħi 79617755.

Perit Duncan Mifsud
B.E. & A.(Hons.); M.Sc.; A&C.E.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



1. Rittratt tal-binja 'Adler Court', Triq Dun Nard Mallia, Żurrieq.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



2. Ritratt tal-faccata tal-binja 'Adler Court', Triq Dun Nard Mallia, Żurrieq.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



3. Ritratt tal-faccata tal-binja 'Adler Court', Triq Dun Nard Mallia, Żurrieq.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



4. Ritratt tal-appartament nru. 4, 'Adler Court' fit-triq Dun Nard Mallia, Żurrieq.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



5. Ritratt tat-triq Dun Nard Mallia fiż-Żurrieq.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



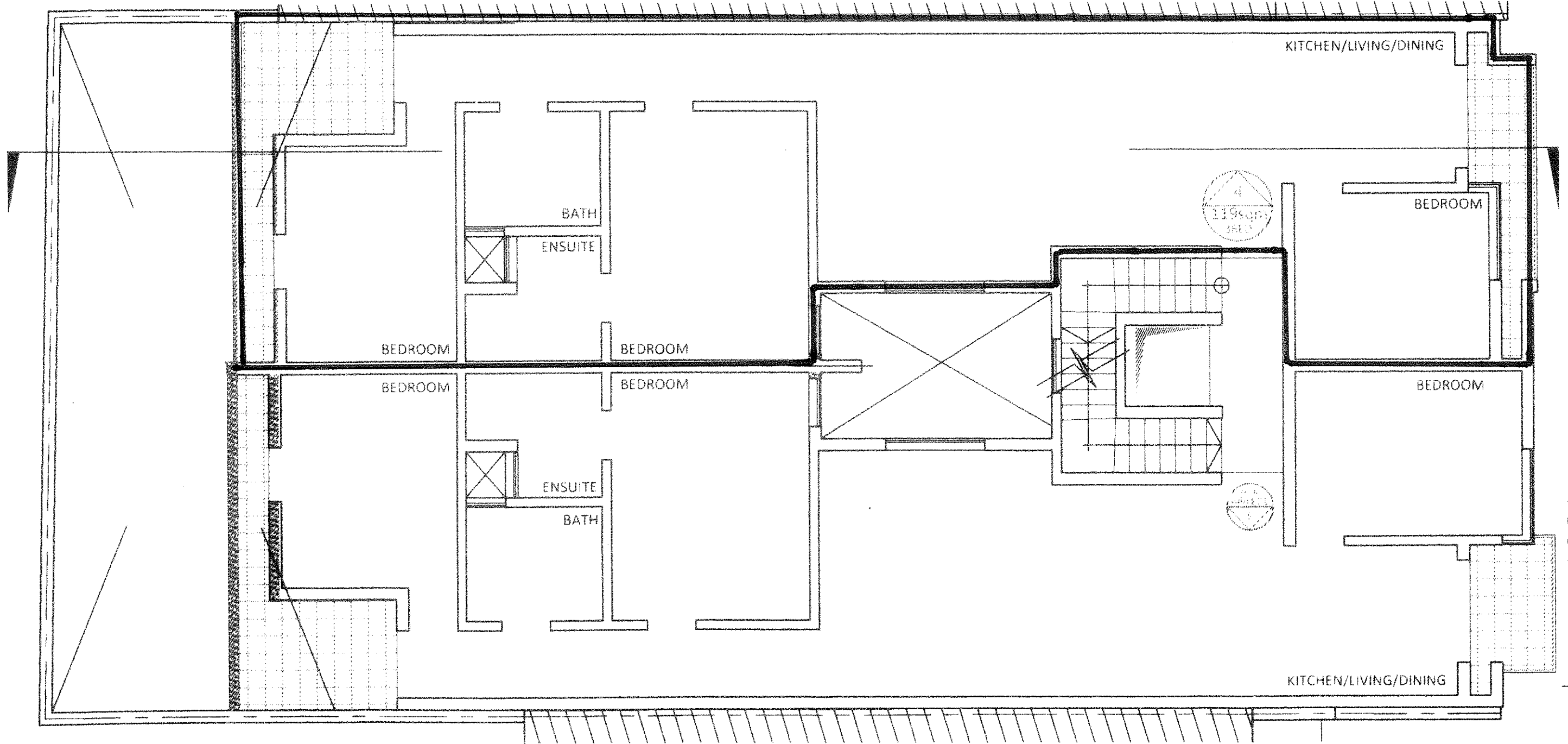
6. Ritratt tat-triq residenzjali Dun Nard Mallia fiż-Żurrieq.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



7. Ritratt tat-triq residenzjali Dun Nard Mallia fiz-Żurrieq.



FIRST FLOOR
SCALE 1:100
PROPOSED

Dok 04/17
82

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



8. Ritratt intern li juri l-*open plan* tal-*kċina/pranzu* u s-*salott*.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



9. Ritratt intern li juri l-kċina/pranżu u s-salott.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



10. Ritratt intern li juri l-kċina u l-kamra tal-pranzu.

Rif: dm21500

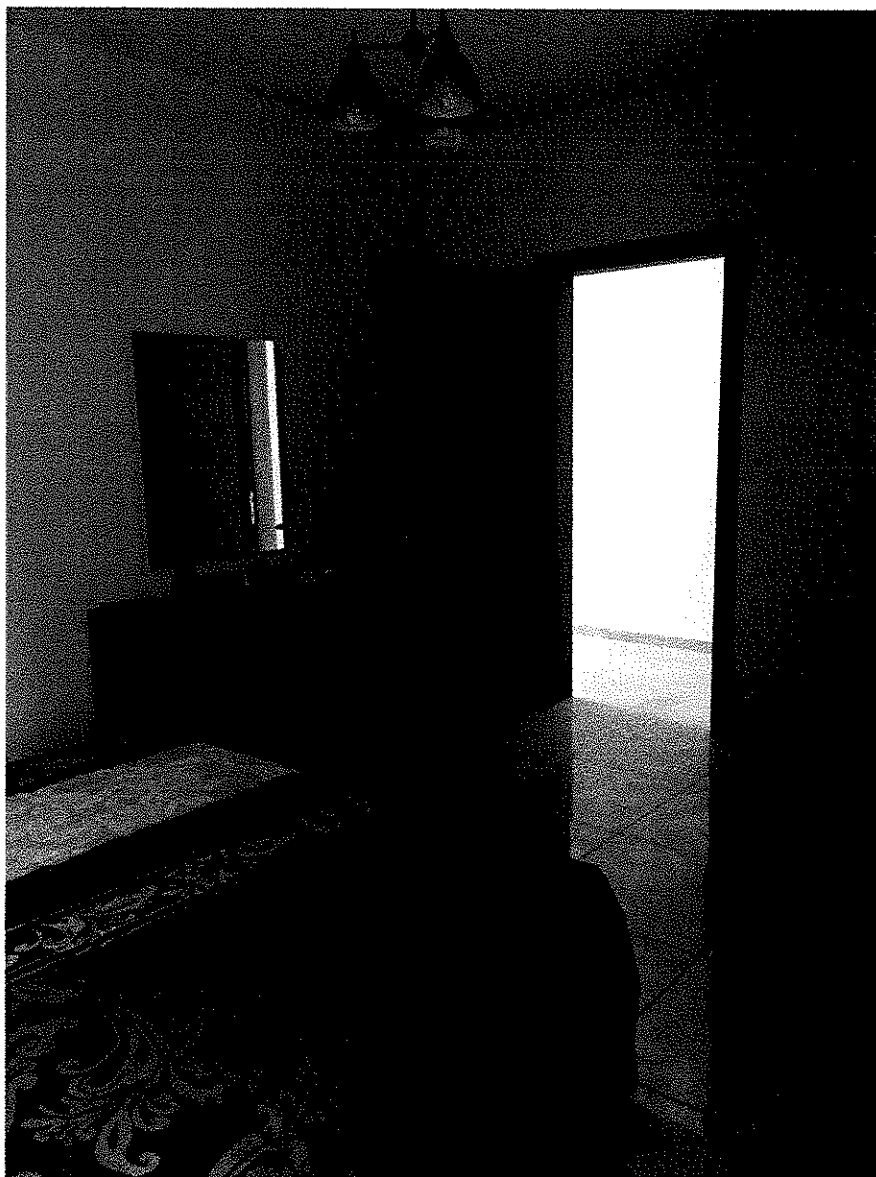
'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



11. Ritratt li juri l-kamra tas-sodda prinċipali.

Rif: dm21500

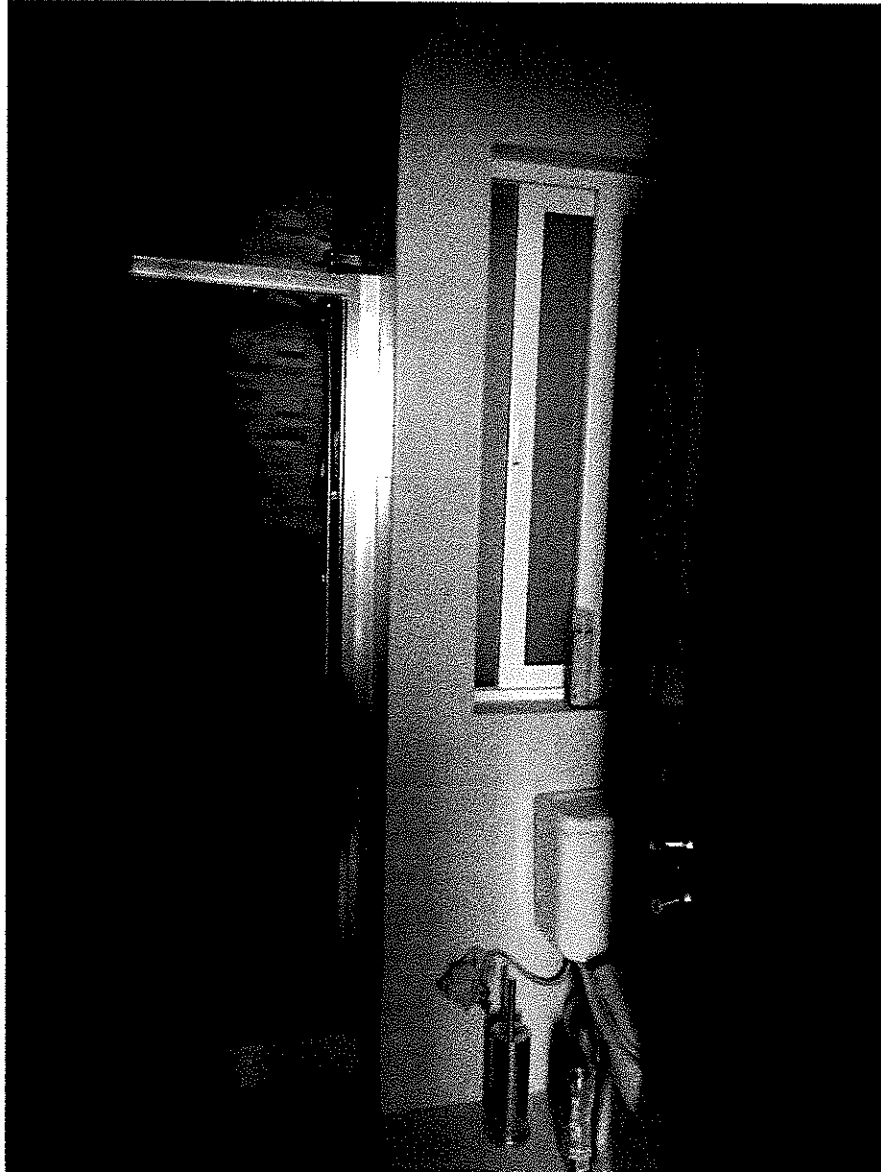
'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



12. Ritratt ieħor li juri l-kamra tas-sodda prinċipali minn angli differenti.

Rif: dm21500

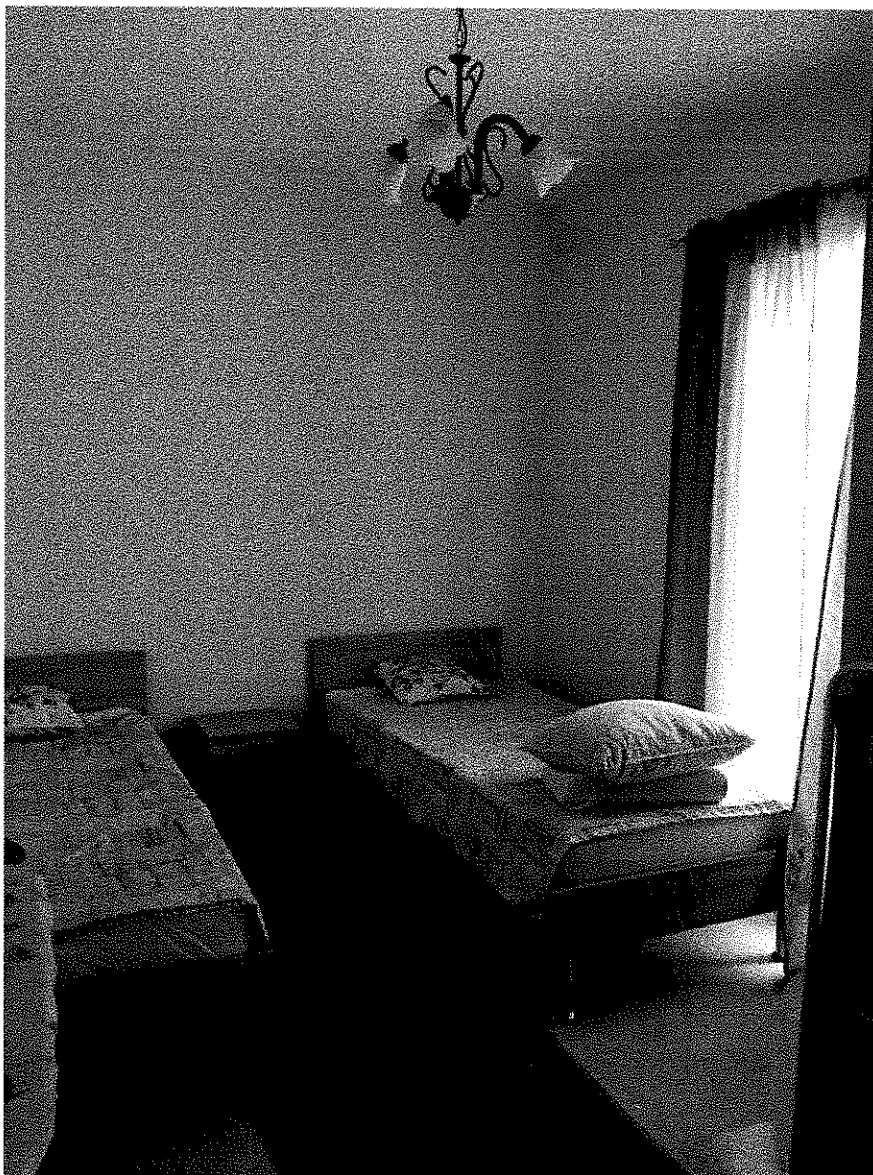
'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



13. Ritratt tal-*'ensuite shower'* li tinsab mal-kamra tas-sodda prinċipali.

Rif: dm21500

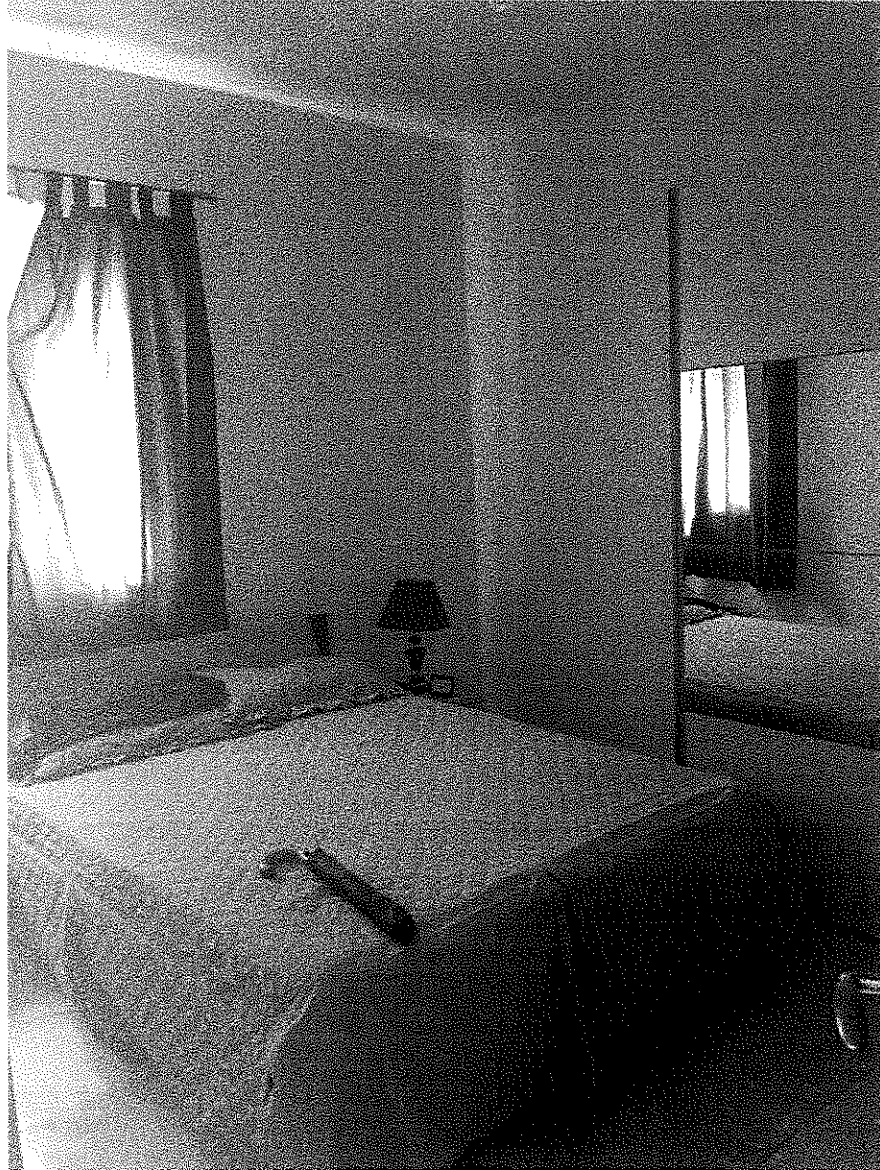
'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



14. Ritratt tal-kamra tas-sodda li tinsab fuq in-naħa ta' wara tal-appartament.

Rif: dm21500

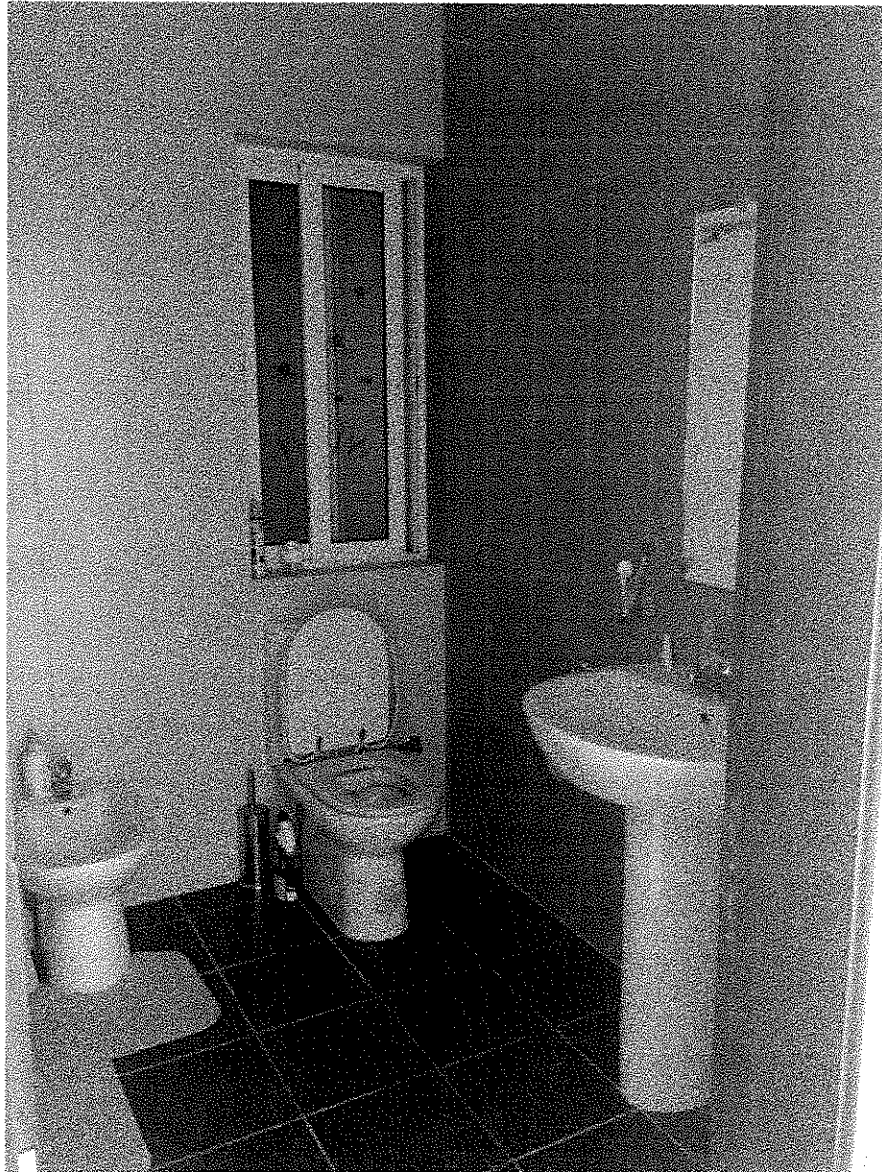
'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



15. Ritratt tal-kamra tas-sodda li tinsab fuq in-naħa ta' quddiem tal-appartament.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



16. Ritratt li juri l-kamra tal-banju.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



17. Ritratt mill-gallarija tal-appartament li tagħti għat-Triq Dun Nard Mallia.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



18. Rittratt mill-gallarija li juri l-kuntest tat-Triq Dun Nard Mallia.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



19. Ritratt tal-gallerija ta' wara li tagħti għall-bitha ta' terzi.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



20. Ritratt tat-taraġ komuni fil-binja 'Adler Court'.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



21. Ritratt tal-lift li jinsab fil-parti komuni tal-binja 'Adler Court'.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



22. Ritratt li juri xi ħsarat fil-finituri tas-saqaf tal-gallarija li tinsab fuq in-naħa ta' wara tal-appartament.

Rif: dm21500

'Adler Court', Apt 4, Triq Dun Nard Mallia, Żurrieq



23. Ritratt li juri xi kisi mwaqqa' mis-saqaf tal-gallarija li tinsab fuq in-naħa ta' wara tal-appartament.

Case Details

Case Number	Case Status	Location	Description of Works	Applicant	Perit
PA/03827/07 (/Search/CaseDetails/waGqUfwYkPuYUECwHVDh6g==?caseType=PA)	This application has been approved by Planning Board / Commission.	Site at, Triq Dun Nard Mallia, Zurrieq	Construction of seven garages, two maisonnettes, four apartments and two penthouses.	Mr. Thomas Mifsud	Perit Mark Camilleri

Overview Documents

Current Application Status

Case Status: This application has been approved by Planning Board / Commission



Case Information

Case Number: PA/03827/07
Location of Development: Site at, Triq Dun Nard Mallia, Zurrieq
Description of Works: Construction of seven garages, two maisonnettes, four apartments and two penthouses.
Reception Date: 11/05/2007
Applicant: Mr. Thomas Mifsud
Architect: Perit Mark Camilleri

Initial Processing

Validation Date: 05/07/2007
Target Date: 12/10/2007
Application Type: Full development permission
Case Category: Inside Development Zone

Publication

Site Notice Images: [Photos \(/Search/DisplaySiteNotices?caseFullRef=PA%2F03827%2F07%20%20%20%20%20%20%20%20\)](#)
Publication Date: 21/07/2007
Representation Expiry Date: 05/08/2007

Recommendation

Recommendation:	Grant Permission
DPA Report Cleared date:	06/08/2007
DPA Report Sent date:	16/08/2007

Board Information

Board Decision:	Grant Permission
Decision Date:	20/09/2007
Decision Posted Date:	17/10/2007

Further Information

Initial Setting Out Request Concluded: 07/11/2011

ABOUT

Planning Authority Website (<http://www.pa.org.mt/>)
Contact Us (</Home/ContactUs>)

Legislation

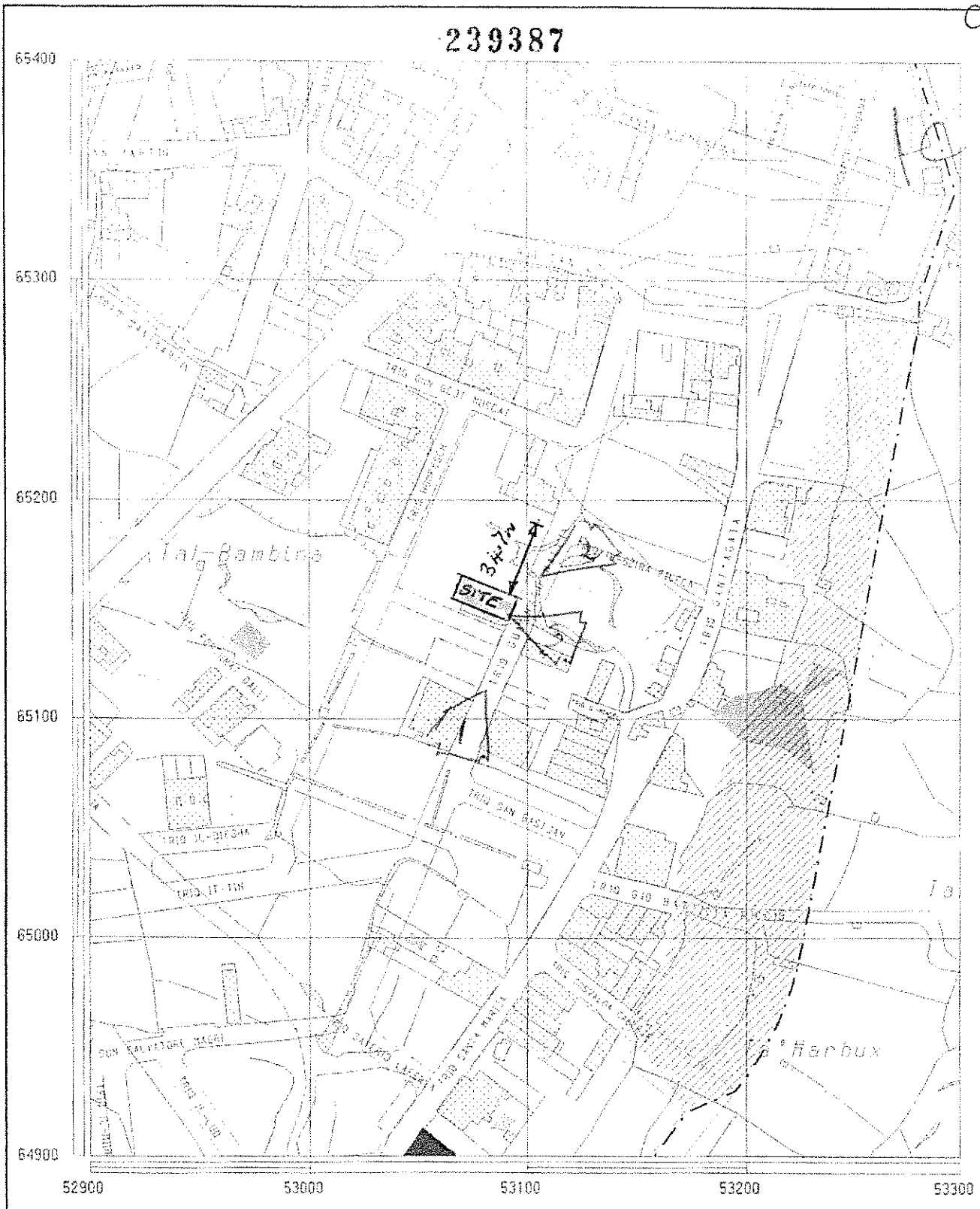
Planning Legislation (<http://www.justiceservices.gov.mt/LOM.aspx?pageid=27&mode=chrono&gotoID=552>)
EPRT Legislation (<http://www.justiceservices.gov.mt/LOM.aspx?pageid=27&mode=chrono&gotoID=551>)
Privacy Policy (<http://www.pa.org.mt/privacy-policy>)

Actions

My Desktop (</>)
Pre-Publication Cases (</PrePubCases/PrePublicationCases>)

© Planning Authority

98



Malta Environment & Planning Authority
Mapping Unit Site Plan, Scale 1:2500

St. Francis Ravelin
 Floriana
 PO Box 200, Valletta
 Tel: 21240976 Fax: 21234846
 www.mepa.org.mt



Part of Survey Sheet(s): 5264 5265

Date Issued:- 14/5/07

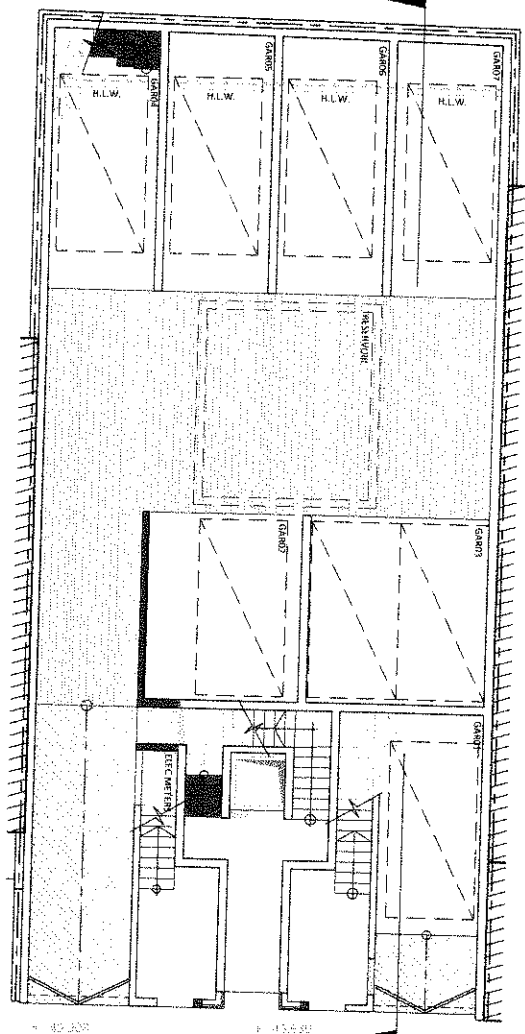
- The numbered lines indicate 100m intervals on a U.T.M. grid
- This site plan is not to be used for interpretation or scaling of scheme alignment
- Users noting additions or corrections to this map are kindly requested to inform the Mapping Unit

MANNIE GALEA B.E. & A. (Hons), A.R.C.E.
ARCHITECT AND CIVIL ENGINEER

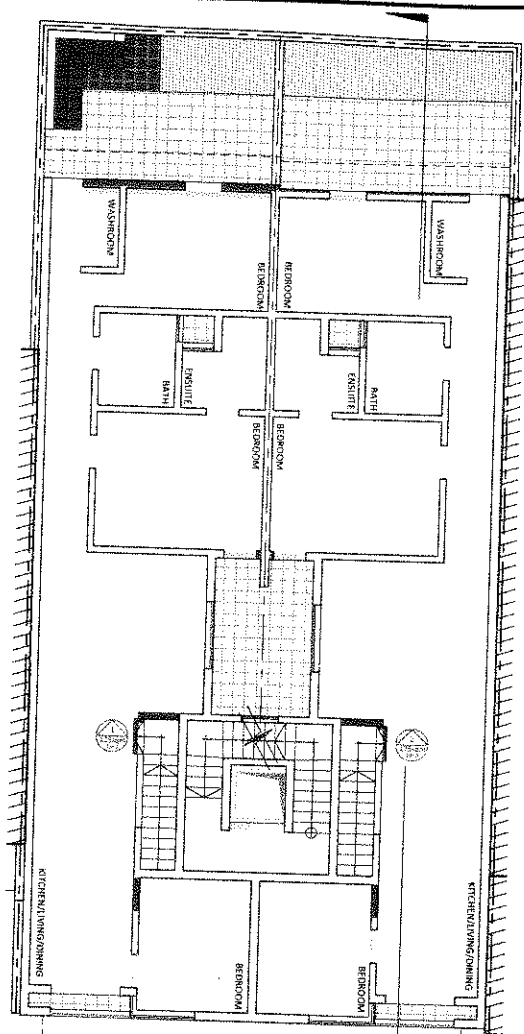
Impressa, Triq. I-Mstazzjon B'Kwa SKR 12, Malta
 Tel: 21447254 Fax: 25499001

MARY LAMMER
 blueprint 64b
 Office
 75, Triq il-Midew, Hse. 3045
 Msida
 Tel: +356 25354940 +356 21421895
 Fax: +356 21421895
 E-mail: m.lammer@pms.com
 website: www.pms.com

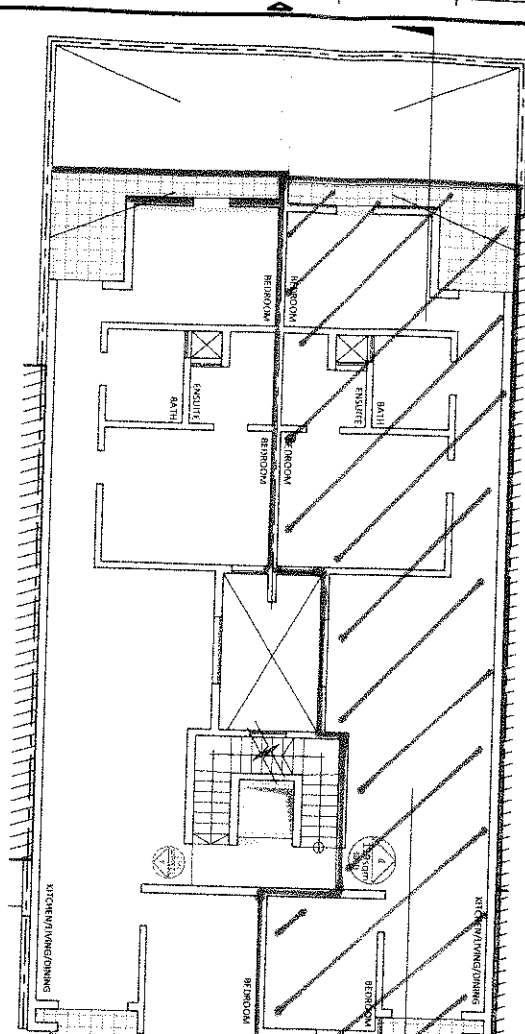
Client: Thomas Mifsud,
 Maria, Triq il-Midew,
 Gormi
 Architect: Mifsud Architects
 Site at: Triq Dun Nard Malia, Zurriena



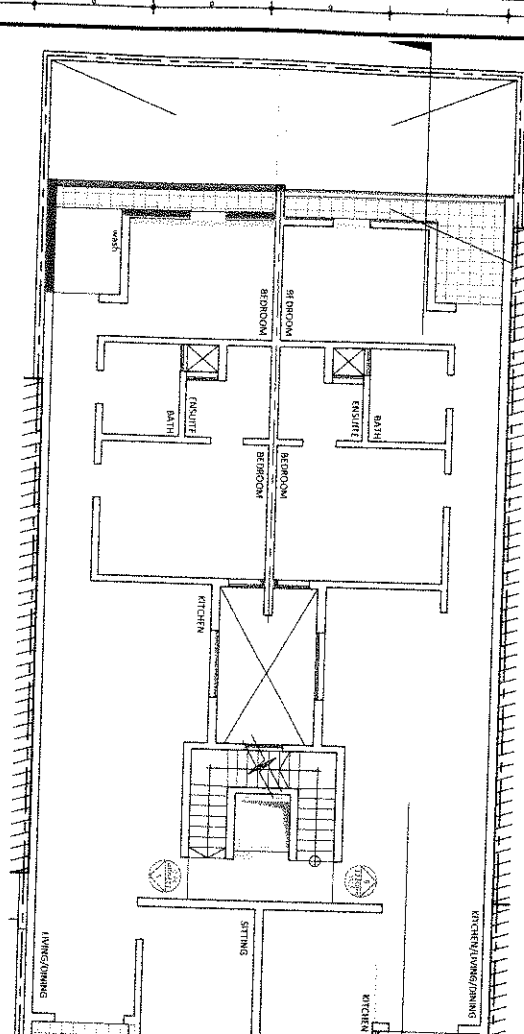
SEMI-BASEMENT LEVEL
 SCALE 1:100
 PROPOSED



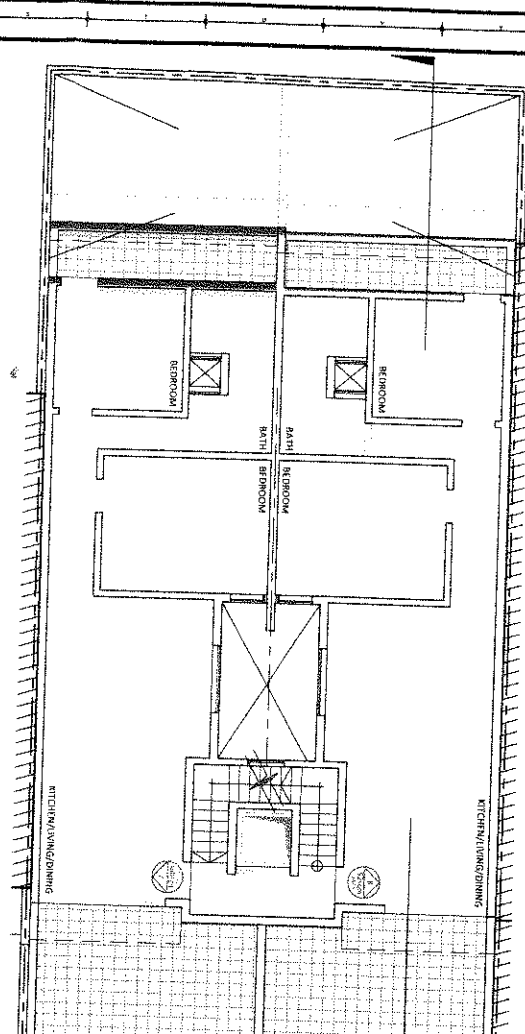
ELEVATED GROUND FLOOR
 SCALE 1:100
 PROPOSED



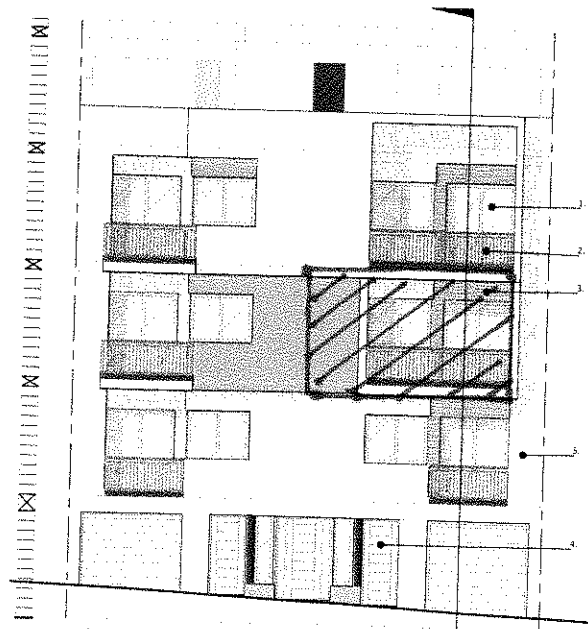
FIRST FLOOR
 SCALE 1:100
 PROPOSED



SECOND FLOOR
 SCALE 1:100
 PROPOSED

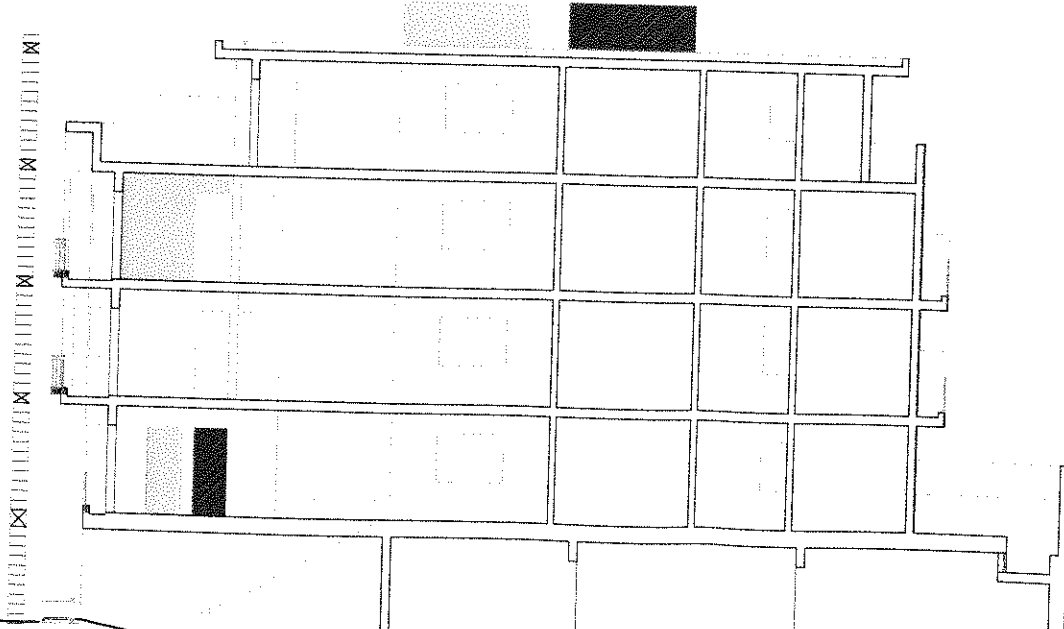


PENTHOUSE LEVEL
 SCALE 1:100
 PROPOSED

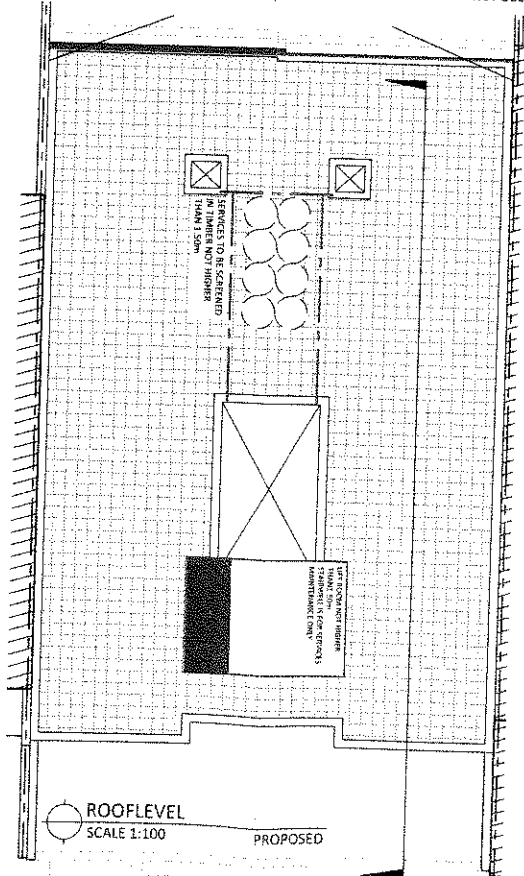


FRONT ELEVATION
 SCALE 1:100
 PROPOSED

1. CHARCOAL GRAY ALUMINIUM APERTURES
2. CHARCOAL GRAY ALUMINIUM RAILING
3. RAL 9016 RENDERING
4. TIMBER FRONT DOOR
5. WHITE RENDERING



SECTIONAL ELEVATION
 SCALE 1:100
 PROPOSED

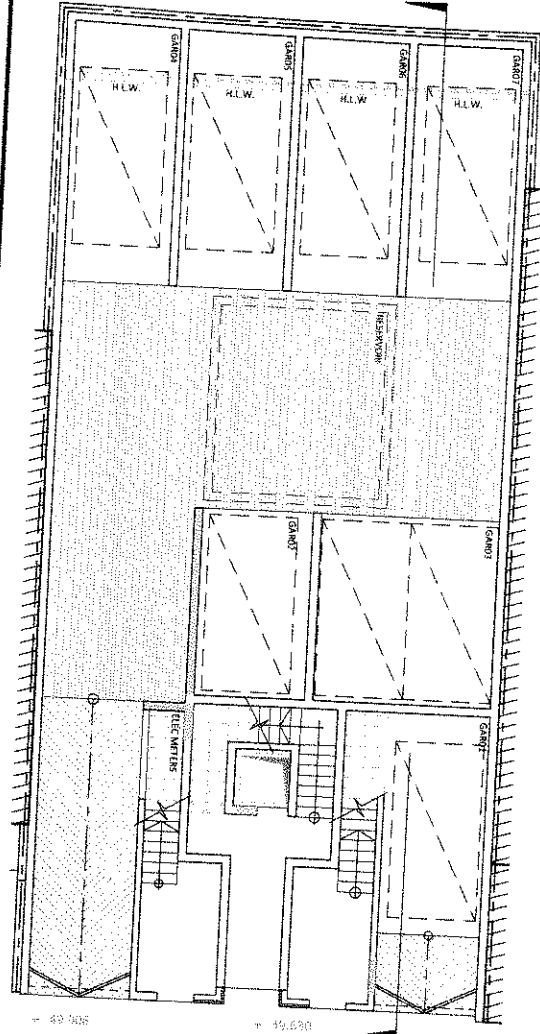


ROOFLEVEL
 SCALE 1:100
 PROPOSED

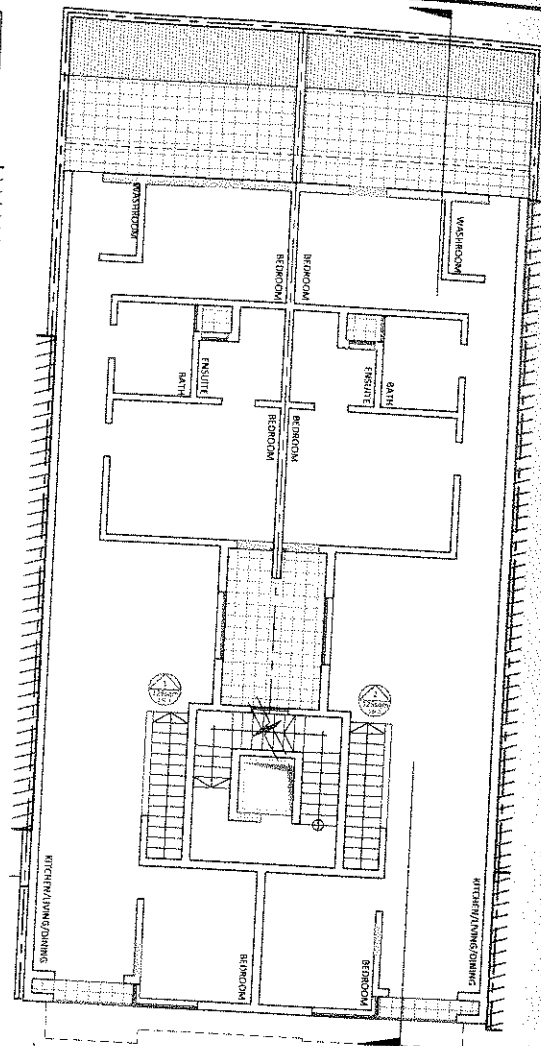


Proposed Layouts	
NO.	000001
DATE	09/06/2011
SCALE	1:100
DESIGNED BY	PM/C
CHECKED BY	PM/C
REV. 1	002
REV. 2	
REV. 3	

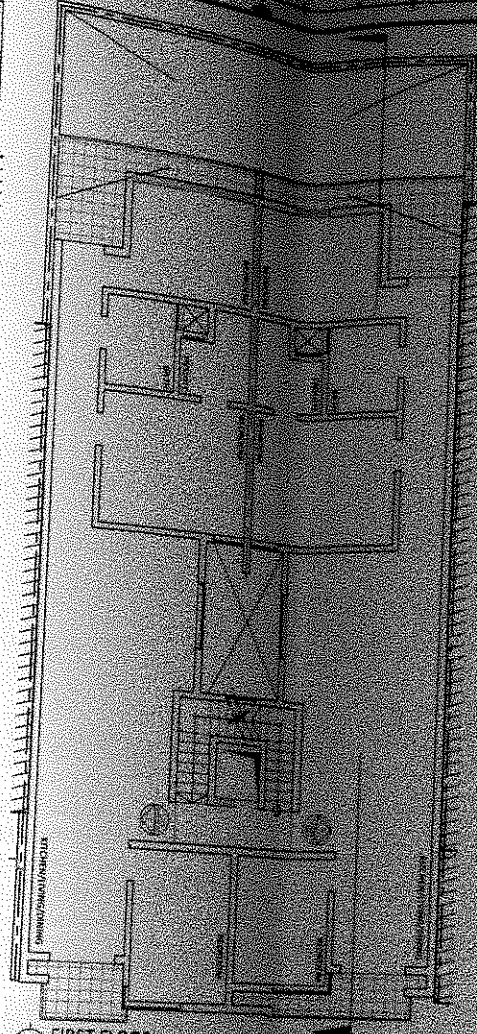
Dok DM 42
64a



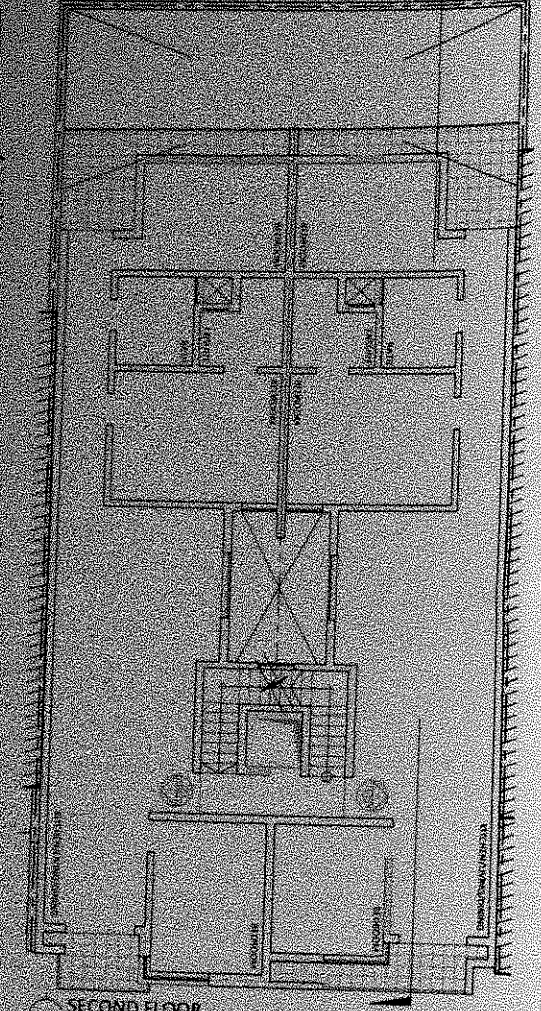
SEMI-BASEMENT LEVEL
SCALE 1:100
PROPOSED



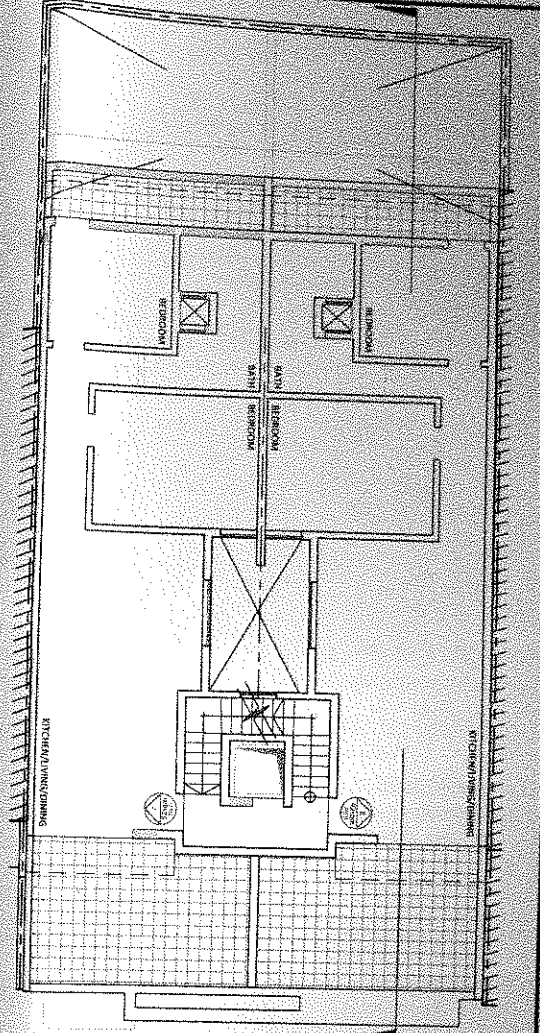
ELEVATED GROUND FLOOR
SCALE 1:100
PROPOSED



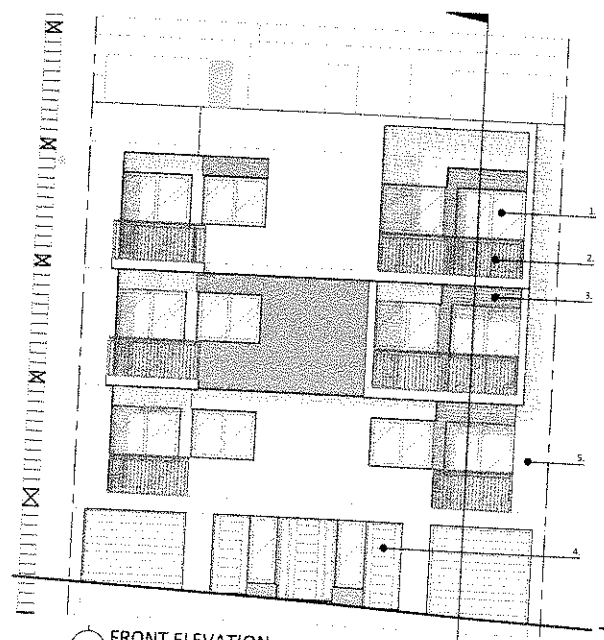
FIRST FLOOR
SCALE 1:100
PROPOSED



SECOND FLOOR
SCALE 1:100
PROPOSED

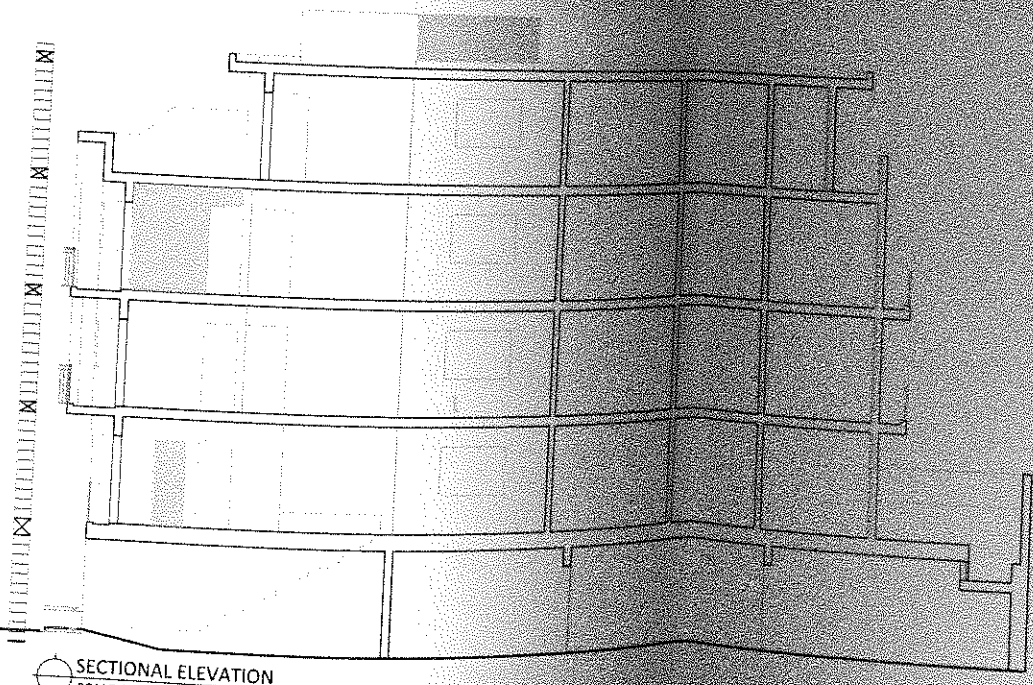


PENTHOUSE LEVEL
SCALE 1:100
PROPOSED

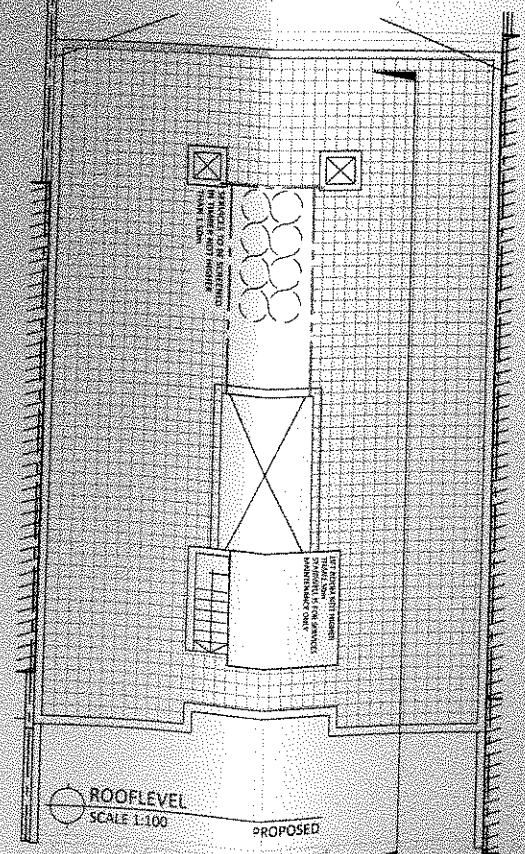


FRONT ELEVATION
SCALE 1:100
PROPOSED

- 1. CHARCOAL GRAY ALUMINUM APERTURES
- 2. CHARCOAL GRAY ALUMINUM RAILING
- 3. RAL 1019 RENDERING
- 4. TIMBER FRONT DOOR
- 5. WHITE RENDERING



SECTIONAL ELEVATION
SCALE 1:100
PROPOSED

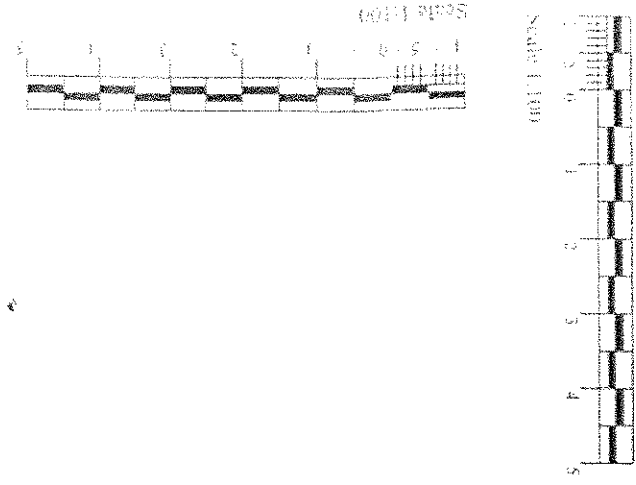


ROOF LEVEL
SCALE 1:100
PROPOSED

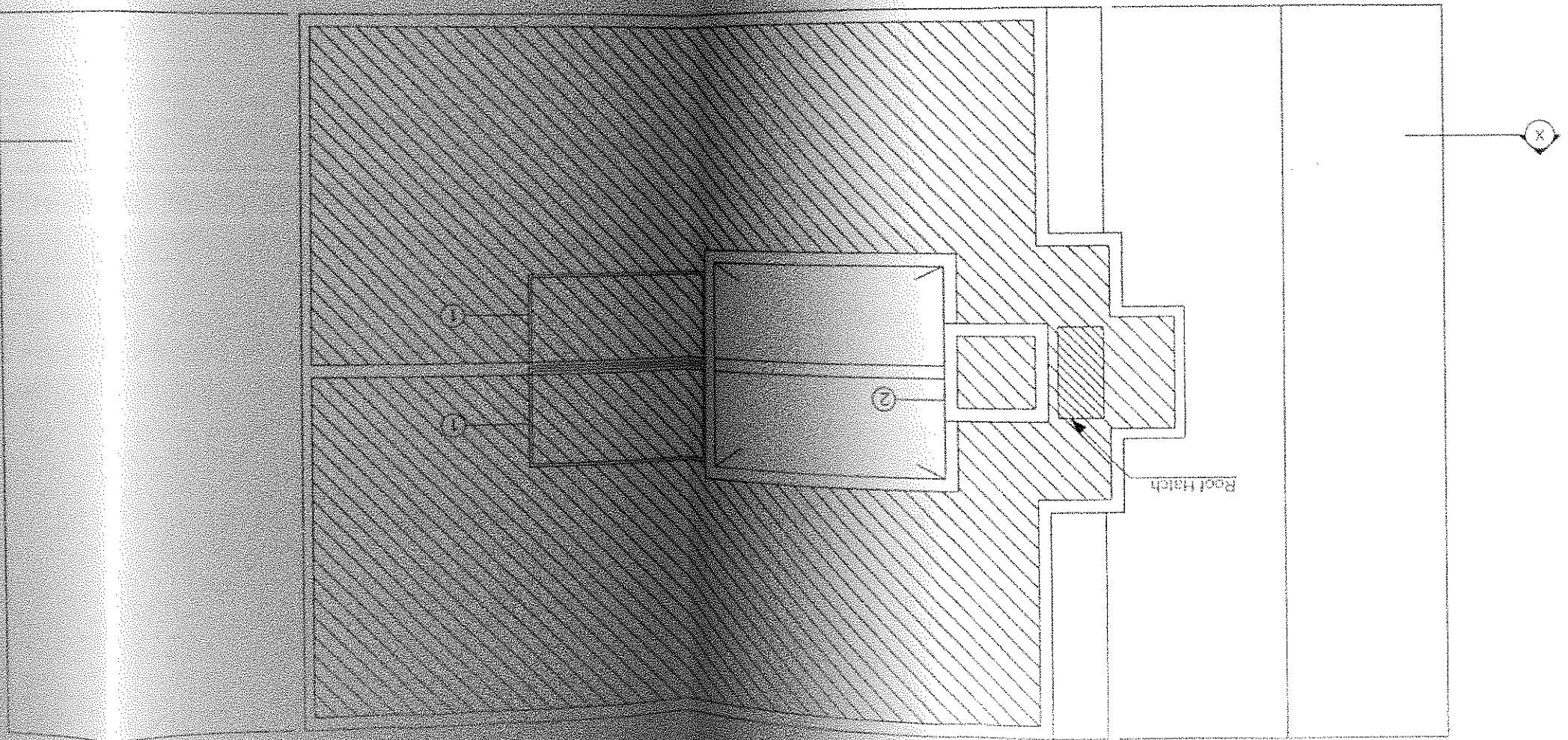
NO.	DATE	REVISION
1		
2		
3		
4		
5		



PROJECT	
NO. 1	
SCALE	1:100
DATE	07/26/2012
DESIGNER	MEGA MINOR
CLIENT	PT. SUDIRMAN
NO.	002
NO.	
NO.	
NO.	



Proposed Roof Floor Plan
Scale 1:100



1. Asgmts. 1.5mtrs. high black aluminium to screen services for 4 dwellings.
2. 1.5mtrs. high Lift shaft masonry wall.

ARCHITECT		MANNIE GALEA, B.E. & ARCHITECTS IMPERIA, 33, TRIO L. STAZZION B.KARA, BKR12 Tel: 25499000 Fax: 25499001 mob: 79475100 email: manniegalea@vict.net.mt	
JOB TITLE		Site at Trq Dun Nard Mallia, Zurmeq	
DRAWING NO.		Proposed Roof Floor Plan	
DATE		31/05/07	
CHECKED		MGA	
DRAWN BY		Steven Cachia	
DATE		05/05/07	

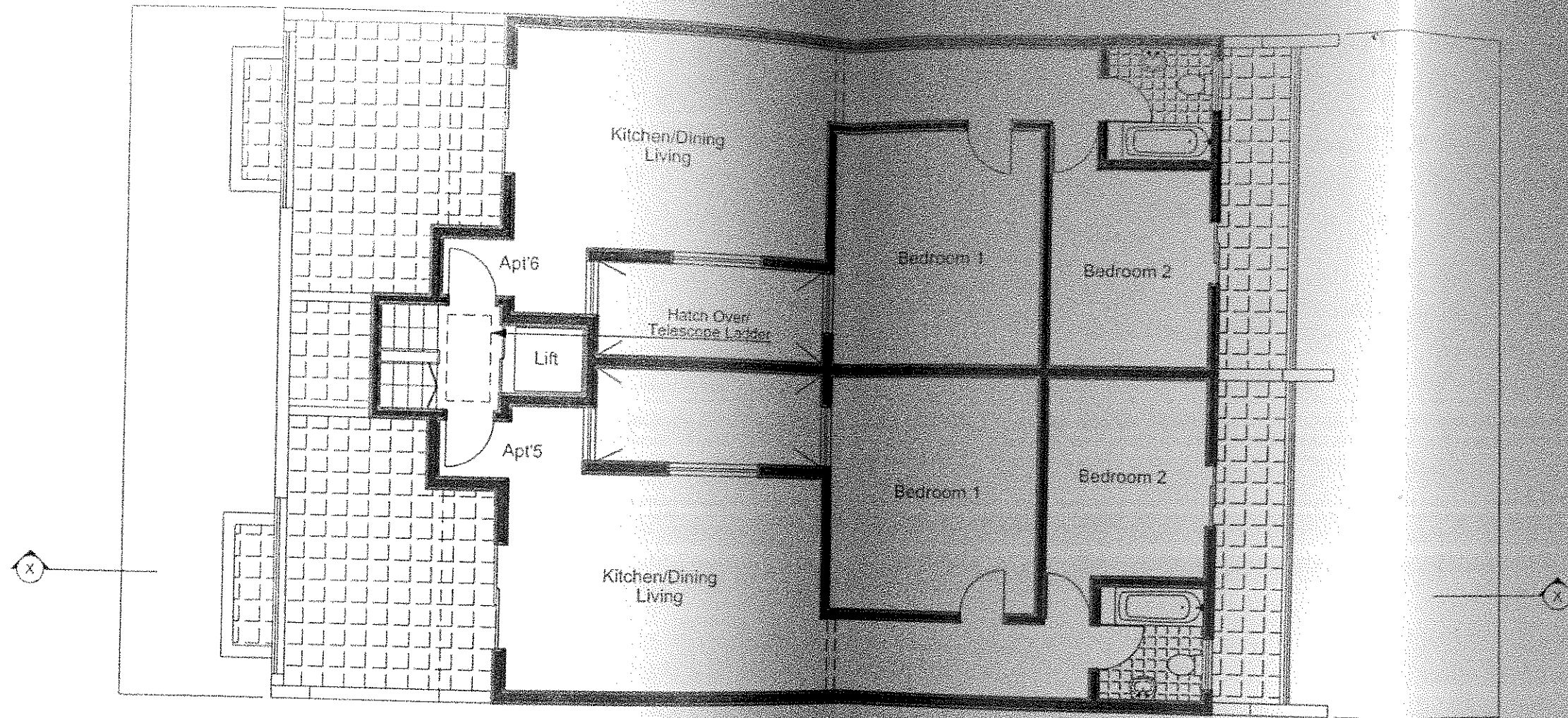
239391

10/1
Dok 09

Book Dwg 40

102

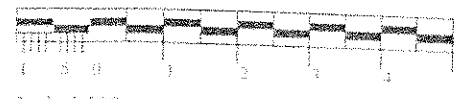
239393



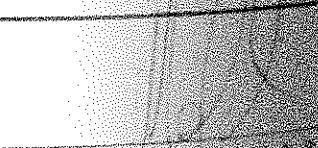
Proposed Penthouse Floor Plan / THIRD FLOOR
Scale 1:100



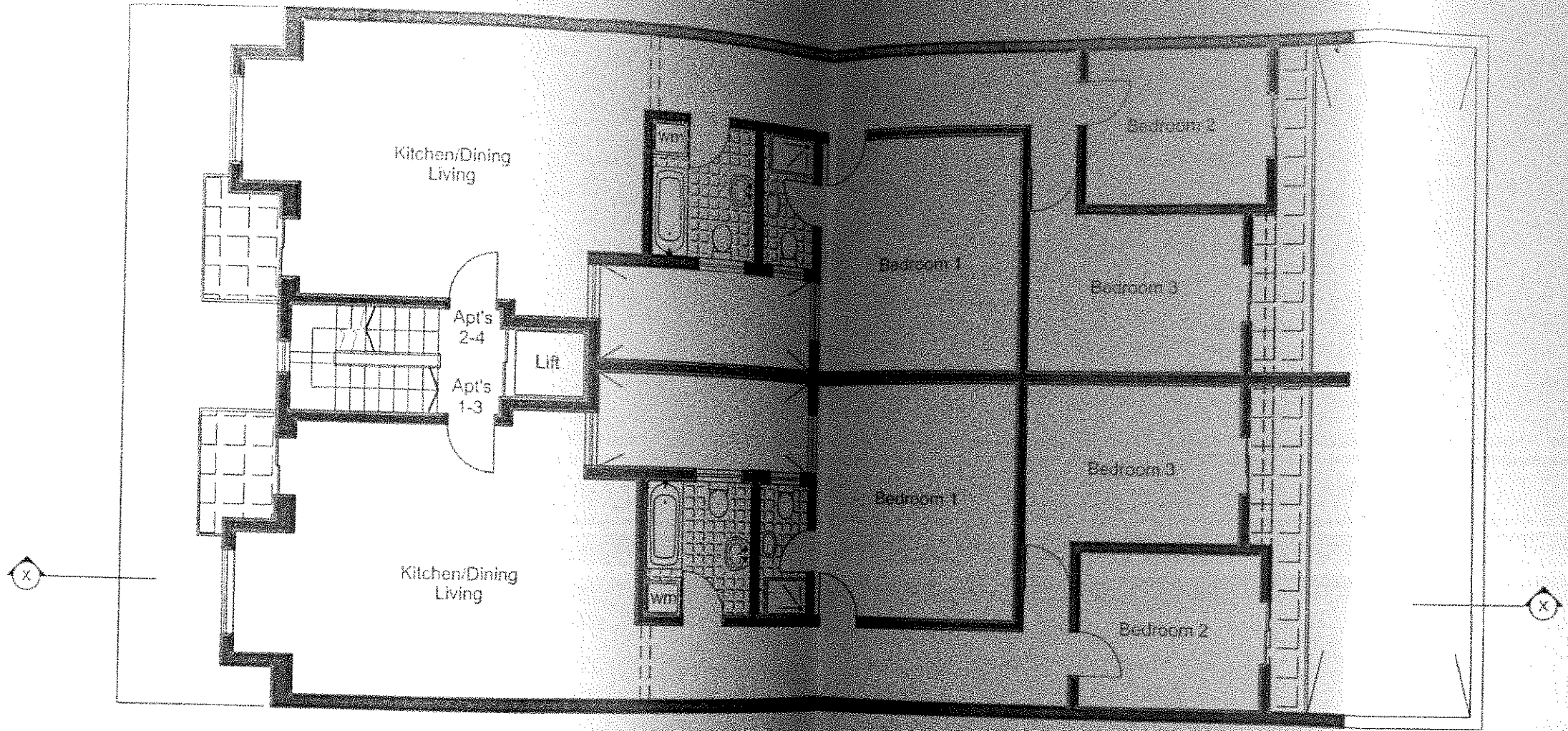
Scale 1:100



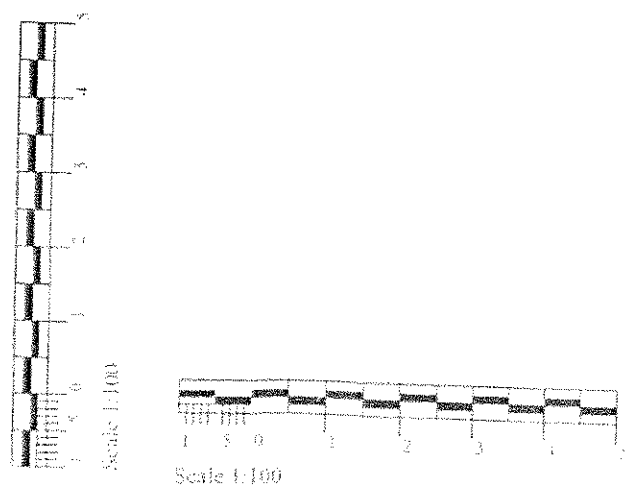
Scale 1:100

ARCHITECT  MANNIE GALEA B.E. & A. (HONS) A & C.E. 'IMPERIA', 33, TRIQ L-ISTAZZJON B'KARA, BKR12 Tel: 25499000 Fax: 25499001 mob: 79470460 email: manniegalea@vol.net.mt	LOCATION Site at Triq Dun Nard Mallia, Zurrieq DRAWING TITLE Proposed THIRD Floor Plan DRAWN BY Steven Cachia	JOB TITLE Construction of 7 Garages & 8 Dwellings. SCALE 1:100 DATE 31/05/07 DRAWN BY M.G.A. CHECKED DATE 04/05/07
--	--	--

239392



Proposed First & Second Floor Plans
Scale 1:100



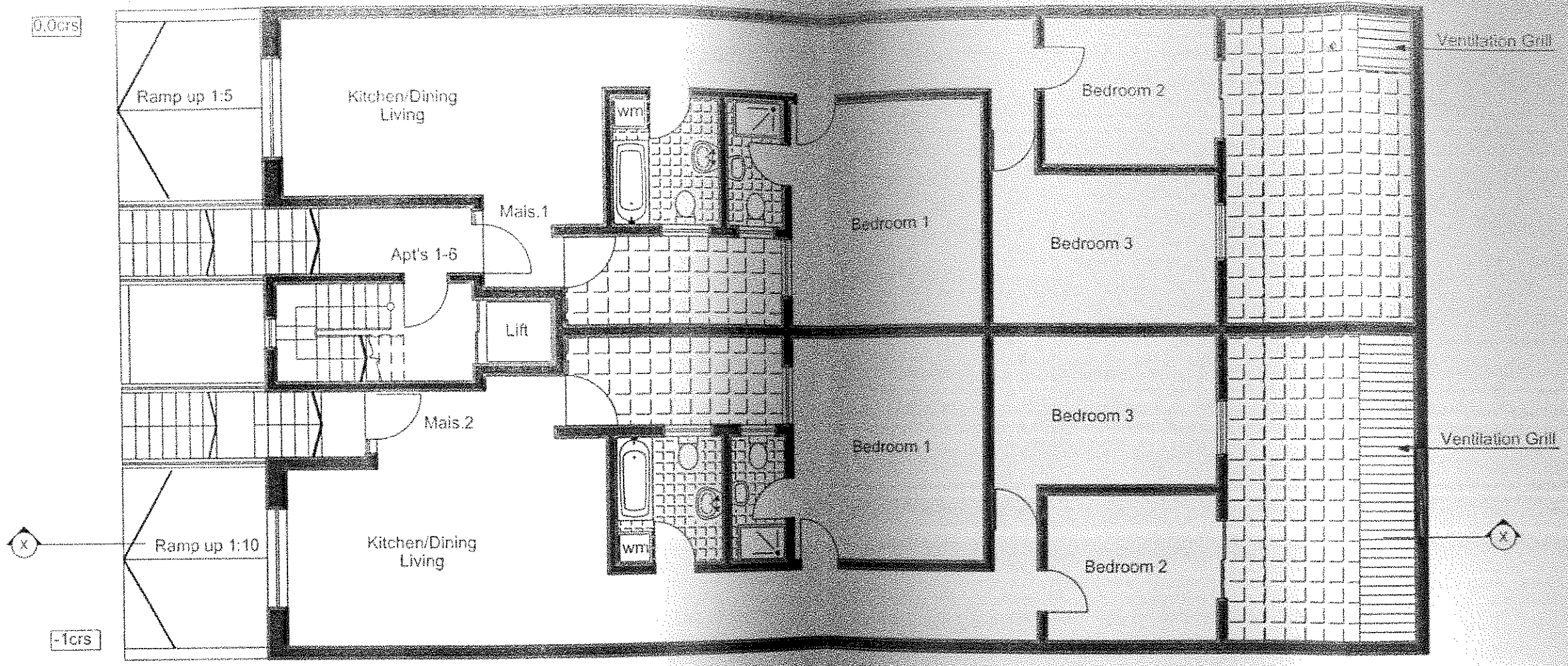
ARCHITECT		LOCATION		JOB TITLE	
MANNIE GALEA B.E & A (P) LTD 'IMPERIA', 33, TRIO L-ISTAZZION BKARA, BKR12		Site at Triq Dun Nard Mallia, Zurrieq		Construction of 7 Garages & 8 Dwellings.	
Tel: 25499000 Fax: 25499001 email: manniegalea@plm.net.mt		DRAWING TITLE		SCALE	DATE
		Proposed First & Second Floor Plans		1:100	31/05/07
		DRAWN BY		CHECKED	DATE
		Steven Cachia		M.G.A.	03/05/07

Dale 07/30

104

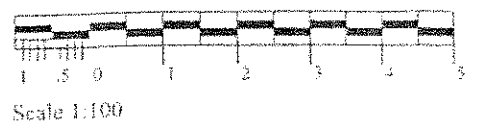
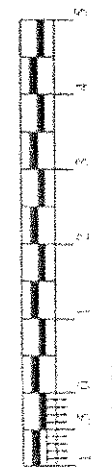
239391

Triq Dun Nard Mallia, Zurrieq



Proposed Ground Floor Plan

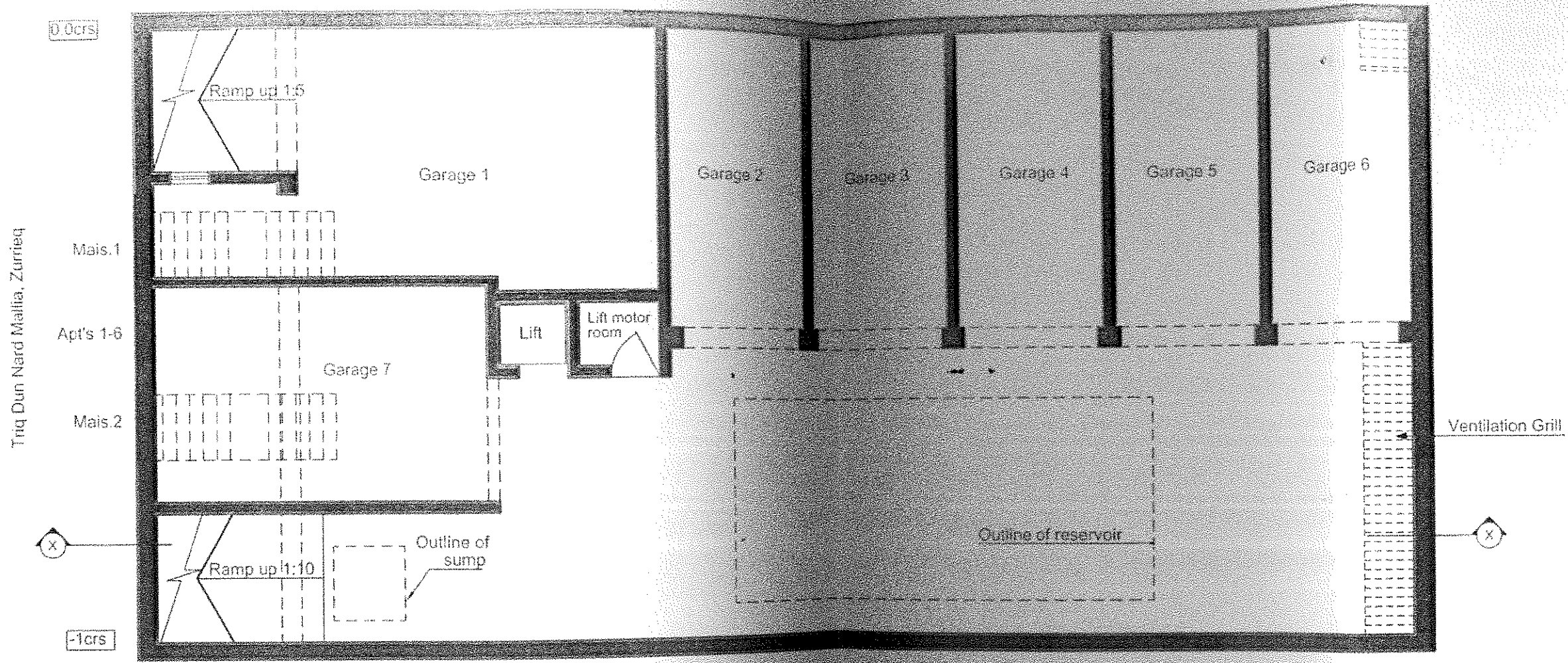
Scale 1:100



ARCHITECT		LOCATION		JOB TITLE	
MANNIE GALEA B.E & A. (Hons. 1A & 3CE)		Site at Triq Dun Nard Mallia, Zurrieq		Construction of 7 Garages & 8 Dwellings.	
'IMPERIA', 33, TRIQ L-ISTAZZJON, B'KARA, BKR12		DRAWING TITLE		scale	
Tel: 25499000 Fax: 25499001 mob: 79478460		Proposed Ground Floor Plan		1:100	
email: manniegalea@vol.net.mt		CLIENT		date	
		Steven Cachia		31/05/07	
				our ref.	
				85/07	
				drawing no.	
				02/85/07	
				checked	
				M.G.A.	

239390

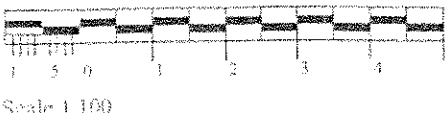
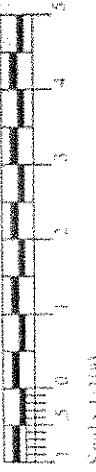
1f



Proposed Basement Floor Plan

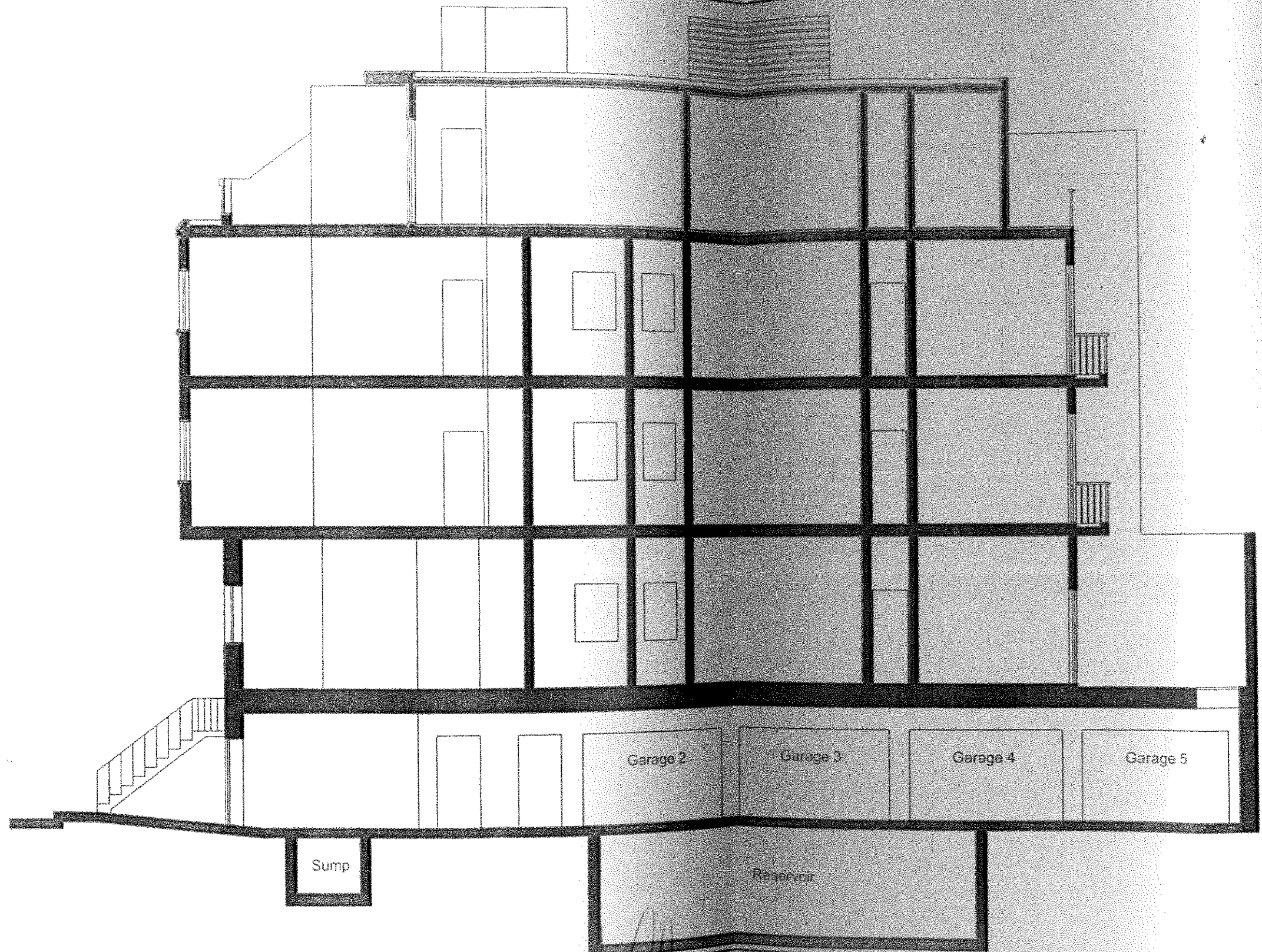
Scale 1:100

ARCHITECT	Location Site at Triq Dun Nard Mallia, Zurrieq	JOB TITLE Construction of 7 Garages & 8 Dwellings.		
MANNIE GALEA B.E. & A. (Hons.) A & C.E.	DRAWING TITLE Proposed Basement Floor Plan	scale 1:100	date 31/05/07	our ref. 85/07
'IMPERIA', 33, TRIQ L-ISTAZZIGN B'KARA, BKR12	Drawn Steven Cachia	drawn M.G.A.	checked	drawing no. 01/85/07
Tel: 25499000 Fax: 25499001 mob: 79478400 email: manniegalea@vol.net.mt				



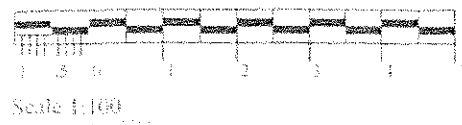
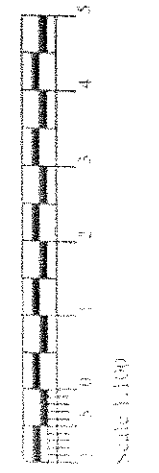
239389

1E



Proposed Longitudinal

Scale 1:100



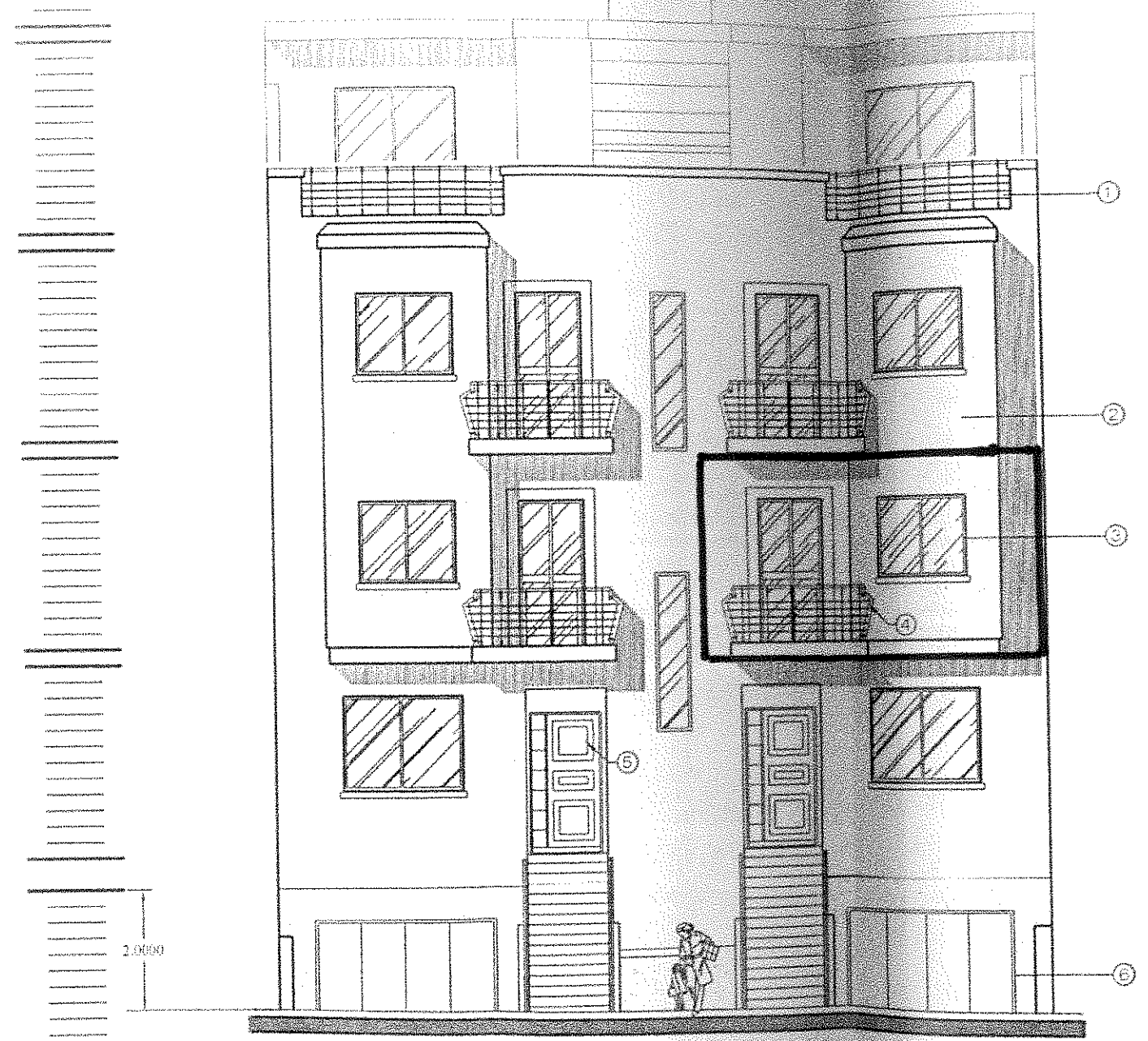
ARCHITECT MANNIE GALEA B.E & A. (Hons.) A & C.E. 'IMPERIA', 33, TRIQ-L-ISTAZZJON B'KARA, BKR12 Tel: 25499000 Fax: 25499001 mob: 79470460 email: mannigalea@vol.net.mt		LOCATION Site at Triq Dun Nard Mallia, Zurrieq		JOB TITLE Construction of 7 Garages & 8 Dwellings.	
DRAWING TITLE Proposed Section X-X		Scale 1:100	date 31/05/07	our ref 85-07	
DRAWN BY Steven Cachia		Drawn M.G.A.	checked	drawing no. 04/85-07	

107

239388

Materials

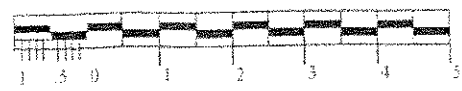
1. Neat Pointing
2. Dark Mushroom Colour Graffito
3. Black Aluminium Apertures and Doors
4. Polished Grey Aluminium Railing
5. Timber Doors
5. Galvanised Garage Doors



+1crs Triq Dun Nard Mallia, Zurrieq 0.0crs

Proposed Front Elevation

Scale 1:100



Scale 1:100

Scale 1:100

ARCHITECT		
MANNIE GALEA B.E.&A (Hons.) A & C.E. 'IMPERIA', 33, TRIQ L-ISTAZZJON, B'KARA, BKR12 Tel: 25499000 Fax: 25499001 mob. 79478460 email: manniegalea@vol.net.mt		
JOB TITLE		
Construction of 7 Garages & 8 Dwellings.		
DRAWING TITLE		
Proposed Front Elevation		
Client		
Steven Cachia		
Location		
Site at Triq Dun Nard Mallia, Zurrieq		
scale	date	our ref.
1:100	31/05/07	85/07
drawn	checked	drawing no.
M.G.A		06/85/07



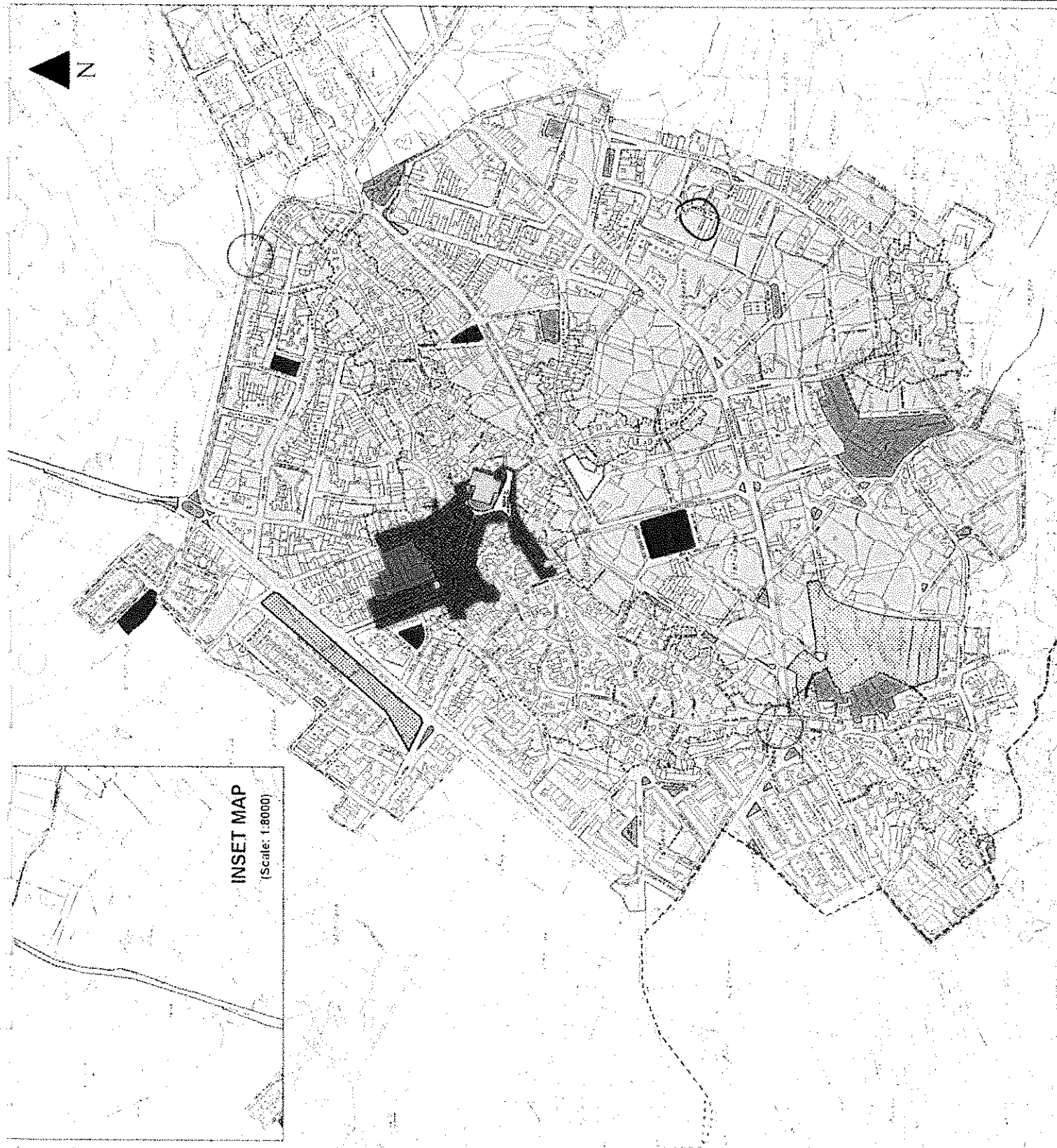
Lockdown to Malta Plan Environment & Planning
 Malta Environment & Planning Authority

- Key**
- Land for Development
 - - - - - Scheme alignment
 - Use of Plot Boundaries
 - Urban boundary from Area 523A/01
 - Breeding 523B/07
 - Present front Area 523A/01
 - Residential Area 523B/02 523F/01
 - ▨ Urban Area 523F/01
 - Public Urban Transport 523F/03 523F/04
 - ▨ Church Chapel
 - ▨ Cemetery Area - Full Plot 523A/04
 - ▨ Recreation Facility 523B/03
 - ▨ Community Facility 523B/04
 - ▨ Secondary Facility 523B/01
 - ▨ Blue granite Avenue Aligned Development Area 523F/07
 - ▨ Street Aligned Development Area 523F/01
 - ▨ Creation of Bombard 523A/01
 - Cemetery 523A/02
 - Proposed In-Lines on P.O.S. Private Gardens 523A/05
 - Private Garden Meeting Protection 523A/05
 - Area From to Roadway 523F/01
 - Public Transport 523F/07
 - Non-Town Impediments 523F/07
 - Traffic Management 523F/04

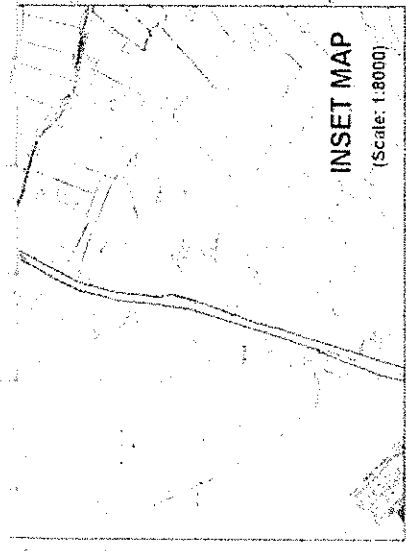
Zurrieq
 Policy Map

Scale: 1:50000
 Date: July 2006
 Map: ZU1
 MEPA/EPD/06/003
 This document is the instrument of local planning policy.
 Maps that need to be approved by the Public Commission

108 Sole Ref 4



INSET MAP
 (Scale: 1:8000)





Esplanade to Mada Park Development of Eppanah
Municipal Environmental & Planning Authority

Key

- Limit of Development
- - - - - Existing Alignment
- Local Plan Footprint
- Urban Conservation Area
- Design Heritage Area (SMA 001)
- ▨ Floor 1
- ▨ Floor 2
- ▨ Floor plus basement (subject to Floor SMA 001)
- ▨ Floor plus semi basement
- ▨ Not to exceed canopy height
- ▨ As per Floor SMA 001 & SMA 002

Notes:
The relevant height limitation shall not be applicable to multi-level areas, parking spaces, ramps, stairs, foot or level changes or other open spaces as they do not bear the structure.

Scale: 1:5500
 Date: July 2006
 Map: ZU3
 Building Heights
 Esplanade to Mada Park Development of Eppanah
 Municipal Environmental & Planning Authority



'ALDER COURT'/APPARTMENT 4, TRIQ DUN NARD, MALLIA, ŻURRIEQ –
SUBBASTA 43/2020.

Deskrizzjoni	Tul	Wisa'	Erja (m.k.)
	metri (m)	metri (m)	metri kwadri (m.k.)
Kċina/pranzu/salott	11.8	4.8	
Salott		Ivarja minn 3.9m sa 2.8m	
Kamra tal-banju	2.3	2.4	5.5
Kamra tas-sodda 1	3.0	2.6	7.8
Kamra tas-sodda 2	4.6	3.7	17.0
<i>En-suite</i>	2.0	2.4	4.8
Kamra tas-sodda 3	3.9	3.0	11.7
Bitħa nterna	4.27	2.23	9.5
Erja nterna tal-appartament cirka 119m.k.			



KARATTERISTIĊI FIŻIĊI TAL-PROPJETA' IMMOBBLI

Lokalita'	ŻURRIEQ
Indirizz	'ALDER COURT' / APT. 4 TRIR DON NARD MALLIA ŻURRIEQ.
Qies tal-Binja kollha trasferita *	c. 119 m.k.

IMMARKA FEJN APPLIKABBLI (Imla kaxxa waħda f'kull każ minbarra fejn indikat, mod lehor)

Tip ta' Propjeta'	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Appartment
	<input type="checkbox"/> Perthouse	<input type="checkbox"/> Mezzanin	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terran		
Kemm ilha mibnija	<input checked="" type="checkbox"/> 0-20 sena	<input type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Qabel it-Tieni Gwerro	
Il-Madwar	<input type="checkbox"/> Veduta tal-bohar	<input type="checkbox"/> Veduta tal-kompanja	<input checked="" type="checkbox"/> Urbana	
Ambjent	<input checked="" type="checkbox"/> Zona kwieto	<input type="checkbox"/> Zona Traffikuża	<input type="checkbox"/> Zona ta' divertiment	<input type="checkbox"/> Zona Industrijali
Stat ta' Kostruzzjoni	<input type="checkbox"/> Ġebel u saqaf	<input type="checkbox"/> Nofsu Lest**	<input checked="" type="checkbox"/> Lest**	
Kundizzjoni	<input checked="" type="checkbox"/> Tajjeb	<input type="checkbox"/> Adekwat	<input type="checkbox"/> Hożin	
Facilitajiet <small>(kif ukoll ta' aktar minn waħda)</small>	<input type="checkbox"/> Bil-Gnien	<input type="checkbox"/> Bil-Pool	<input checked="" type="checkbox"/> Bil-lift	<input type="checkbox"/> Bil-Basement
	<input checked="" type="checkbox"/> Bla Garaxx	<input type="checkbox"/> Garaxx karozza waħda	<input type="checkbox"/> Garaxx żewġ karozzi	<input type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input type="checkbox"/> Bl-arja tiegħu	<input checked="" type="checkbox"/> Mingħajr l-arja	<input type="checkbox"/> Bl-arja ma' terzi	

* Jinkludi l-artijiet kollha u gonna imma jinkludi: sulari addizzjonali, saqfa u washrooms

** Jinkludi tikħil, elettriku, ilma u modum

*** Jinkludi ** kif ukoll kmamar tal-bonju w aperturi

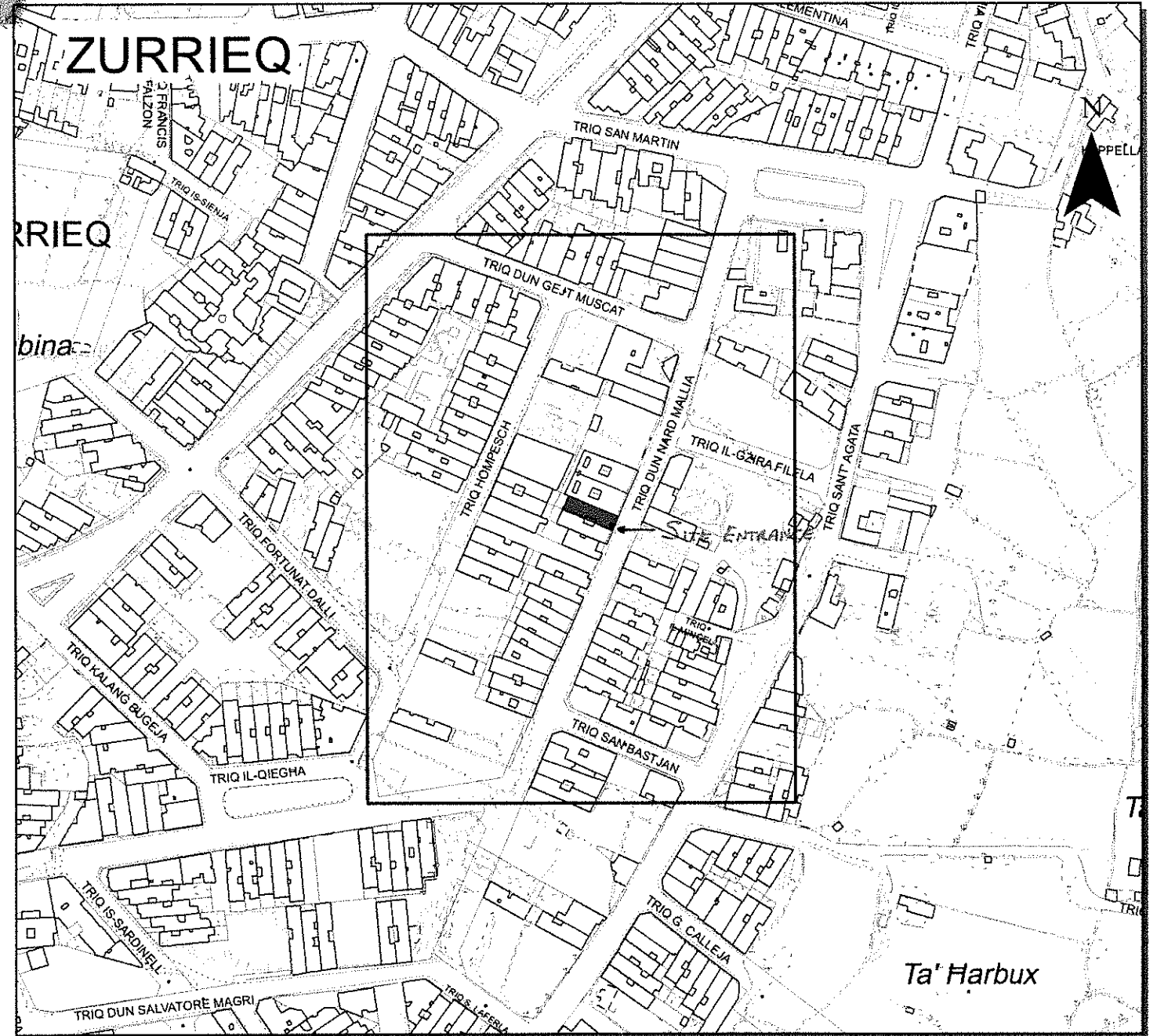
Data: 10. 11. 2021.

Firma tal-Perit

Numru tal-Warrant: 447

Timbru:

PERIT Duncan Micallef
B.E. & A. (Hons.) A. & C.E.
Architect and Civil Engineer



Pjanta tas-Sit 1:2500 Site Plan

Agenzija ghar-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:	236673 M	Pozizzjoni Ċentrali: Centre Coordinates:	x = 53079 y = 65151	Parti min S.S.: Extracted from S.S.:	5265	Data: Date:	03/11/2021
-------------------------------	----------	---	------------------------	---	------	----------------	------------

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:

PERIT Duncan Mifsud
B.E. & A. (Hons.) A. & C.E.
Architect and Civil Engineer
04.11.2021.

Qies (metri kwadri):

Area (square metres):

Firma ta' l-Applikant:

Applicant's Signature:

N/A.

WARRANT N° 467.

LR 179951

Dritt imhallas
Fee Paid