Rapport ta' Valutazzjoni

Fl-Atti tas-Subbasta Nru. 23/2022

Sylvia Flats, Appartment Nru. 2, Triq Emmanuel Galizia, Ta' Xbiex.

Ippreparat minn:

Perit Albert Spiteri

Nru. tal-Warrant 1032

M.Architecture (Melit.),

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

Dip. Design Foundation Studies (Melit.)

REGISTRY SUPERIOR COURT
No.
18 NOV 2022
3420
PAID

28 t'Ottubru 2022

L-iskop

L-iskop ta' dan ir-rapport huwa li jippreżenta l-valur u d-dettalji tal-propjeta' immobli msemmija hawn taħt:

Sylvia Flats, Appartment Nru. 2, Triq Emmanuel Galizia, Ta' Xbiex.

Id-digriet tal-Qorti ġie mogħti nhar il-Ħamis 28 t' April 2022 u l-aċċess fuq il-post sar nhar il-Ħamis 6 t'Ottubru 2022, permezz ta' żgass.

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

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Il-lokalita'

Jirriżulta li l-propjeta' hawn fuq imsemmiha tinsab f'kumpless residenzjali mibni fi Triq Emmanuel Galizia, kantuniera ma' Triq Emmanuel Galizia, Joe Flats, ġewwa Ta' Xbiex. Iż-żona hija waħda residenzjali u fil-viċinanzi taż-żona kummerċjali ta' Triq Testaferrata, kif ukoll ta' l-*Empire Stadium* ġewwa il-Gżira. L-imsemmi fond jinsab fil-viċinanzi ta' varjeta' ta' ħwienet u uffiċini. Diversi waqfiet tat-transport pubbliku jinsabu fil-viċinanzi tal-binja. Din l-akwata hija okkupata minn taħlita ta' residenti Maltin u barranin. L-inħawi huma relattivament traffikużi kawża ta' l-ammont ta' ħwienet u postijiet kummerċjali li jinsabu fiż-żona. Fil-preżent, it-traffiku li jgħaddi mit-toroq ta' madwar il-binja huwa ta' karozzi żgħar, f'żewġ direzzjonijiet u jservi biss lir-residenti peress li t-triq hija pjuttost dejqa.

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Konfini u Servitu'

L-appartament internament immarkat bin-numru tnejn (2) fil-*groundfloor level*, formanti minn blokk ta' tnax-il (12) flat bla numru, iżda jġib l-isem 'Sylvia Flats', fi Triq Emmanuel Galizia, qabel magħruġa bħala triq ġdida li tagħti għal Triq Princess Margaret, ġewwa Ta' Xbiex, liema blokk flats huwa konfinati mit-Tramuntana mal-imsemmija triq u mill-irjieħat l-oħra kollha ma' beni tal-kumpanija Gasan Properties Limited jew is-suċċessuri tagħha u liema blokk jagħmel parti minn kumpless magħruf bħala 'Capri Court, qabel magħruf bħala 'Gasan Court', fi Triq Emmanuel Galizia, Ta' Xbiex, konfinanti l-imsemmi kumpless mill-Grigal mal-imsemmija triq, mix-Xlokk ma' Triq Giorgio Mitrovich, qabel triq ġdida li tagħti għal Triq Testaferrata u mit-Tramuntana ma' propjeta' tal-familja Camilleri jew l-aventi kawża tagħhom.

L-appartament huwa suġġet għaċ-ċens annwu u perpetwu ta' erbgħa u tletin ewro u ħamsa u disgħin ċenteżmu (€34.95), bid-drittijiet u l-pertinenzi kollha tiegħu u soġġet għas-servituiet riżultanti mill-pożizzjoni tiegħu favur il-propjeta' l-oħra sovrastanti fl-istess blokk. L-appartament għandu s-sistemi tal-katusi tad-drains tal-ilma u d-drenaġġ komuni tal-propjeta' sovrostanti u d-dritt ta' aċċess ta' ħsara u manutenzjoni f'ħinijiet raġonevoli. Inkluż ukoll d-dritt ta' satellite dixx/televixin aerial u tank tal-ilma tal-kapaċita' ta' mhux iktar minn ħames mitt litru (500L) fuq il-bejt tal-blokk, fil-post indikat u bi dritt ta' aċċess f'każ ta' ħsara u ta' manutenzjoni.

Inkluż ukoll l-obbligu 'pro rata' għal ħlas ta' manutenzjoni u riparazzjoni tal-partijiet komuni u l-obbligu ta' tisħieb fl-*Owners Association* tal-istess blokk meta din tiġi iffurmata. Inkluż ukoll wieħed minn tnax (1/12) parti indiviża mill-partijiet intiżi għal-użu komuni, ċioe' l-entratura, taraġ indani, tromba u partijiet kollha intiżi għal-użu komuni.

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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 mibdija iżda mhux kompluti. It-tqassim tal-propjeta' huwa f'għamla kwadra, b'bitħa interna f'nofs il-fond. Meta tidħol ġo l-appartament issib kuritur, *living* room fuq in-naħa tax-xellug u karma tas-sodda ħdejha. Faċċata tal-bieb ta' barra, wieħed isib il-kċina u karma tal-ikel u ħdejha hemm il-kamra tas-sodda prinċipali li għandha ħdejha karma tal-banju. Il-kuritur idur mal-bitħa interna u fuq il-lemin ta' kif tidħol hemm ukoll *washroom*.

L-appartament għandu iktar minn ħamsa u ħamsin sena, u il-blokk tidher fir-rittratt mill-ajru li ttieħed fl-1967, anness f'Dokument E. Il-fond għandu madwar 88.6m^2 u jinsab fi stat abbandunat. L-għoli tal-propjeta' hija madwar 2.70 metri. Il-fond gie trasferit fis-16 ta' Frar 2010.

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Fatturi interni

Il-propjeta' hija pjuttost kompattha bil-kcina u kamra tal-ikel separati mill-*living room*, żewġ kmamar tas-sodda u żewġt ikmamar tal-banju, b'waħda minnhom tintużha bħalha *washroom*. Il-fond ma għandux spazju estern għajr għal bitħa interna żgħira. Il-propjeta' tħares fuq Triq Emmanuel Galizia. It-tqassim tal-propjeta' huwa pjuttost kwadru.

Il-propjeta' għandha madum taċ-ċeramika kif ukoll ħitan miksija u miżbugħa. Ix-xogħol fil-bitħa interna u l-aperturi tagħha jidher li huwa mibdi pero' għadu mhux komplut. Il-finituri madwar il-propjeta' kollha huma f'kundizzjoni ħażina, li jikkonsistu minn madum taċ-ċeramika, ħitan miżbugħa ħlief dawk tal-kmamar tal-banju kif ukoll aperturi tal-*aluminium* bi ħġieġ *single glazing*. B'mod ġenerali, il-propjeta' tinsab f'kundizzjoni ħażina u jidher li soffrit diversi ħsarat kawża ta' l-ilma li qed jidħol b'mod kontinwu fil-fond. Jidher li bosta servizzi ġew mgħoddija *surface (*fuq il-ħajt flok fi trinek) u l-biebien ta' ġewwa għandhom bżonn jinbidlu. Il-bitħa interna għandha ħafna materjal tal-kostruzzjoni fiha u b'hekk jidher li qed iżżomm l-ilma.

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Fatturi esterni

Il-propjeta' hija aċċessata minn Triq Emmanuel Galizia, fejn minn din it-triq hawn imsemmija, tiedħol ġo komun li jikkonsisti minn taraġ u mgħammra b'lift komuni. Il-komun tal-blokka għandu sistema ta' dawl u ilma, mqabbda mas-sistemi nazzjonali u il-blokka hija mqabbda mas-sistema tad-drenaġġ prinċipali. 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 miksija u miżbugħa b'lewn ċar u naturali. It-taraġ li jwassal għal komun huwa lest bil-madum. L-aperturi tal-blokka m'humiex kollha l-istess, bil-maġġoranza tagħhom huma ta' aluminium ta' lewn abjad u l-puġġamani tal-gallariji huma ukoll ta' aluminium bajdani u ħġieġ. Il-ħitan tal-komun huma kollha miksija u miżbugħa b'kulur abjad.

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Il-permessi u l-Pjanijiet Lokali

Il-binja jidher li hija mibnija qabel l-1967 u ma nstabu l-ebda permessi tal-Awtorita' tal-Ippjanar biex jinbena l-blokk. Madanakollu, anness f'Dokument E huwa r-rittratt li ttieħed mill-ajru fl-1967 li juri l-blokk diġa' mibni. Dan ifisser li l-fond huwa eskluż mill-liġijiet sanitarji li jirregolaw propjeta' li nbniet wara din is-sena – b'hekk il-fond jista' jitqies bħala konformi mal-liġijiet tal-ippjanar.

Il-propjeta' tinstab fl-iskema tal-iżvilupp u taqa' fi ħdan iż-żona residenzjali indikata fil-pjanijiet lokali b'referenza: *GT1 Policy Map.*

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Valutazzjoni

Il-valutazzjoni kienet derivata billi ntuża il-metodu komparabbli ma' tranżazzjonijiet riċenti ta' propjeta' simili fl-istess lokalita'. Il-valutazzjoni tħejjiet skond il-KTP Valuation Standards for Accredited Valuers. Kien innutat li appartamenti simili fil-madwar kienu jiswew madwar €2,850 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' **€250,000 (mitejn u ħamsin elf ewro).**

ILLUM 26 ta' Diċembru '22

DEHER IL-PERIT LEGALI/TEKNIKU Albert Spiteri LI ĦALEF LI QEDA FEDELMENT U ONESTAMENT L-INKARIGU MOGĦTI LILU

Gaetana Aquilina
Deputat Reġistratur
Deputy Registrar
Qrati tal-Ġustizzja (Malta)
Law Courts (Malta)

DEPUTAT REĠISTRATUR

Perit Albert Spiteri
Warrant No: 1032
79031192

18 NOV 2022

Illum ...
... mill- A.I.C. Albert Spiteri
... dokumenti

Annalise Spiteri
Deputat Reġistratur
Qrati tal-Ġustizzja (Malta)

Perit Albert Spiteri

Nru. tal-Warrant 1032

M.Architecture (Melit.),

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

Dip. Design Foundation Studies (Melit.)

Dokument A – Ritratti

Photo A - Il-faċċata tal-blokk

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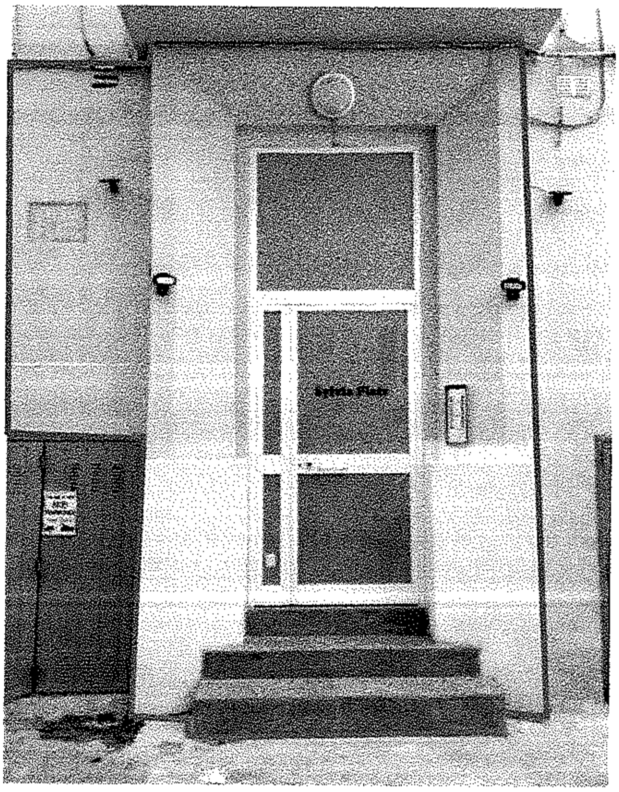

Photo B - Il-faċċata tal-blokk

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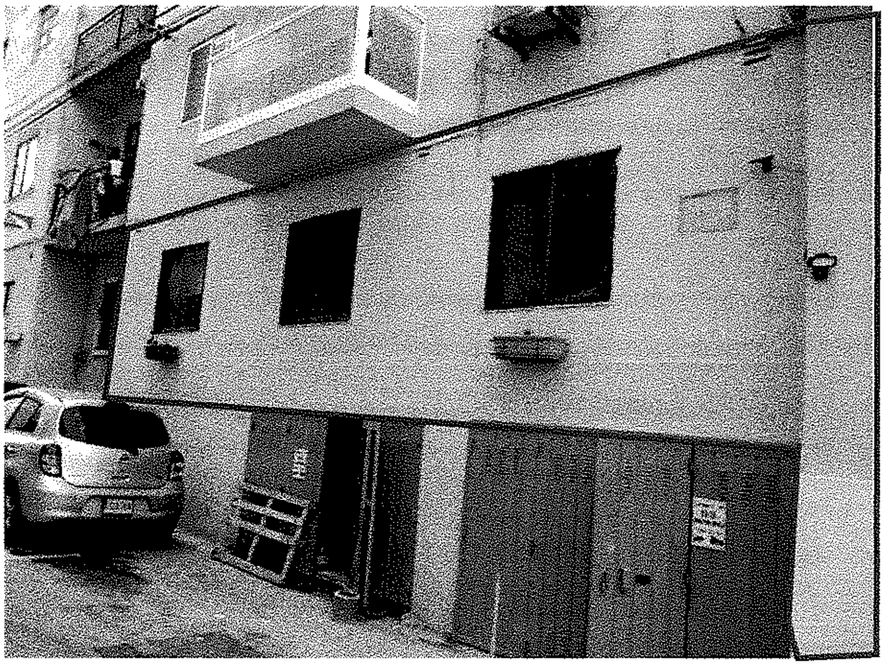

Photo C - Il-faċċata tal-blokk

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Photo 01 - Id-daħla tal-appartament

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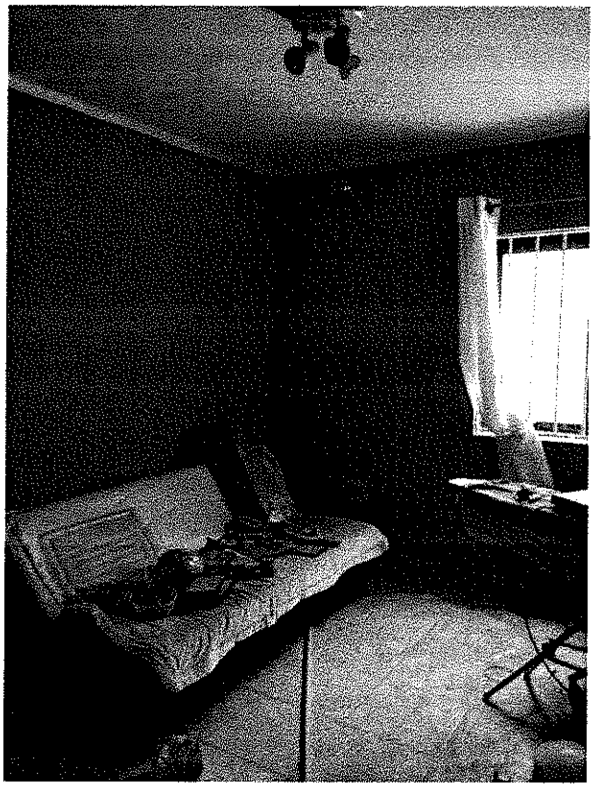

Photo 02 – Rittratt tal-*living room*

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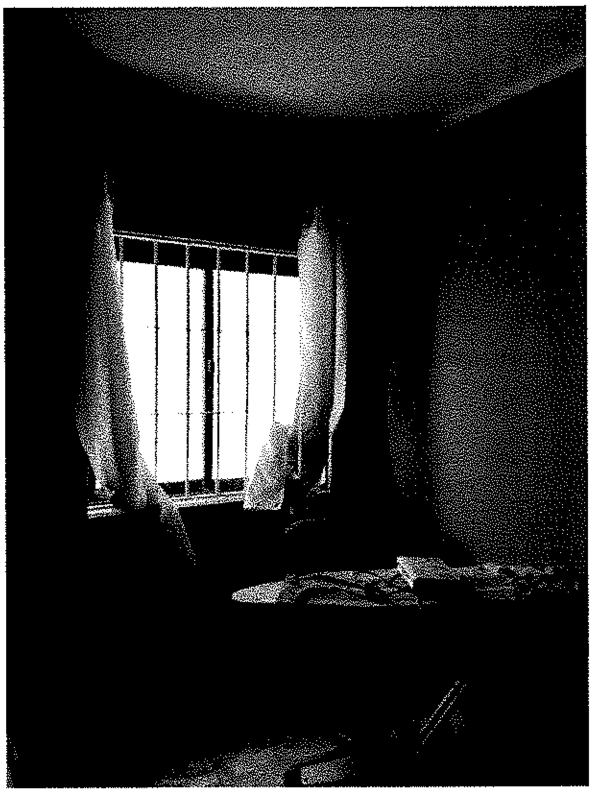

Photo 03 – Rittratt tal-*living room*

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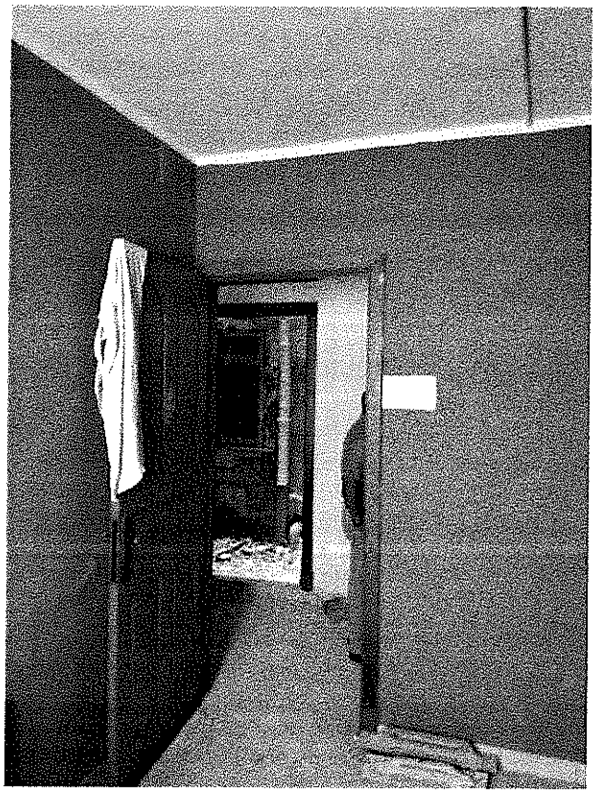

Photo 04 – Rittratt tal-*living room*

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Photo 05 – Rittratt tal-bitħa interna

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Photo 06 – Rittratt tal-kuritur

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Photo 07 – Rittratt tal-kċina

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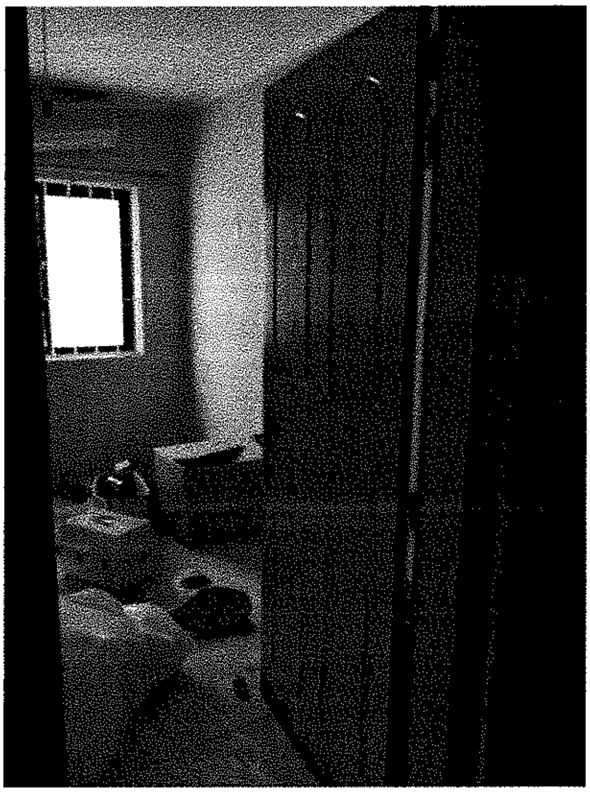

Photo 08 – Rittratt tal-kamra tas-sodda

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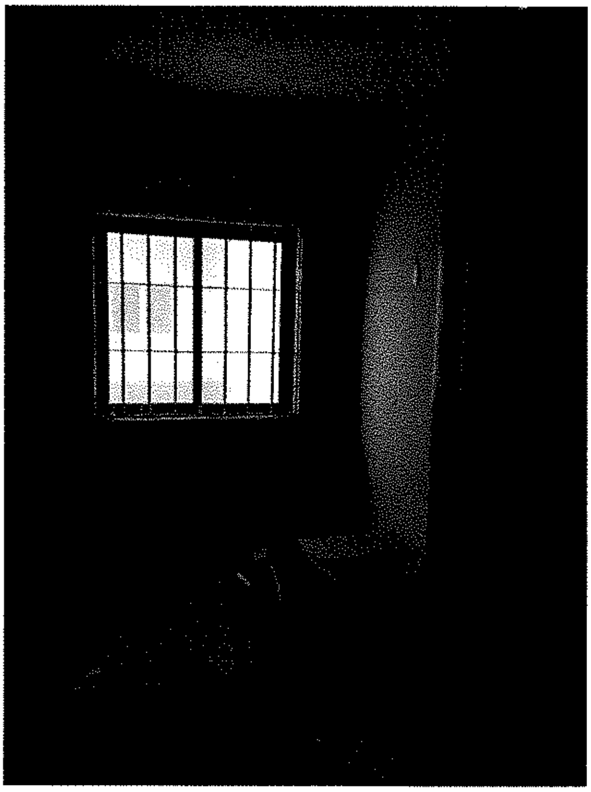

Photo 09 – Rittratt tal-kamra tas-sodda

Perit Albert Spiteri
Warrant No: 1032
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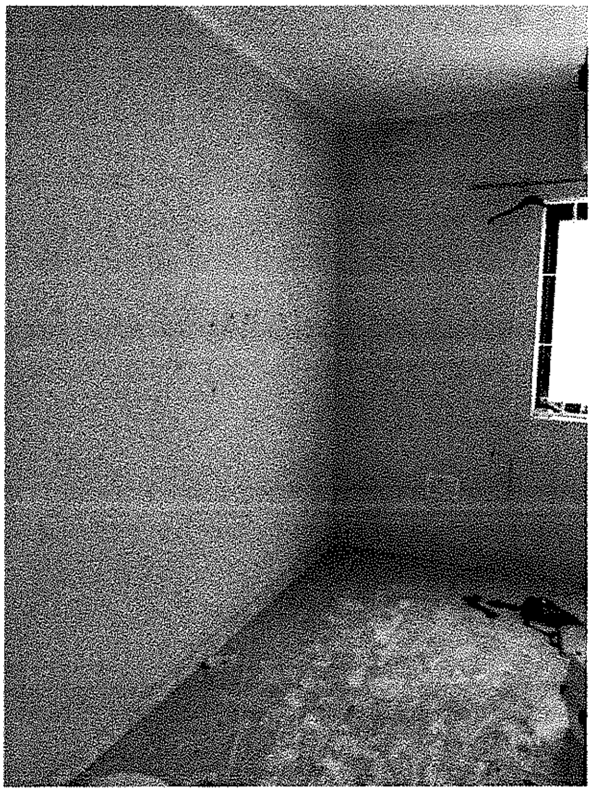

Photo 10 – Rittratt tal-kamra tas-sodda

Perit Albert Spiteri
Warrant No: 1032
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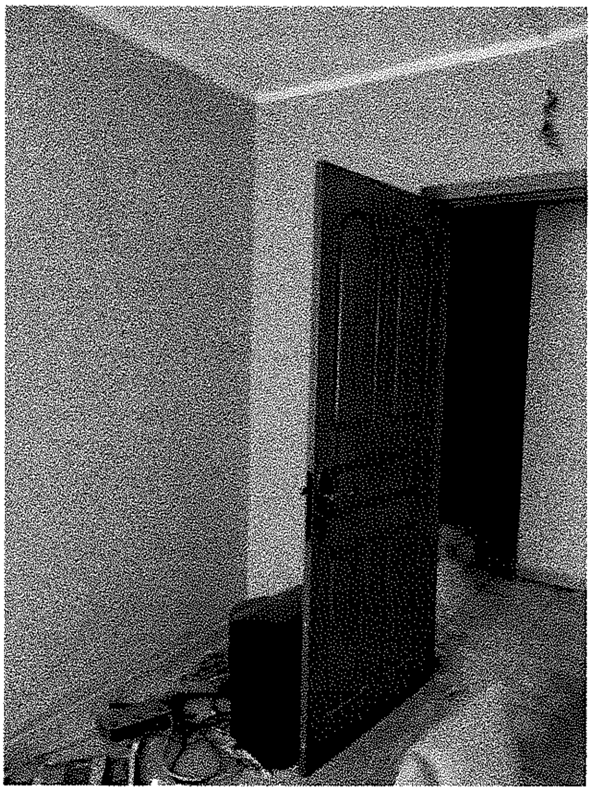

Photo 11 – Rittratt tal-kamra tas-sodda

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Warrant No: 1032
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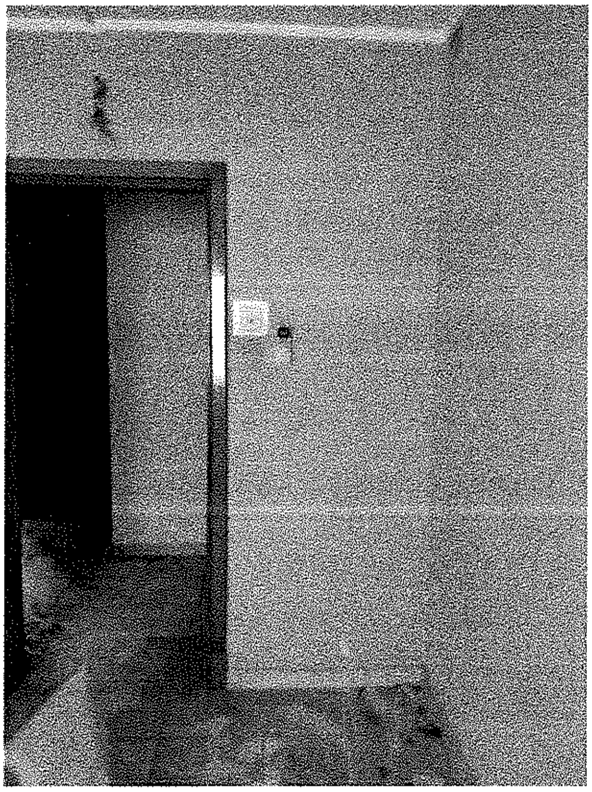

Photo 12 – Rittratt tal-kamra tas-sodda

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Photo 13 – Rittratt tal-kuritur

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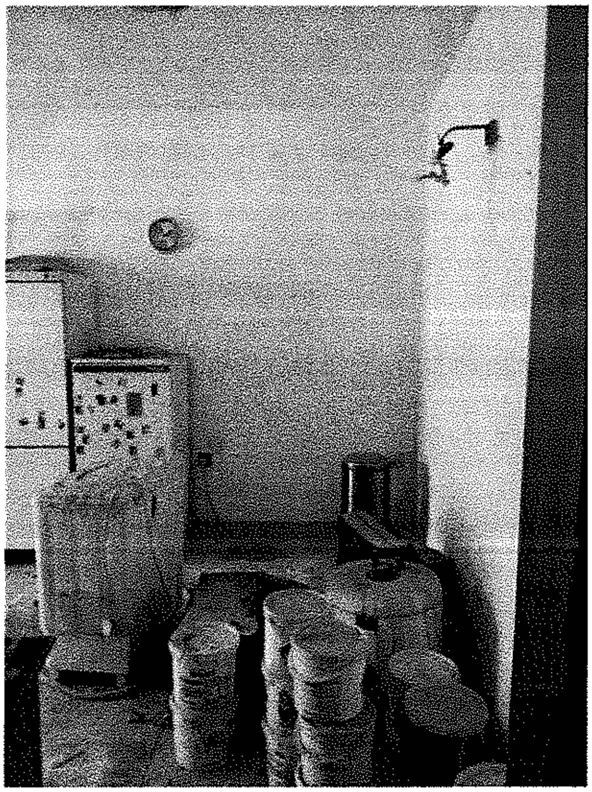

Photo 14 – Rittratt tal-kċina

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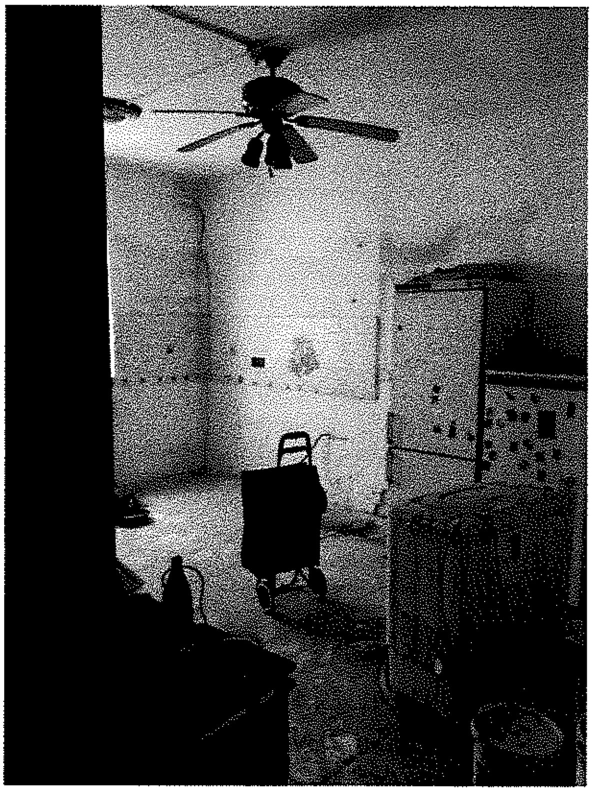

Photo 15 – Rittratt tal-kċina

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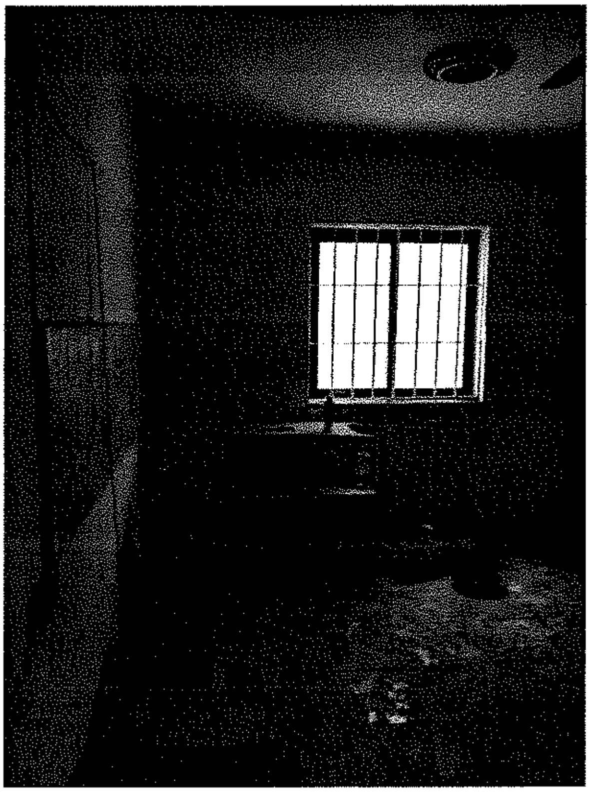

Photo 16 – Rittratt tal-kċina

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79031192

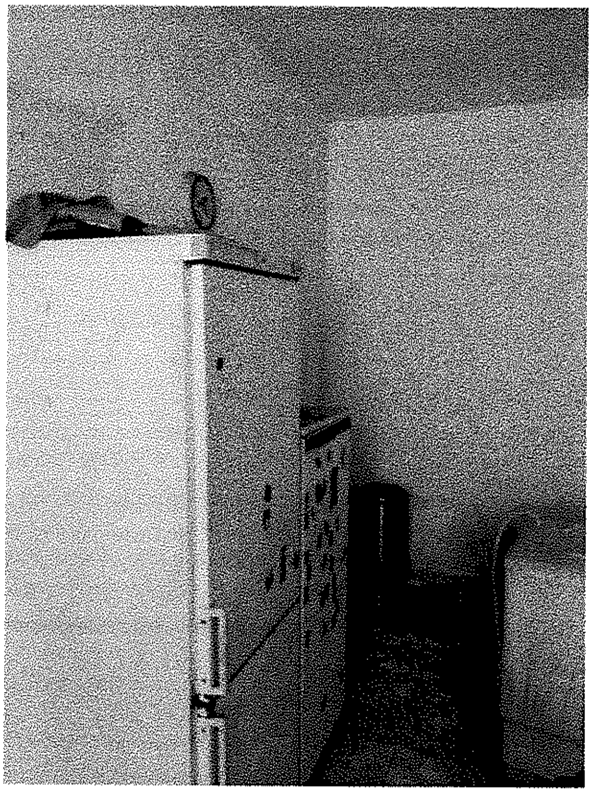

Photo 17 – Rittratt tal-kċina

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Warrant No: 1032
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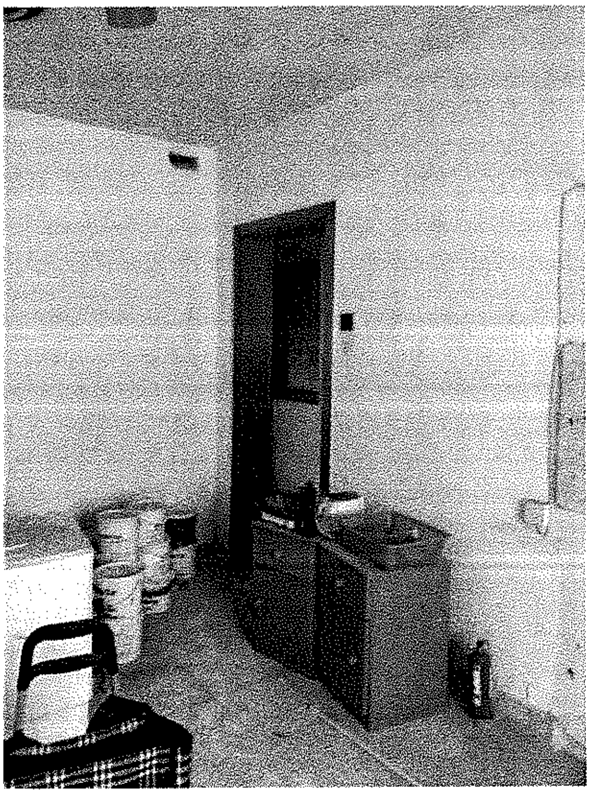

Photo 18 – Rittratt tal-kċina

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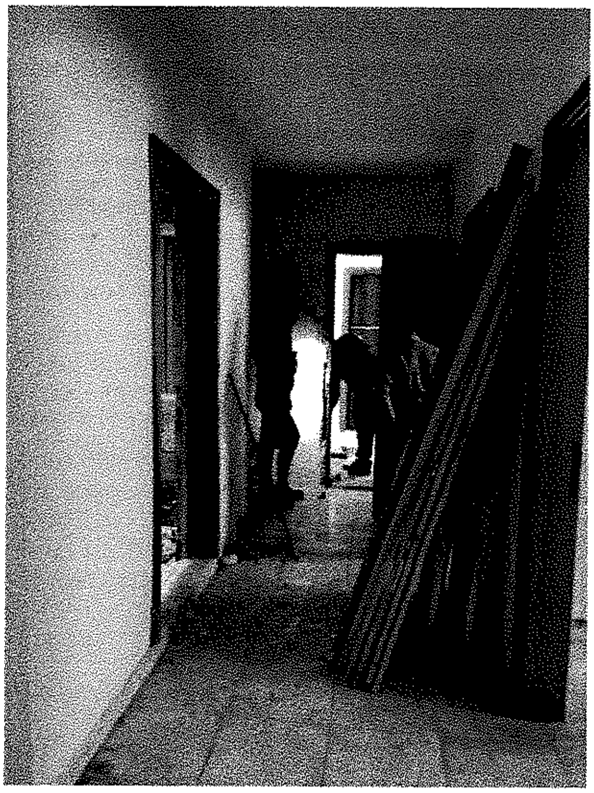

Photo 19 – Rittratt tal-kuritur

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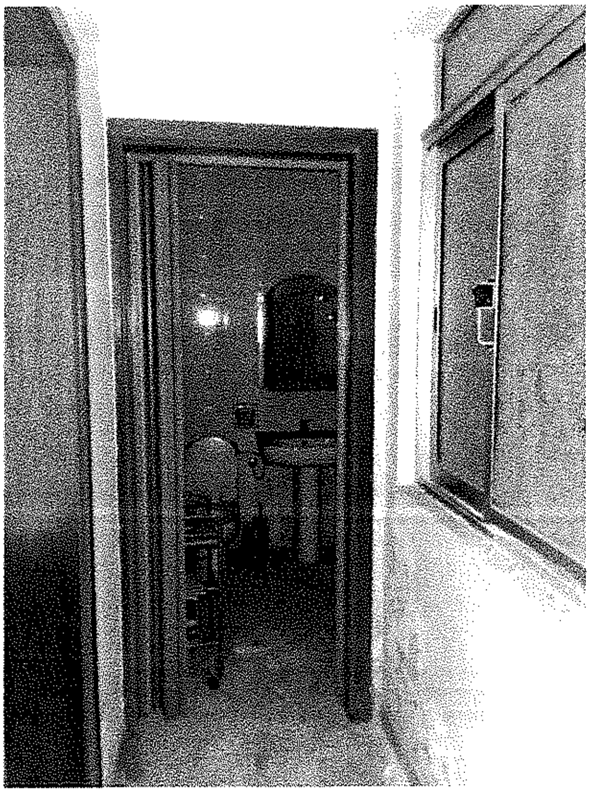

Photo 20 – Ritratt tal-kuritur

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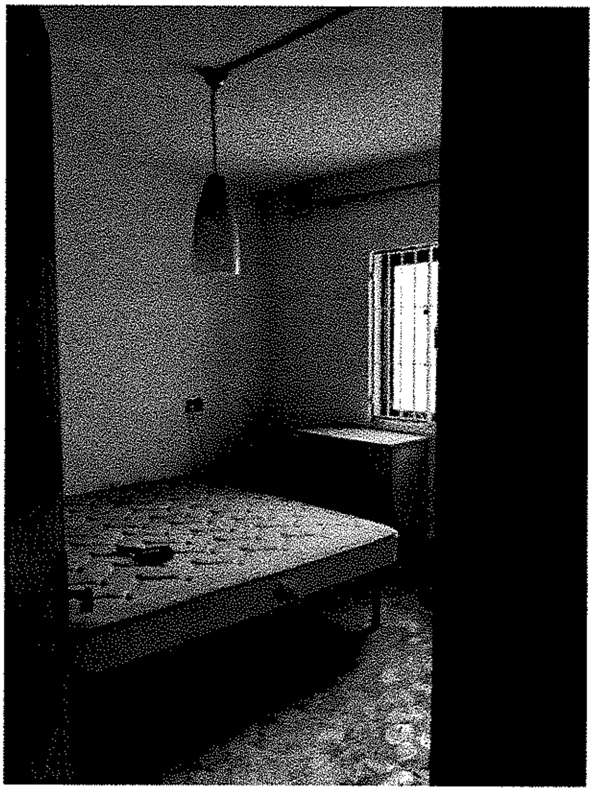

Photo 21 – Rittratt tal-kamra tas-sodda

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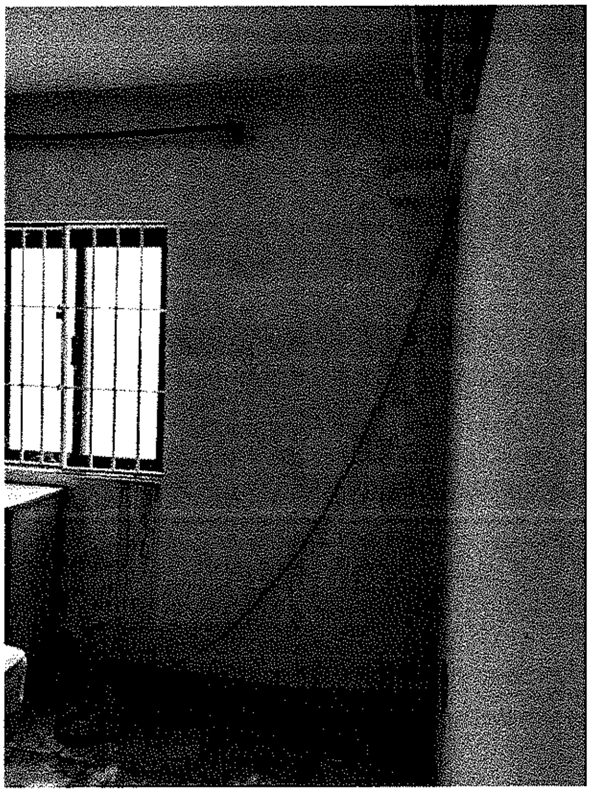

Photo 22 – Rittratt tal-kamra tas-sodda

Perit Albert Spiteri
Warrant No: 1032
79031192

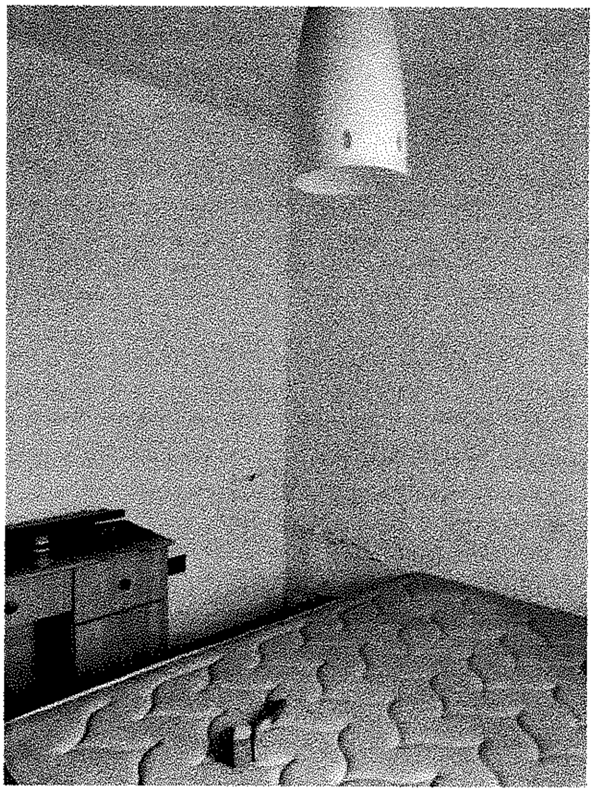

Photo 23 – Rittratt tal-kamra tas-sodda

Perit Albert Spiteri
Warrant No: 1032
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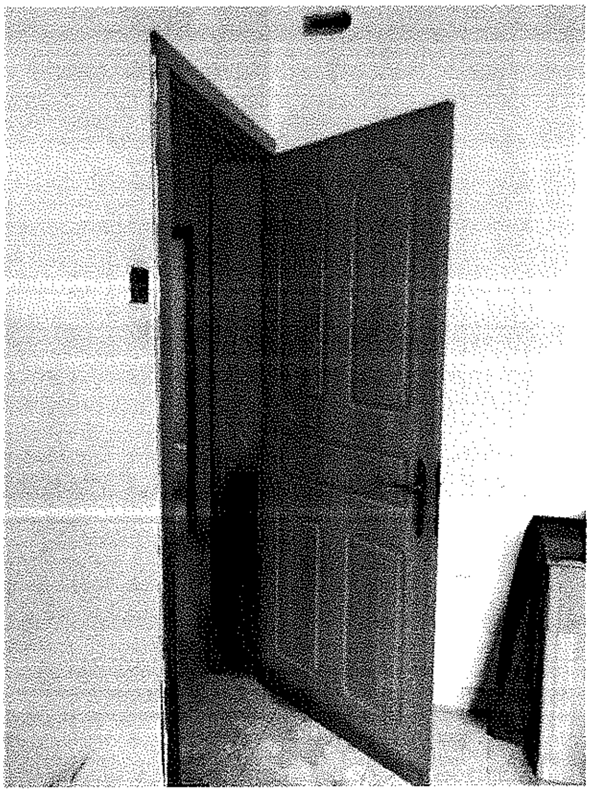

Photo 24 – Rittratt tal-kamra tas-sodda

Perit Albert Spiteri
Warrant No: 1032
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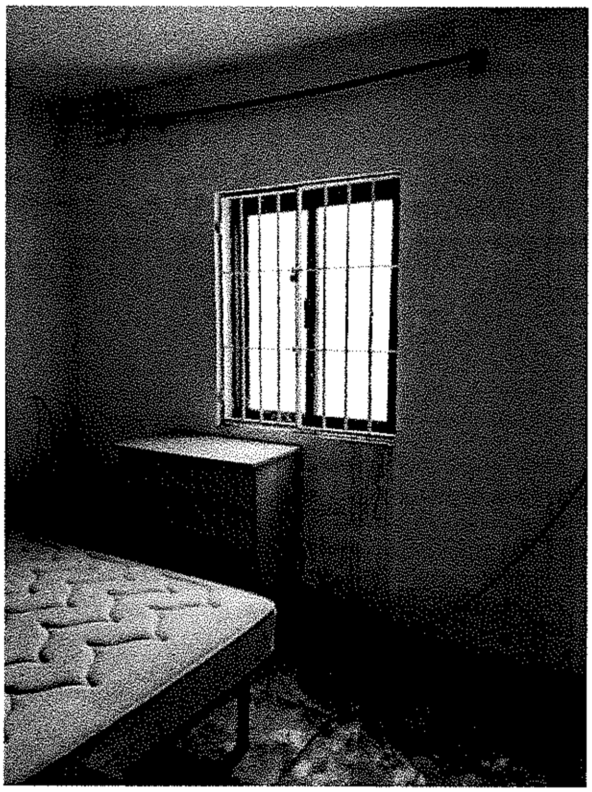

Photo 25 – Rittratt tal-kamra tas-sodda

Perit Albert Spiteri
Warrant No: 1092
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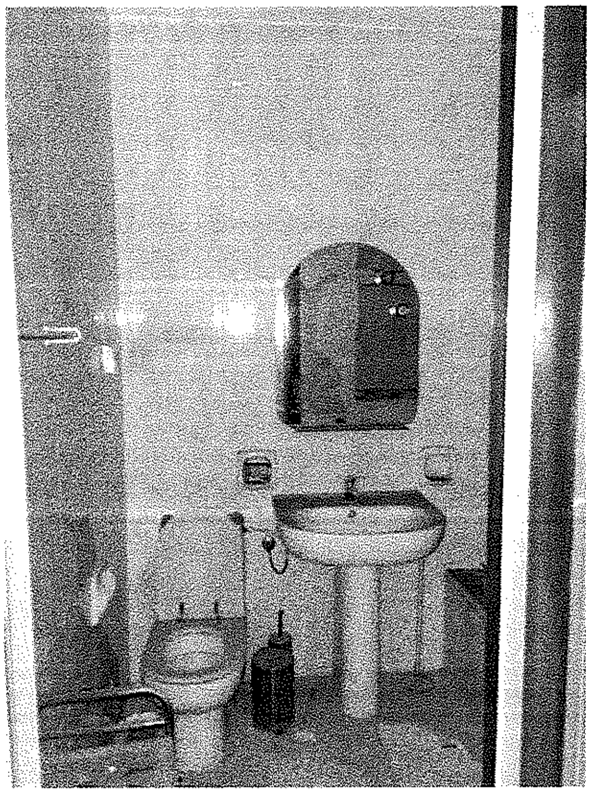

Photo 26 – Rittratt tal-kamra tal-banju

Perit Albert Spiteri
Warrant No: 1032
79031192

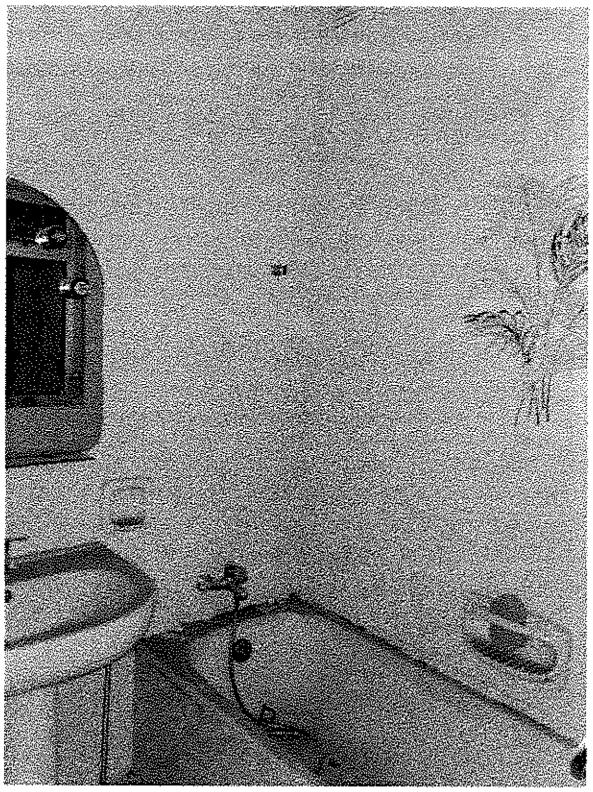

Photo 27 – Rittratt tal-kamra tal-banju

Perit Albert Spiteri
Warrant No: 1032
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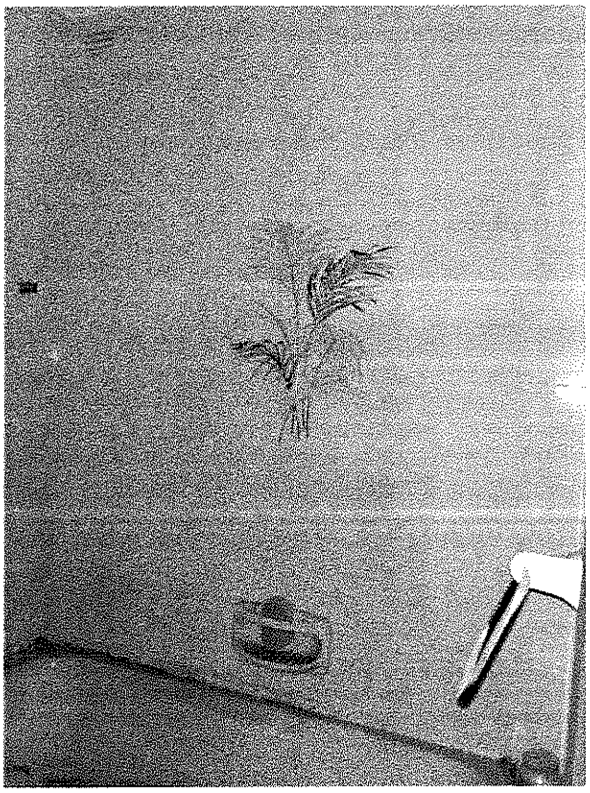


Photo 28 – Rittratt tal-kamra tal-banju

Perit Albert Spiteri
Warrant No: 1032
79051192

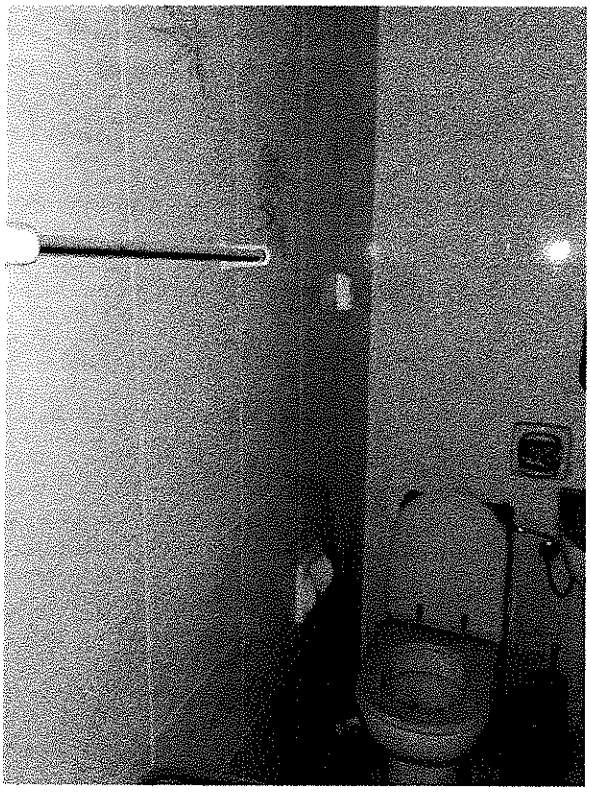


Photo 29 – Rittratt tal-kamra tal-banju

Perit Albert Spiteri
Warrant No: 1032
79031192

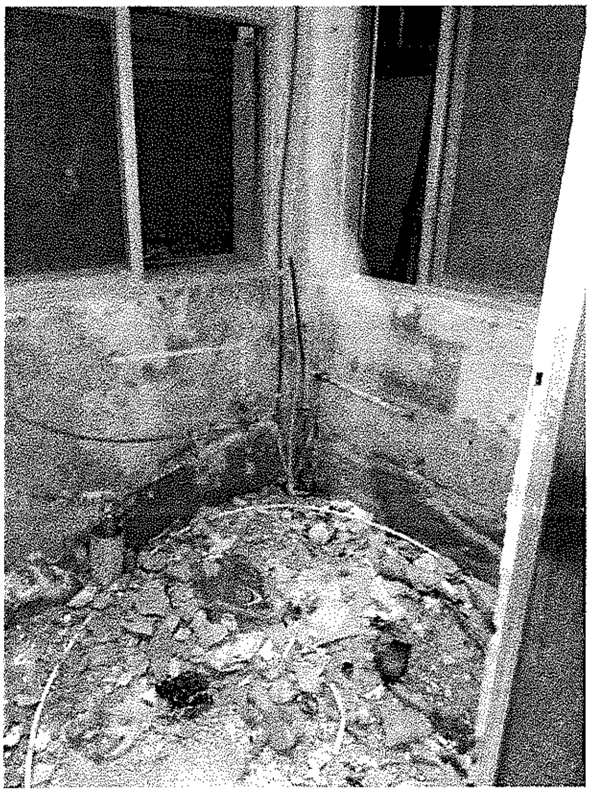


Photo 30 – Rittratt tal-bitħa interna

Perit Albert Spiteri
Warrant No: 1032
79031192

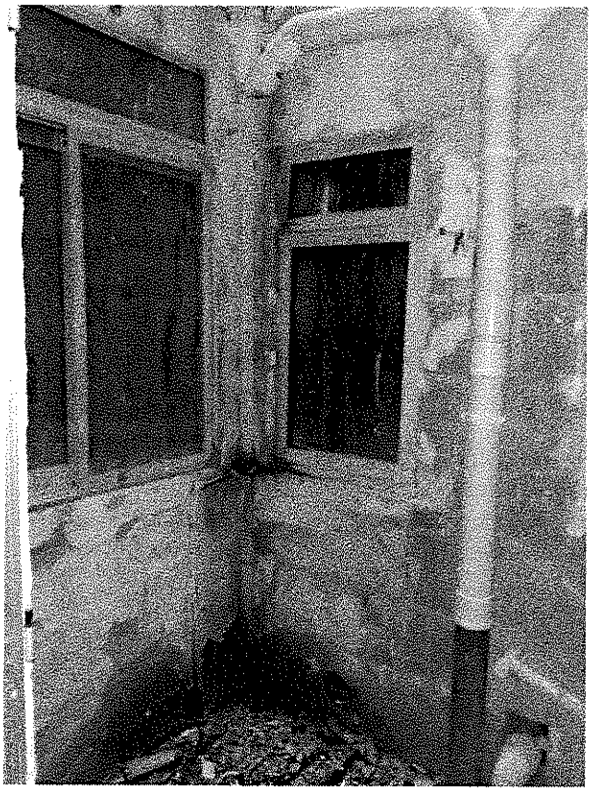


Photo 31 – Rittratt tal-bitħa interna

Perit Albert Spiteri
Warrant No: 1032
79031192

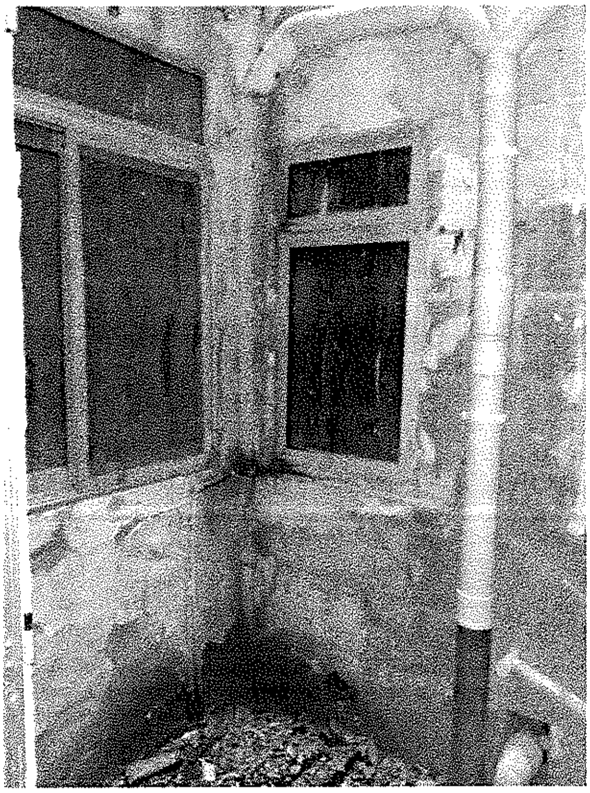


Photo 32 – Rittratt tal-bitħa interna

Perit Albert Spiteri
Warrant No: 1032
79031192

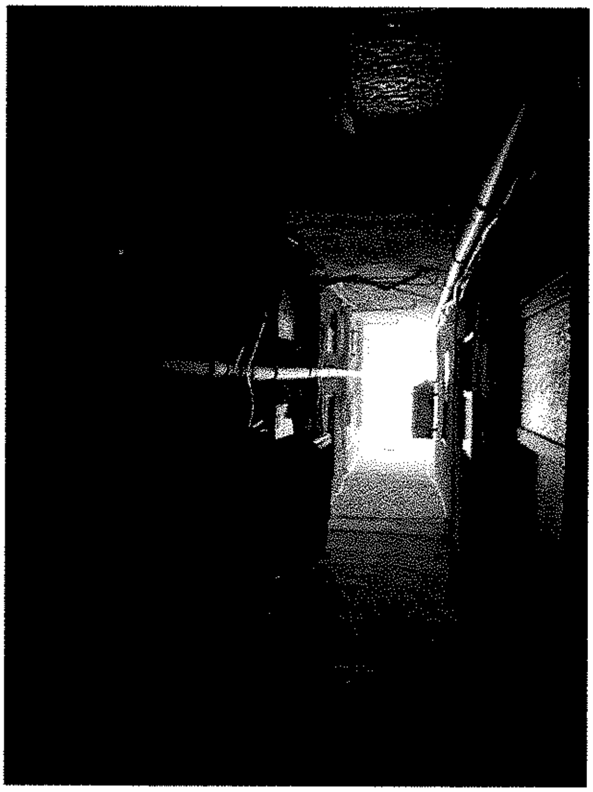


Photo 33 – Rittratt tal-bitħa interna

Perit Albert Spiteri
Warrant No: 1032
79031192

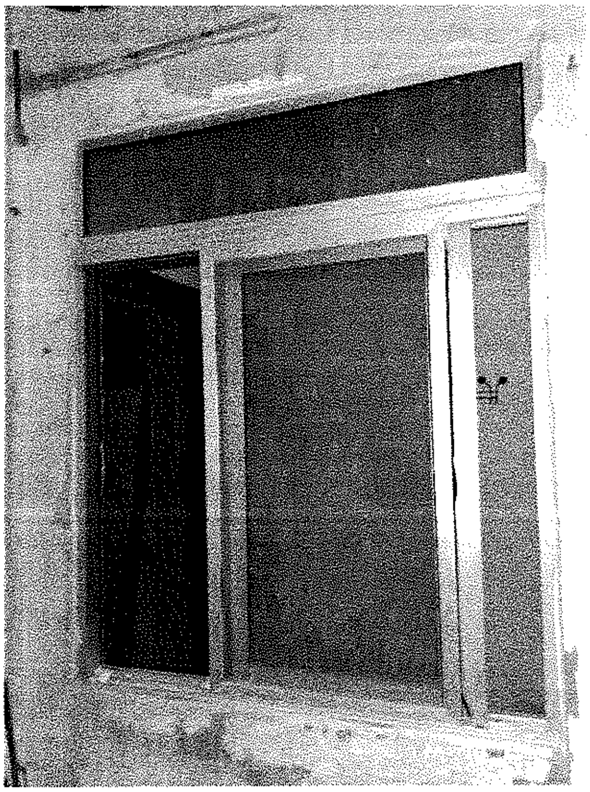


Photo 34 – Rittratt tal-bitħa interna

Perit Albert Spiteri
Warrant No: 1032
79031192

Photo 35 – Rittratt tal-bitħa interna

Perit Albert Spiteri
Warrant No: 1032
79031192

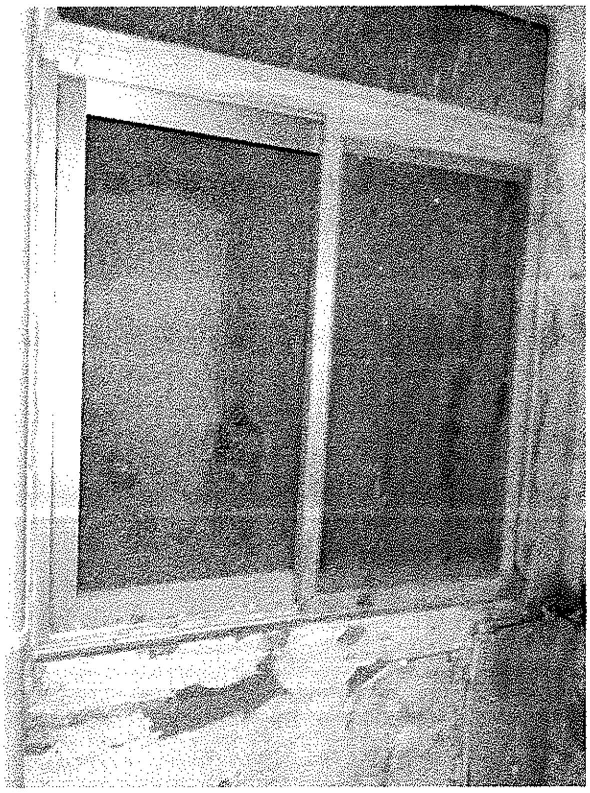


Photo 36 – Rittratt tal-bitħa interna

Perit Alfont Spiteri
Warrant No: 1032
79031182

Photo 37 – Rittratt tal-bitħa interna

Perit Albert Spiteri
Warrant No: 1032
79031192

Photo 38 – Rittratt tal-kuritur

Perit Albert Spiteri
Warrant No: 1032
79031192

Photo 39 – Rittratt tal-*washroom*

Perit Albert Spiteri
Warrant No: 1032
79031192

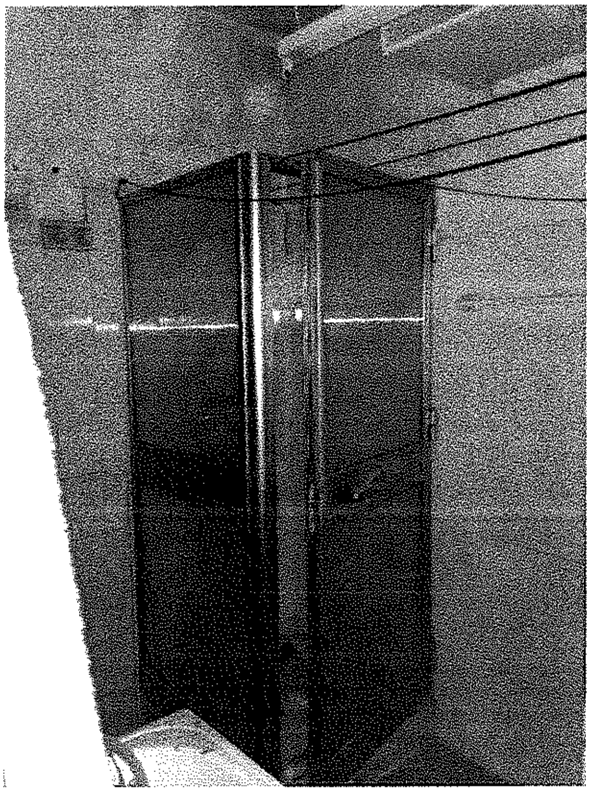


Photo 40 – Rittratt tal-*washroom*

Perit Albert Spiteri
Warrant No: 1032
79021192

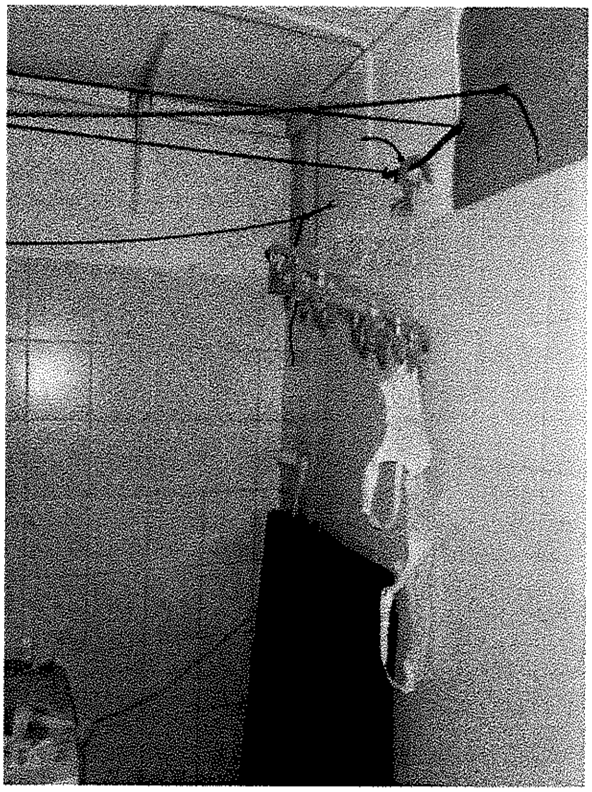


Photo 41 – Rittratt tal-*washroom*

Perit Albert Spiteri
Warrant No: 1032
79001192

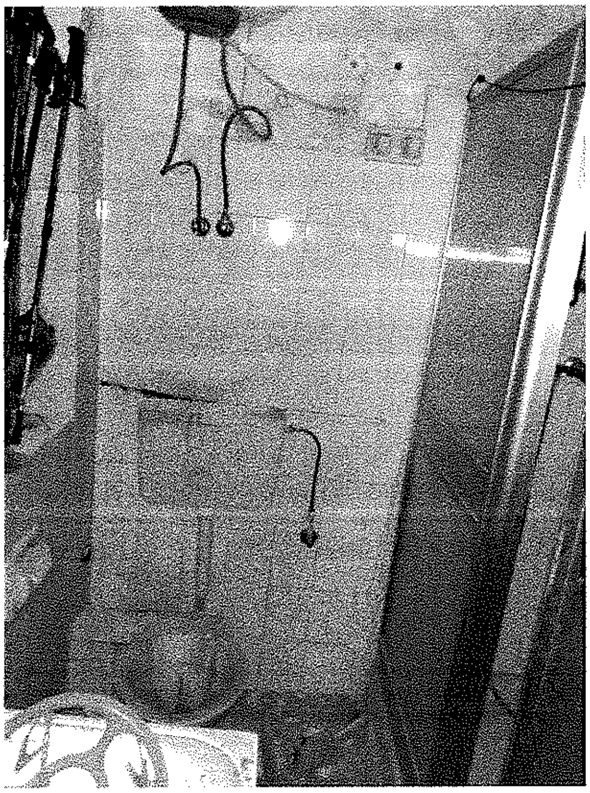


Photo 42 – Rittratt tal-*washroom*

Perit Albert Spiteri
Warrant No: 1032
79031192

Photo 43 – Rittratt tal-*washroom*

Perit Albert Spiteri
Warrant No. 1032
79031192

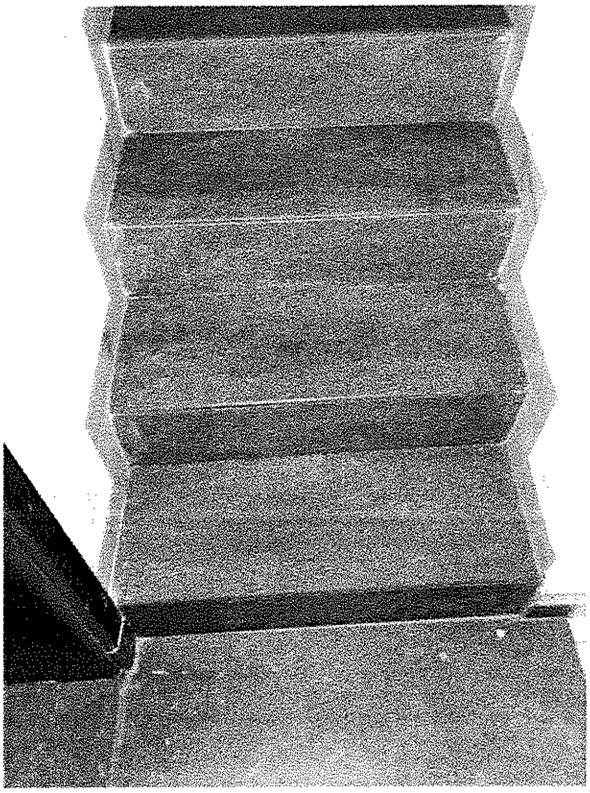


Photo 44 – Rittratt tal-komun

Perit Albert Spiteri
Warrant No: 1032
79031192

Photo 45 – Rittratt tal-komun

Perit [illegible]
Warrant No: [illegible]
79031192

Photo 46 – Rittratt tal-komun

Perit Albert Spiteri
Warrant No: 1002

Photo 47 – Rittratt tal-komun

Perit Anton Sciberi
Warrant No: 1032
79031192

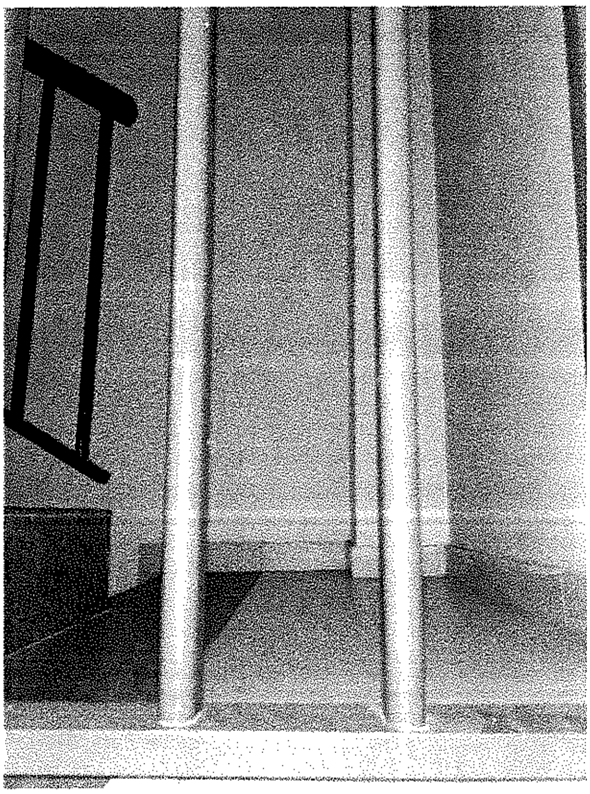


Photo 48 – Rittratt tal-komun

Paul Albert Spiteri
Warrant No: 1032
79031192

Photo 49 – Rittratt tal-bieb ta' barra

Perit Albert Spiteri
Warrant No: 1032
79031192

Photo 50 – Rittratt tal-komun

Perit Albert Spiteri
Warrant No: 1052
790311192

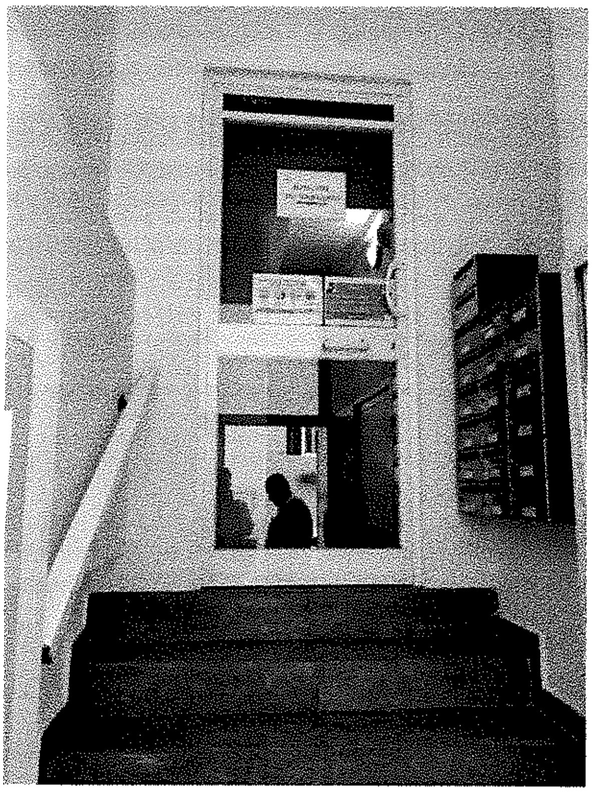


Photo 51 – Rittratt tal-bieb tal-komun

Perit Albert Spiteri
Warrant No: 1032
79031192

Photo 52 – Rittratt tal-komun

Perit Alison Spiteri
Warrant No: 1032
73031192

Photo 53 – Rittratt tal-komun

Perit Albert Spiteri
Warrant No: 1032
79031192

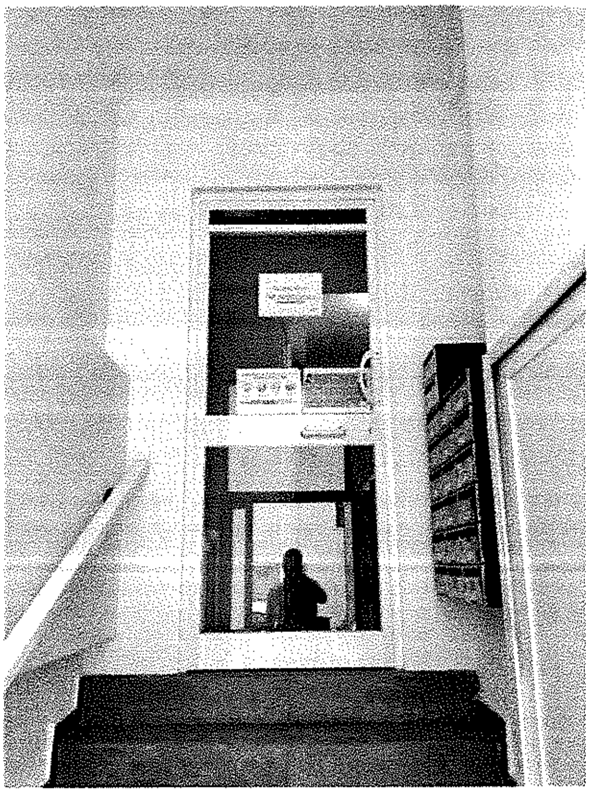
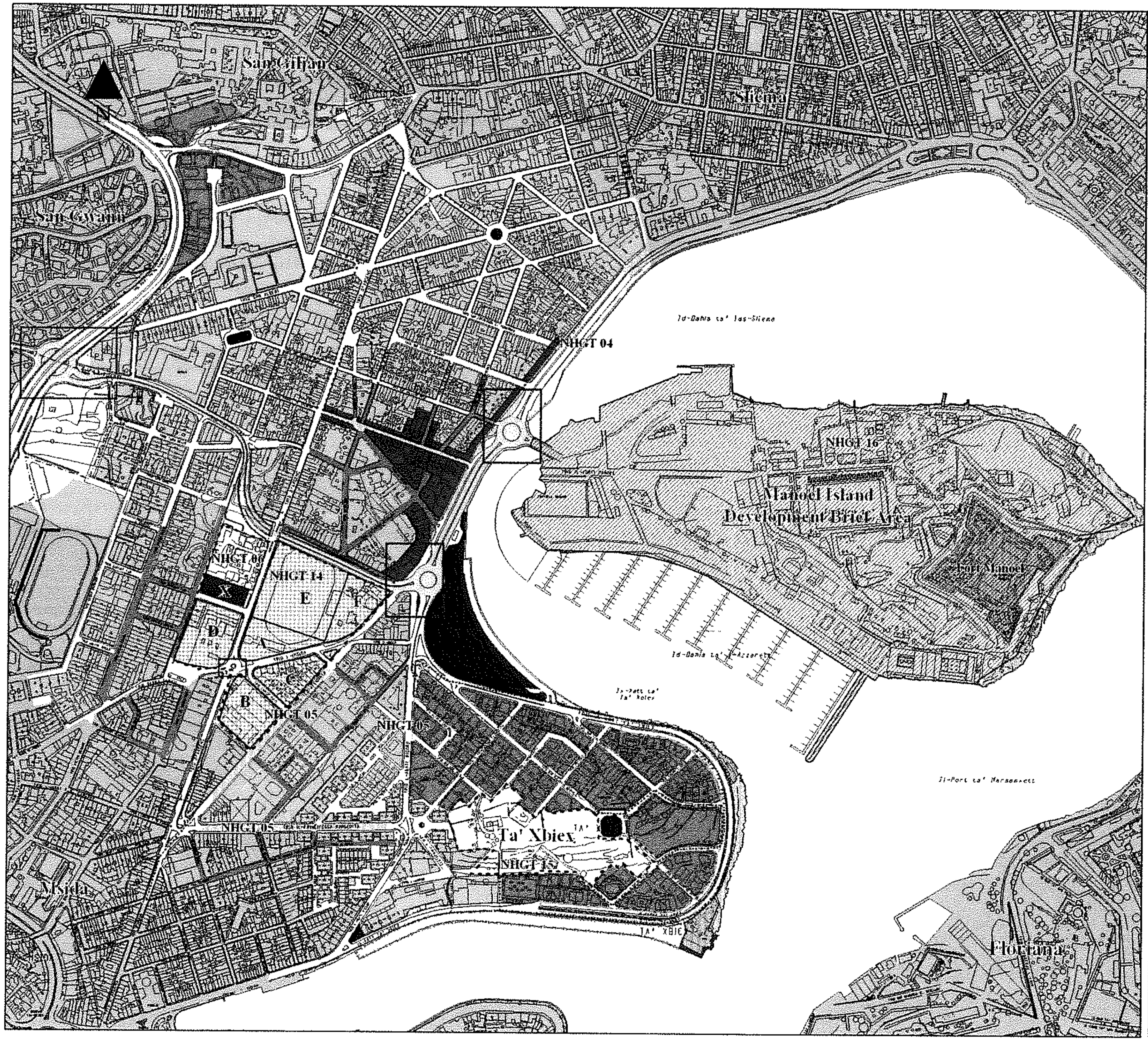


Photo 54 – Rittratt tal-bieb tal-komun

Perit Albert Spiteri
Warrant No. 1052
79031192

Dokument B – Permessi u Pjanta Lokali



NORTH HARBOURS LOCAL PLAN

MEPA
AWTORITA TA' MALTA DWAR L-AMBJENT U L-IPPJANAR
MALTA ENVIRONMENT & PLANNING AUTHORITY

Key

- Local Centre NHRE02
- Opportunity Sites NHGT 06, 14, 15
- Manoel Island Development Brief Area NHGT 16
- Residential Priority Area NHHO 02 (Detached & Semi-Detached Dwellings)
- Residential Area NHHO 01
- Gzira Employment Node NHGT 14
- Environmental Improvements NHGT 04, 05
- Natural coast with public access NHCV 03
- Coastal area with leisure uses NHRL 03
- Public Open Space NHRL01
- Commercial Area NHRE 03
- Resident Parking Zone NHGT 02
- Junction Improvement NHTR 09
- Projected Manoel Island Link Road NHGT 03
- Safeguarding Marina Car Parking NHGT 10
- Control of Boathouses and Garages NHGT 13
- Proposed Urban Conservation Area NHSE 09
- Design Priority Areas NHGT08
- Proposed Limit to Development NHSE 01
- Existing Limit to Development (TPS)
- Scheme Alignment

Gzira & Ta' Xbiex Policy Map

Scale: 1:6000
Date: July 2006
Map: GT1

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

Base Maps - 1988 Survey Sheets (Updated)
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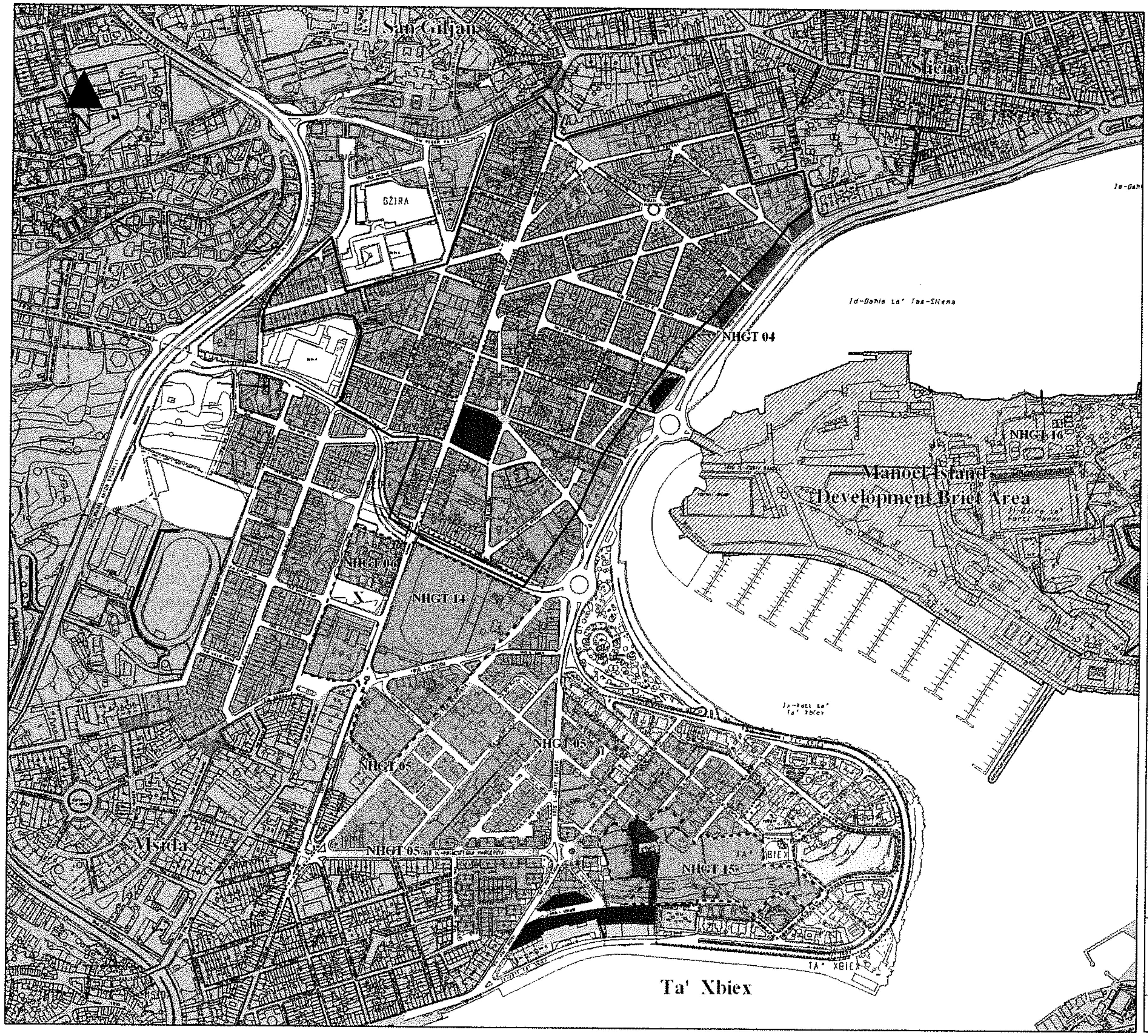
Perit Albert Spiteri
Warrant No: 1032
79031192



NORTH HARBOURS LOCAL PLAN

MEPA

AWTORITA TA' MALTA DWAR L-AMBJENT U L-IPPJANAR
MALTA ENVIRONMENT & PLANNING AUTHORITY

Key **Building Height Limitations NHSE 04, NHGT 07**

Outside UCA
(All floors indicated here are with semi-basement)

- 2 Floors
- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors
- 7 Floors

Within UCA
(All floors indicated here are without semi-basement)

- 2 Floors
- Institutional Buildings or Other Sites with no Specified Building Height NHSE04
- Upgrading of Public Open Space NHSE 05
- Landmark Buildings NHSE 08
- Environmental Improvements NHGT 04, 05
- Opportunity Sites NHGT 06, 14, 15
- Manoel Island Development Brief Area NHGT 16
- Design Priority Area NHGT 08
- Urban Conservation Area NHSE 09
- No semi-basement within area enclosed by black line
- Proposed Limit to Development NHSE 01
- Existing Limit to Development (TPS)
- Scheme Alignment
- Qualifying for Scheduling
- Scheduled Sites/Areas. Properties of cultural importance may be added in the course of completing the National Protective Inventory of the Maltese Islands, or removed if officially descheduled.

For Scheduled buildings, where no specific building height is shown, Structure Plan UCO policies apply.

Gzira & Ta' Xbiex
Building Heights & Urban Design

Scale :	Date :	Map:
1:5500	July 2006	GT2

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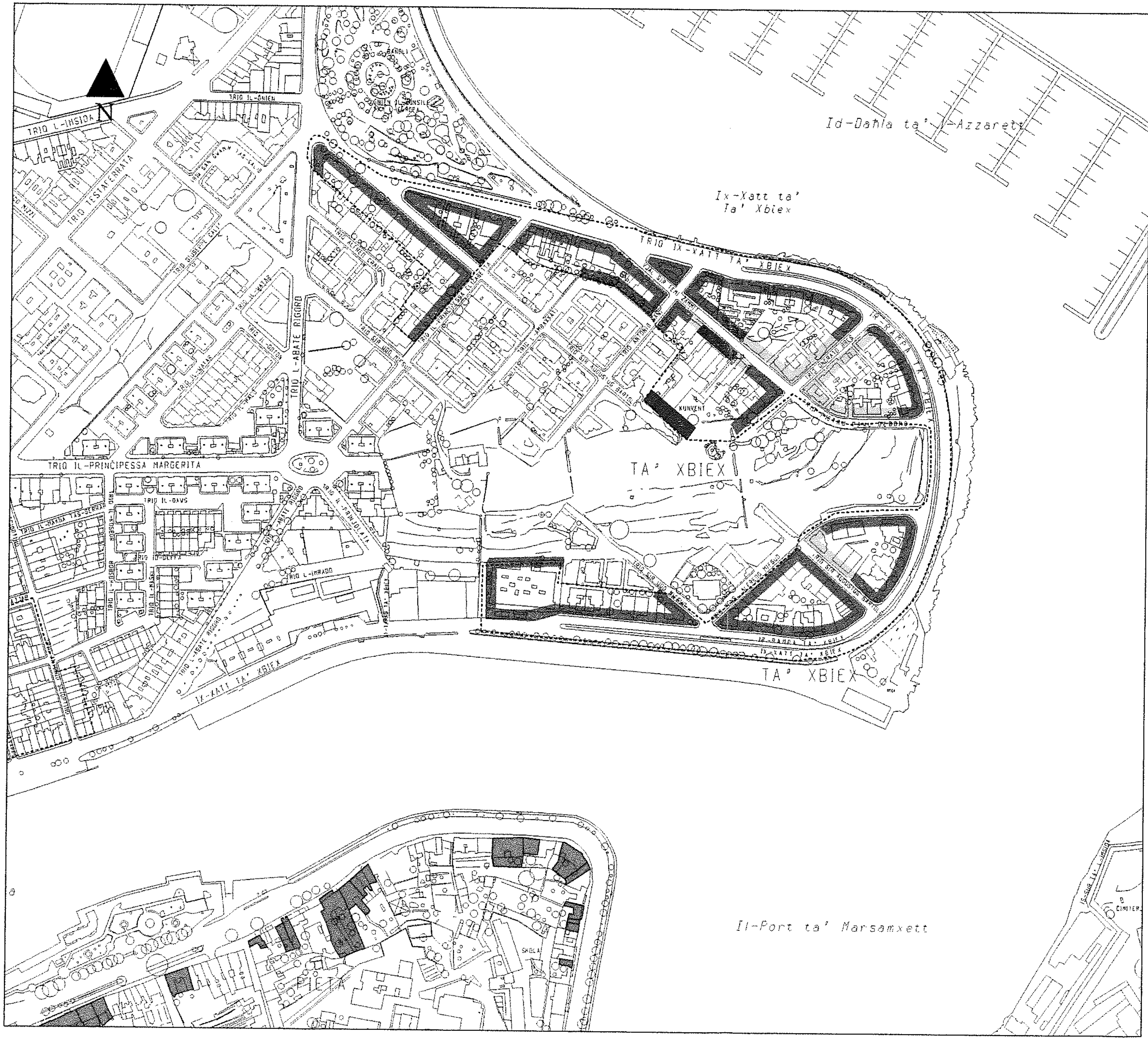
18LHIG06Cc

Perit Albert Spiteri
Warrant No. 1032
79031192



NORTH HARBOURS LOCAL PLAN

MEPA

AWTORITA' TA' MALTA DWAR L-AMBJENT U L-IPPJANAR

MALTA ENVIRONMENT & PLANNING AUTHORITY

Key

Urban Conservation Area NHSE 09

UCA Street Classifications
NHSE 09

Category A

Category B+

Category B

Category C

Scheduled Sites/Areas
Properties of cultural importance may be added in the course of completing the National Protective Inventory of the Maltese Islands, or removed if officially descheduled.

Perit Albert Spiteri
Warrant No: 1032
79031192

Ta' Xbiex UCA
Street Classifications

Scale : **1:3000**

Date : **July 2006**

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

Map: GT3

Base Maps - 1988 Survey Sheets (Updated)
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ISCHEDREV3cca

Perit Albert Spiteri
Warrant No: 1032
79031192

E1 / 01 **EXISTING FRONT ELEVATION**
SCALE 1:100

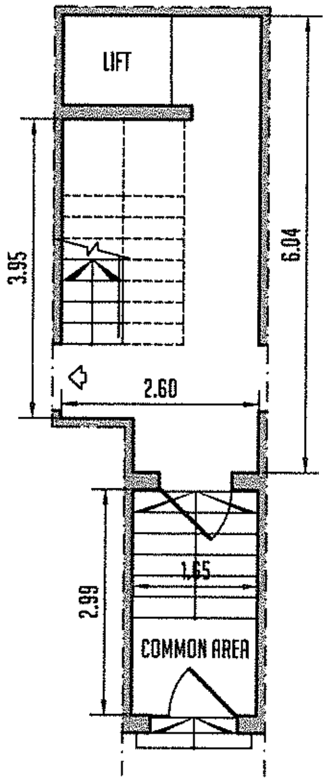
-1.0 0 1.0 2.0 3.0 4.0 5.0

SCALE: 1:100

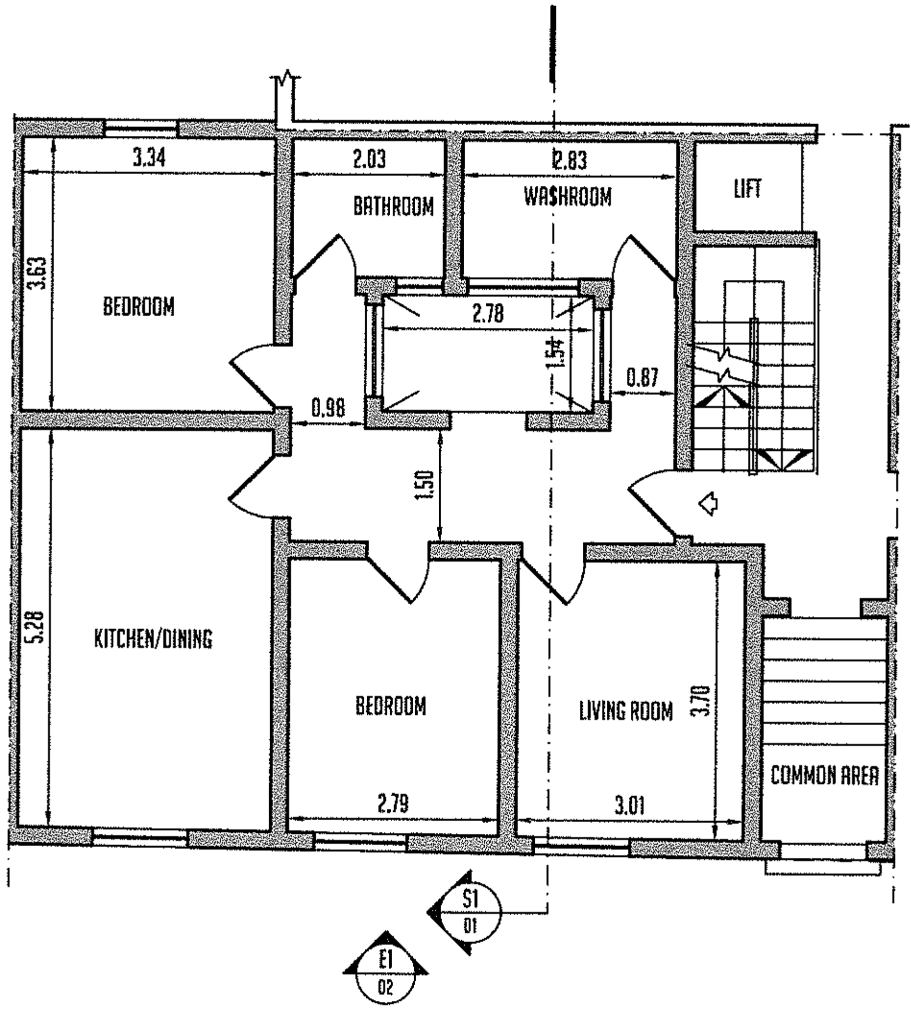
PERIT ALBERT SPITERI
M: 79031192
E: FOUR2THIRTY@GMAIL.COM

FOUR
2
THIRTY

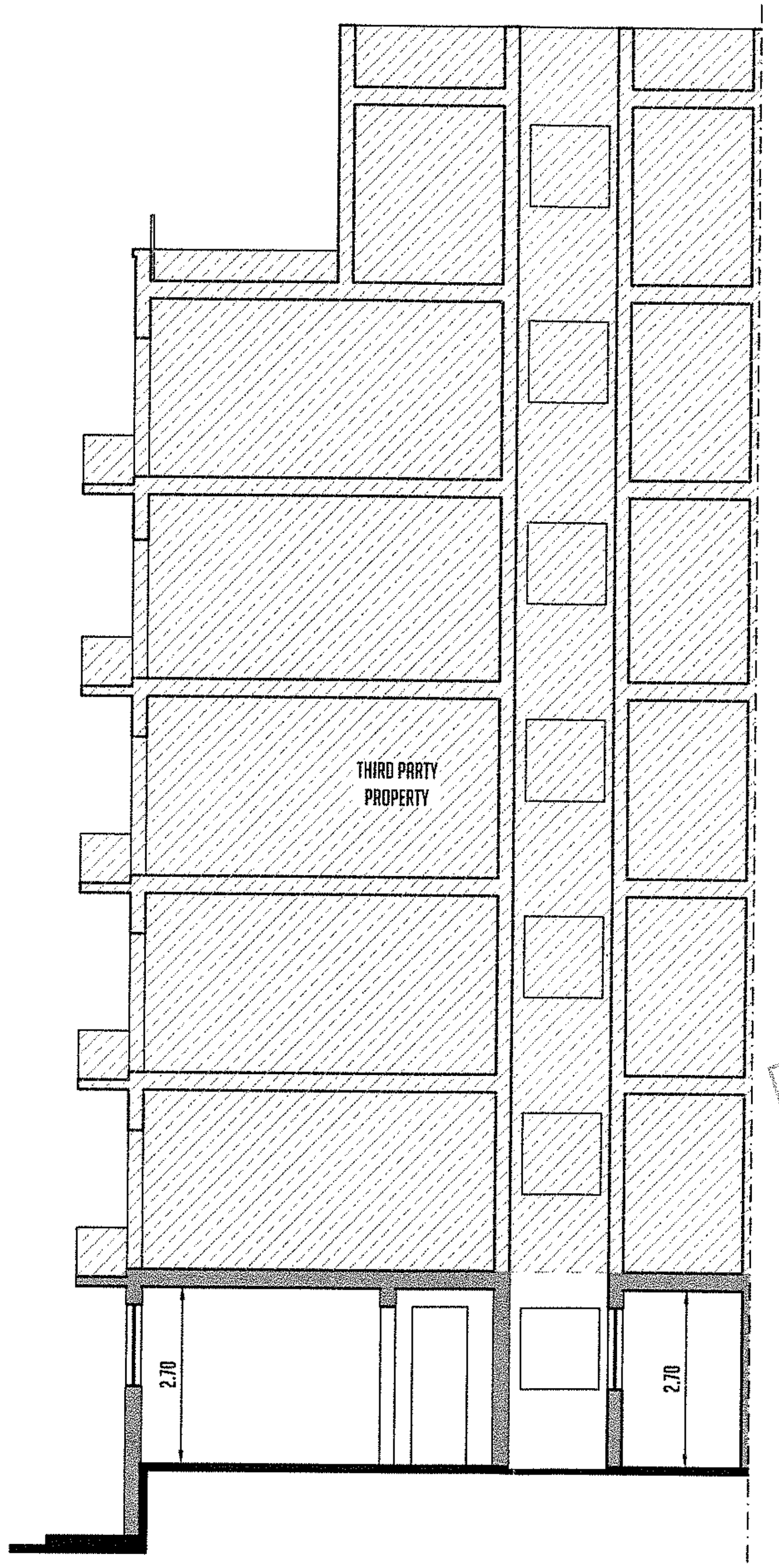
TITLE: ELEVATION AS EXISTING	ADDRESS: 2, SYLVIA FLATS, TRIQ EMMANUEL GALIZIA, TA XBIEX	CLIENT: ANNA MICALLEF BABOLA	SCALE: 1:100	DRAWN BY: ALBERT SPITERI	DRAWING NO: F2T_22-048 - 02-A3 REVISION:



EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING ELEVATED GROUND FLOOR PLAN
SCALE 1:100



S1 01 EXISTING SECTION
SCALE 1:100

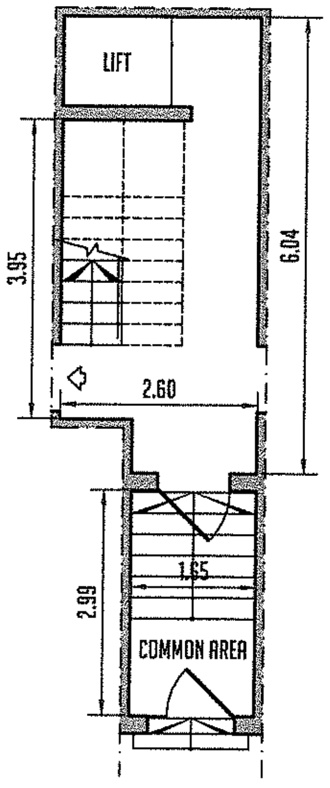
Perit Albert Spiteri
Warrant No: 1032
79031192

-1.0 0 1.0 2.0 3.0 4.0 5.0
SCALE: 1:100

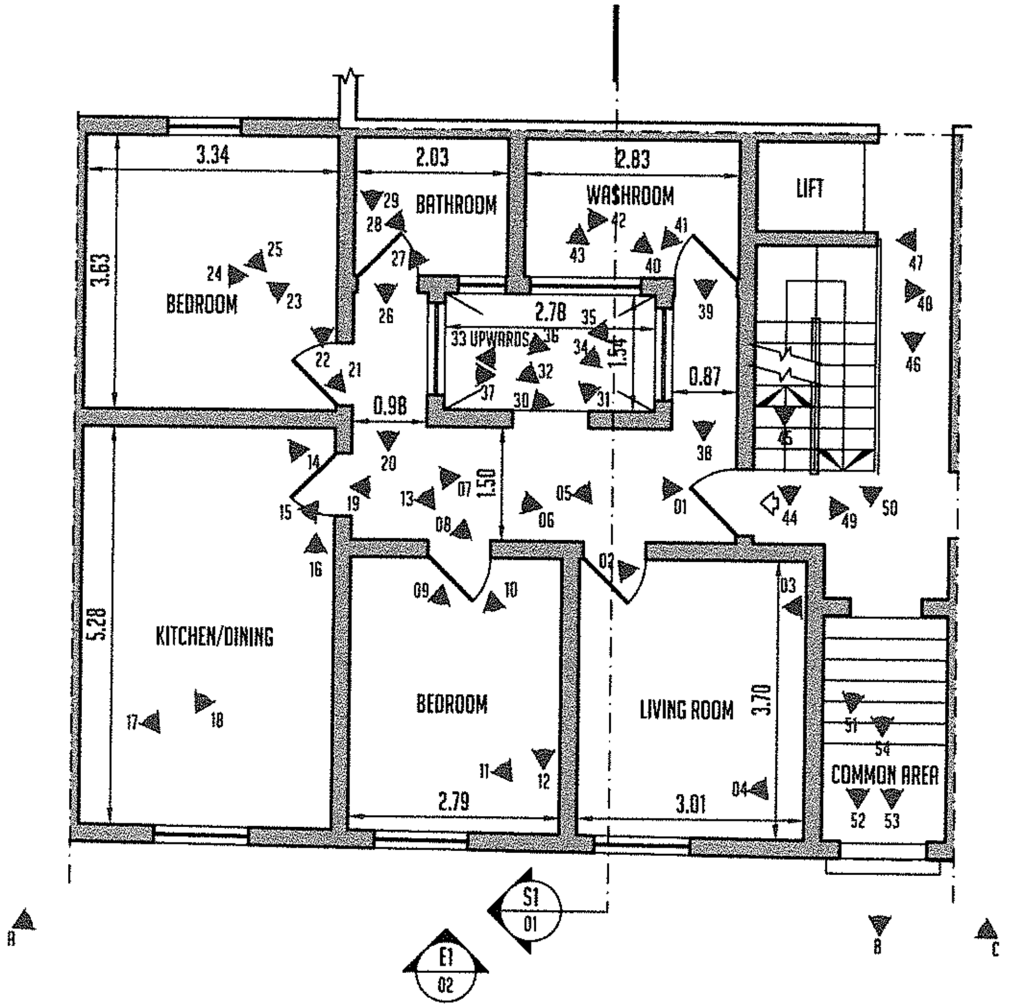
PERIT ALBERT SPITERI
M: 79031192
E: FOUR2THIRTY@GMAIL.COM

FOUR 2 THIRTY

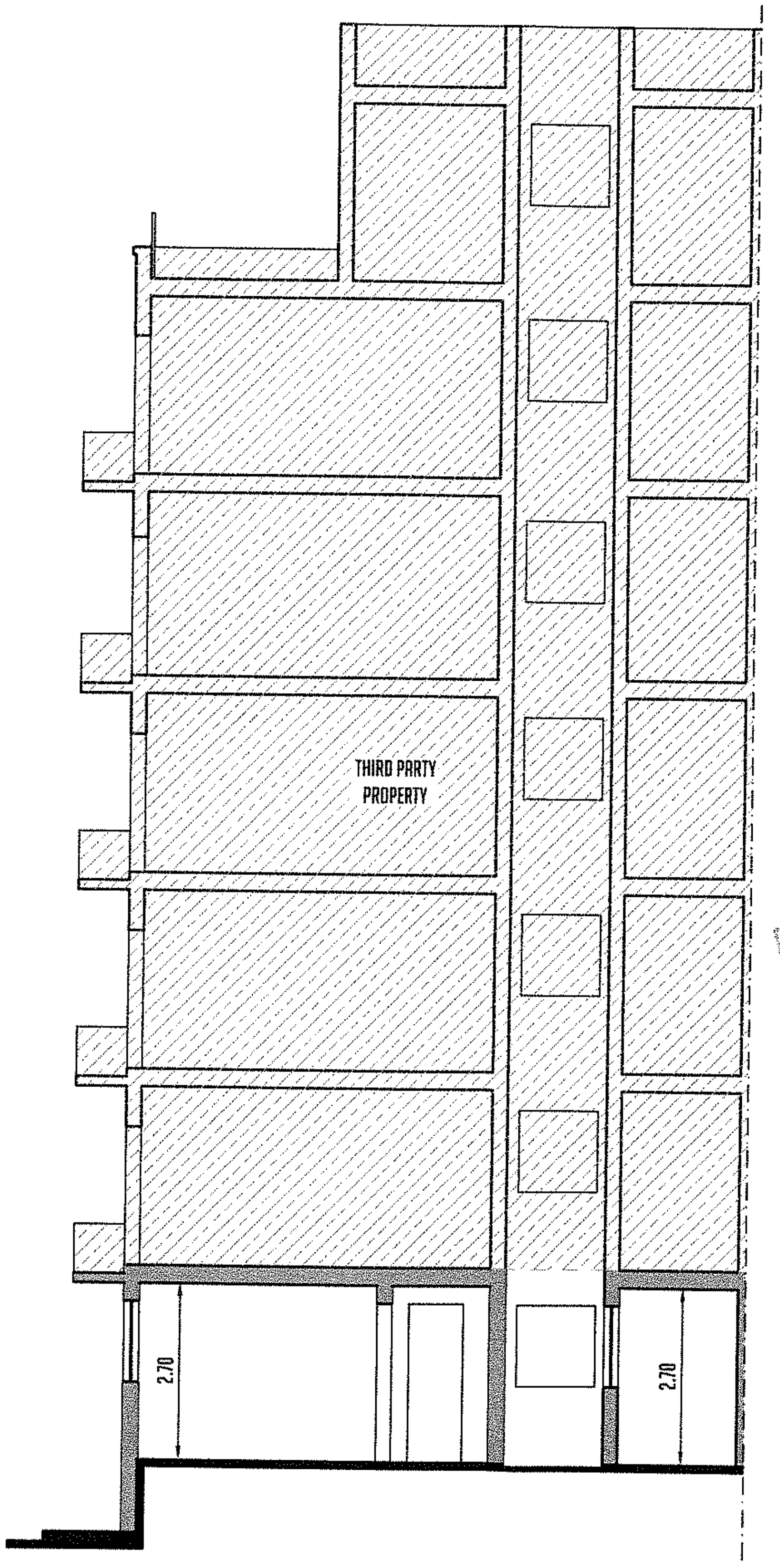
TITLE: PLANS AND SECTION AS EXISTING	ADDRESS: 2, SYLVIA FLATS, TRIQ EMMANUEL GALIZIA, TA XBIEX	CLIENT: ANNA MICALLEF BABOLA	SCALE: 1:100	DRAWN BY: ALBERT SPITERI	DRAWING NO: F2T_22-048 - 01-A3
					REVISION:



EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING ELEVATED GROUND FLOOR PLAN
SCALE 1:100



S1 / 01 **EXISTING SECTION**
SCALE 1:100

Perit Albert Spiteri
Warrant No: 1032
79031192

-1.0 0 1.0 2.0 3.0 4.0 5.0
SCALE: 1:100

PERIT ALBERT SPITERI
M: 79031192
E: FOUR2THIRTY@GMAIL.COM

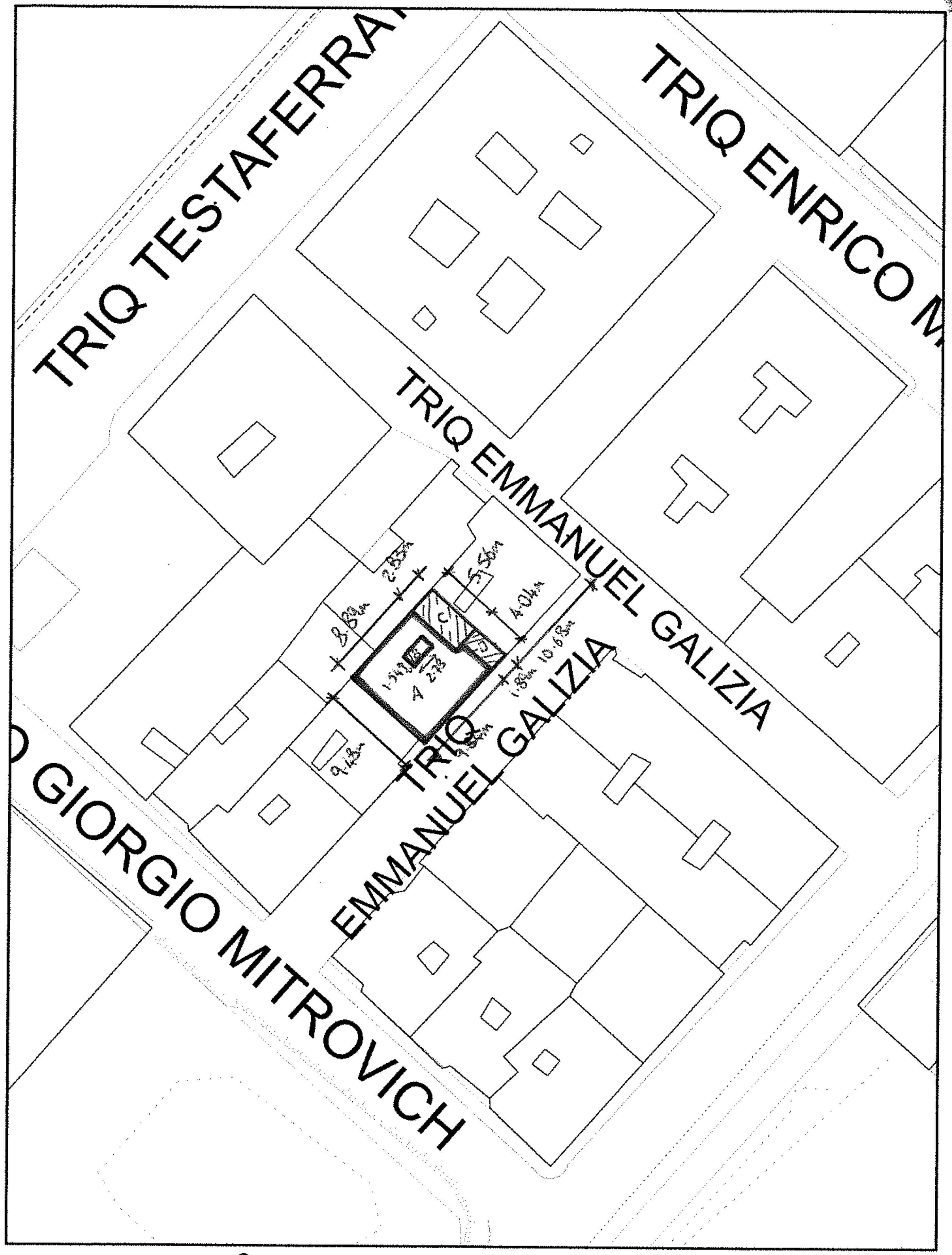
FOUR 2 THIRTY

TITLE: PLANS AND SECTION AS EXISTING	ADDRESS: 2, SYLVIA FLATS, TRIQ EMMANUEL GALIZIA, TA XBIEX	CLIENT: ANNA MICALLEF BABOLA	SCALE: 1:100	DRAWN BY: ALBERT SPITERI	DRAWING NO: F2T_22-048 - 01-A3 REVISION:

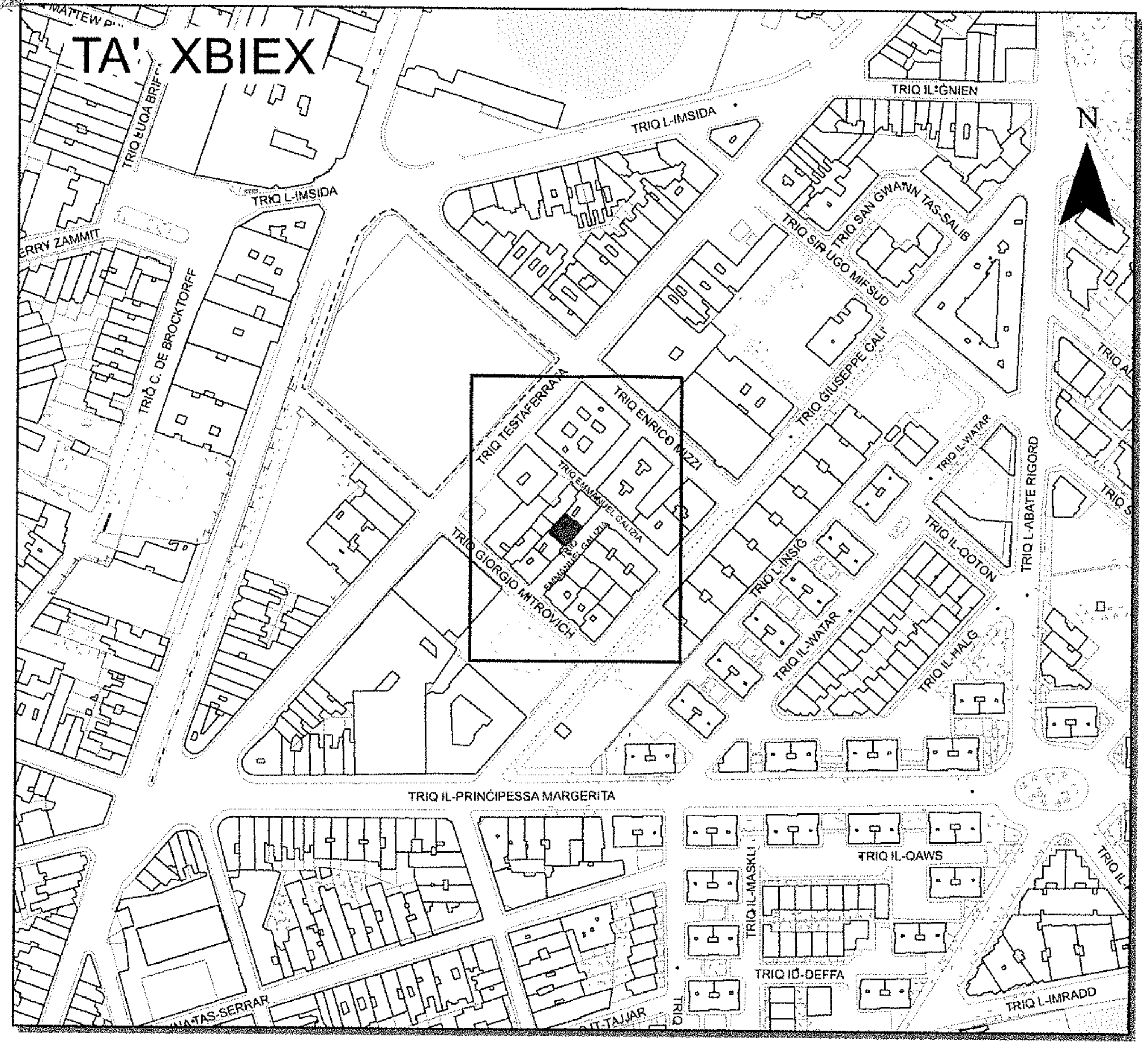
Dokument C – Land Registry Plan

Dan hu dokument uffiċċjali għall-użu biss fl-Aġenzija għar-Reġistrazzjoni tal-Artijiet

This is an official document for Land Registration Agency use only



Scale 1:500



Pjanta tas-Sit **1:2500** *Site Plan*

Aġenzija għar-Reġistrazzjoni 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:* **265807 E**	Pożizzjoni Ċentrali: *Centre Coordinates:* **x = 54257** **y = 73183**	Parti min S.S.: *Extracted from S.S.:* **5473**	Data: *Date:* **20/06/2022**

Perit: *Architect:* [signature]

Qies (metri kwadri): *Area (square metres):* AREA = c. 88.6m²

Timbru tal-Perit: *Architect's Stamp:* Perit Albert Spiteri Warrant No: 1032 79031192

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

LR 246278

Dritt imħallas *Fee Paid*

A- OWNERSHIP @ ELEVATED GROUND FLOOR

B- OWNERSHIP OF INTERNAL YARD @ ELEVATED GROUND FLOOR

C - ½ UNDIVIDED SHARE OF COMMON PARTS @ ALL LEVELS

D - ½ UNDIVIDED SHARE OF COMMON PARTS @ GROUND FLOOR

Reġistru tal-Artijiet Reġistru tal-Artijiet Reġistru tal-Artijiet Reġistru tal-Artijiet Reġistru tal-Artijiet Reġistru tal-Artijiet Reġistru tal-Artijiet Reġistru tal-Artijiet

Dokument D – Eighth Schedule

OFFICE OF THE COMMISSIONER FOR REVENUE

EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	TA' XBIEX
Address	SYLVIA FLATS APT. 2, TRIQ EMMANUEL GALIZIA TA' XBIEX
Total Footprint of Area Transferred *	C. 88.6m²

TICK WHERE APPLICABLE *(Tick one box in each case except where indicated otherwise)*

Type of Property	☐ Villa	☐ Semi-Detached	☐ Bungalow	☑ Flat/Apartment
	☐ Penthouse	☐ Mezzanine	☐ Maisonette	☐ Farmhouse
	☐ Terraced House	☐ Ground Floor Tenement		
Age of Premises	☐ 0-20 years	☑ Over 20 years	☐ Pre WWII	
Surroundings	☐ Sea View	☐ Country View	☑ Urban	
Environment	☐ Quiet	☑ Traffic	☐ Entertainment	☐ Industrial
State of Construction	☐ Shell	☐ Semi-Finished**	☑ Finished***	
Level of Finishes	☐ Good	☐ Adequate	☑ Poor	
Amenities Tick as many as appropriate	☐ With Garden	☐ With Pool	☑ With Lift	☐ With Basement
	☑ No Garage	☐ One car Garage	☐ Two Car Garage	☐ Multi Car Garage
Airspace	☐ Ownership of Roof	☑ No Ownership of Roof	☐ 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: 28/10/2022

Perit's Signature: [signature]

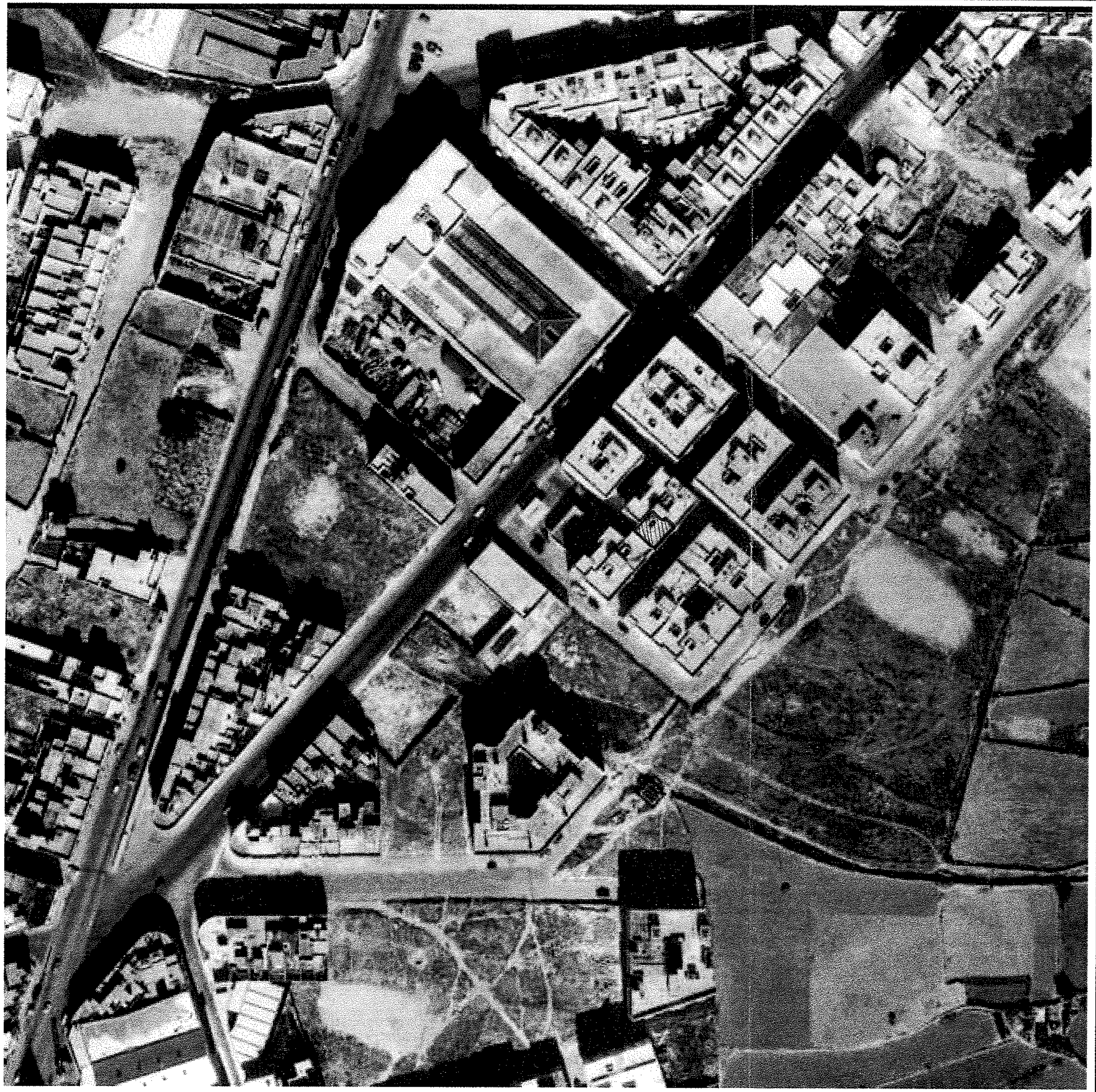
Warrant Number: 1032

Rubber Stamp: Perit Albert Spiteri Warrant No: 1032 79031192

See the Office's Data Protection Policy on cfr.gov.mt

www.cfr.gov.mt

Dokument E – 1967 Aerial Photo



PLANNING AUTHORITY

L-Awtorita` ta' l-Ippjanar

Aerial Photography

Year: 1967

Strip: 18

Photo No: 1602
(part of)

Perit Albert Spiteri
Warrant No: 1032
79031192

Mapping Unit
Planning Authority
St. Francis Ravelin,
Floriana, Malta.
Tel: (+356) 22900000
Fax: (+356) 22902295

http://www.pa.org.mt
email: mappingshop@pa.org.mt

Copyright Mapping Unit, Planning Authority

Dokument F – Ittra/Ircevuta/Maltapost Slips

F O U R 2 T H I R T Y

E: FOUR2THIRTY@GMAIL.COM PERIT ALBERT SPITERI M: [+356] 79031192

30 ta' Ġunju 2022

Lil min tikkonċerna,

B'referenza għall-Atti tas-Subbasta Nru. 23/2022 fejn fiha jiena ġejt maħtur bħala espert sabiex nagħmel deskrizzjoni tal-fondi indikati fir-rikors promotur u sabiex infisser il-piżijiet, kirjiet u jeddijiet oħra, sew reali kemm personali, li għalihom dan il-fond huwa suġġett, kif ukoll l-aħħar trasferiment tiegħu.

Il-fond msemmija fir-rikors promotur huwa s-segwenti:

1. ***Sylvia Flats, Apartment 2, Triq Emmanuel Galizia, Ta' Xbiex.***

Għaldaqstant, jiena tlabt sabiex isir l-aċċess meħtieġ għal dan il-fond, permezz ta' ittri registrati u anke email, f'dawn id-dati:

1. Ittra registrata mibgħutha fit-18 ta' Ġunju 2022,
2. Email mibgħutha fl-20 ta' Ġunju 2022, u
3. Ittra registrata mibgħutha fl-20 ta' Ġunju 2022.

Irriżulta illi l-ebda minn dawn l-ittri ma waslet għand is-Sinjura Anna Micallef Babola u b'hekk l-aċċess meħtieġ għal dan il-fond, għadu ma ngħatax.

Grazzi,

Il-Perit Albert Spiteri

Perit Albert Spiteri
Warrant No: 1032
79031192

PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta
www.pa.org.mt
Tel: (+356) 2290 0000 customercare@pa.org.mt
VAT No: MT 1281-6708 Exemption No: EXO 1188

Cash Sale

Name: Albert Spiteri
Address:

Cash Sale Number: 413915-6997-0
Date: 21 June 2022

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Laser photocopy / PDF format (same size / enlargement) PAYMENT FOR ORDER 17422	1	€11.69	€11.69	€2.11	18

Payment Details:

Internet Payment - MAP017422

Cash Sale Status:

Settled

Total NET:	€11.69
Total VAT:	€2.11
Total:	€13.80

Drawn up by

Alison Zammit

Receipt is not valid if payment is dishonoured.

REGISTERED MAIL

RR426852298MT

Sent to:

A. Micollef
Bobola, Ta Xbiex

8 JUN 2022

REGISTERED MAIL

RR433098581MT

Sent to:

Moste

Nota Addizzjonali

Fl-Atti tas-Subbasta Nru. 23/2022

REGISTRY SUPERIOR COURTS
No:
04 APR 2024
408
PAID

Sylvia Flats, Appartment Nru. 2, Triq Emmanuel Galizia, Ta' Xbiex.

Ippreparat minn:

Perit Albert Spiteri

Nru. tal-Warrant 1032

M.Architecture (Melit.),

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

Dip. Design Foundation Studies (Melit.)

28 ta' Marzu 2023

B'referenza għar-rapport preċendenti, datat 28 t'Ottubru 2022, nixtieq inżid is-segwenti:

- Fis-sezzjoni ***Konfini u Servitu'***;
    - Fl-aħħar paragrafu għandha titneħħa s-sentenza: *'Inkluż ukoll wieħed minn tnax (1/12) parti indiviża mill-partijiet intiżi għal-użu komuni, ċioe' l-entratura, taraġ indani, tromba u partijiet kollha intiżi għal-użu komuni.'* u,
    - Flokha tiżdied is-sentenza: *'Inkluż ukoll wieħed minn tnax (1/12) parti indiviża mill-partijiet intiżi għal-użu komuni, ċioe' l-entratura, taraġ indani, tromba, mis-sistema sistemi tal-katusi tad-drains tal-ilma u d-drenaġġ u partijiet kollha intiżi għal-użu komuni.'*
- Fis-sezzjoni ***Konfini u Servitu'***;
    - Jiżdied il-paragrafu wara l-aħħar paragrafu:

'B'referenza għall-atti ta' l-akkwist tan-Nutar Anthony Grech Trapani, datat 16 ta' Diċembru 1992, l-appartament internament immarkat bin-numru tnejn (2) fil-groundfloor level, formanti minn blokk ta' tnax-il (12) flat bla numru, iżda jġib l-isem 'Sylvia Flats', fi Triq Emmanuel Galizia, qabel magħrufa bħala triq ġdida li tagħti għal Triq Princess Margaret, ġewwa Ta' Xbiex, liema blokk flats huwa konfinati mit-Tramuntana mal-imsemmija triq u mill-irjieħat l-oħra kollha ma' beni tal-kumpanija Gasan Properties Limited jew is-suċċessuri tagħha u liema blokk jagħmel parti minn kumpless magħruf bħala 'Capri Court, qabel magħruf bħala 'Gasan Court', fi Triq Emmanuel Galizia, Ta' Xbiex, konfinanti l-imsemmi kumpless mill-Grigal mal-imsemmija triq, mix-Xlokk ma' Triq Giorgio Mitrovich, qabel triq ġdida li tagħti għal Triq Testaferrata u mit-Tramuntana ma' propjeta' tal-familja Camilleri jew l-aventi kawża tagħhom, huwa suġġett għal dawn il-kundizzjonijiet:

- *L-imsemmija 'Capri Court' hija suġġett għal servitu' hekk kif deskritti fil-kuntratt, fl-atti tan-Nutar Dottor Giuseppe Sammut, datat 17 t'Awissu 1960, kif ukoll għas-sussegwenti korezzjoni ta' l-istess kuntratt datata 15 t'Ottubru 1960.*

Perit Albert Spiteri
Warrant No: 1032
79031192

- *Il-bejt tal-imsemmija appartamenti jiġi użat għal użu komuni tas-sidien tal-appartamenti. Il-manutenzjoni tal-bejt hija fir-responsabilita' tas-sidien tal-appartamenti u din għandha tkun waħda frekwenti u annwali.*
- *Il-venditur preċedenti in titolu, żamm id-dritt li jibni appartamenti addizzjonali fuq il-bejt eżistenti, u ġaladarba dan id-dritt jiġi fis-seħħ, il-bejt tal-appartamenti li jkunu ġew mibnija, għandu jingħata għal użu komuni.*

- Fis-sezzjoni ***Deskrizzjoni tal-Propjeta'***;
  - Għandha tiżdied *'u mhux okkupat'* fl-aħħar tas-sentenza *'Il-fond għandu madwar 88.6m^2 u jinsab fi stat abbandunat.'*, biex is-sentenza tinqara: *'Il-fond għandu madwar 88.6m^2 u jinsab fi stat abbandunat u mhux okkupat.'*
- Fis-sezzjoni ***Deskrizzjoni tal-Propjeta'***;
  - Għandha titneħħa s-sentenza: *'Il-fond gie trasferit fis-16 ta' Frar 2010.'* u,
  - Flokha tiżdied is-sentenza: *'Il-fond gie trasferit fit-3 ta' Settembru 2004.'*

Carina Abdilla
Deputat Reġistratur

Illum 4 APR 2023

Ipprezentata minn Albert Spiteri

bla dok/b ..../.......dokumenti.

Perit Albert Spiteri
Warrant No: 1032
79031192

Perit Albert Spiteri

Nru. tal-Warrant 1032

M.Architecture (Melit.),

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

Dip. Design Foundation Studies (Melit.)

Illum 4 t' April 2023
Deher il-Perit Legali / Tekniku: A/C Albert Spiteri K1530592M
Li wara li ddikjara li tħallas l-ammont lilu dovut, ħalef/ħalfet li qeda/qdiet fedelment u onestament l-inkarigu mogħti lilu/ha.

Deputat Reġistratur

MARVIC FARRUGIA

Nota Addizzjonali

Fl-Atti tas-Subbasta Nru. 23/2022

REGISTRY SUPERIOR COURT
No: ________
12 MAY 2023
1934
PAID

Sylvia Flats, Appartment Nru. 2, Triq Emmanuel Galizia, Ta' Xbiex.

Ippreparat minn:

Perit Albert Spiteri

Nru. tal-Warrant 1032

M.Architecture (Melit.),

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

Dip. Design Foundation Studies (Melit.)

5 ta' Mejju 2023

B'referenza għar-rapport preċendenti, datat 28 t'Ottubru 2022 u n-Nota Addizzjonali, datata 28 ta' Marzu 2023, nixtieq inżid is-segwenti:

- Fis-sezzjoni ***Konfini u Servitu'*** tan-Nota Addizzjonali;
  - Fl-aħħar punt għandha titneħħa s-sentenza: *'L-imsemmija 'Capri Court' hija suġġett għal servitu' hekk kif deskritti fil-kuntratt, fl-atti tan-Nutar Dottor Giuseppe Sammut, datat 17 t'Awissu 1960, kif ukoll għas-sussegwenti korezzjoni ta' l-istess kuntratt datata 15 t'Ottubru 1960.'* u,
  - Flokha tiżdied is-sentenza: *'L-imsemmija 'Capri Court' hija suġġetta u tgawdi minn servitujiet u kundizzjonijiet hekk kif kostitwiti fil-kuntratt, fl-atti tan-Nutar Dottor Guiseppe Sammut, datat 17 t'Awissu 1960, kif ukoll għas-sussegwenti korezzjoni ta' l-istess kuntratt datat 15 t' Ottubru 1960, kif ukoll dawk li jirriżultaw fil-kuntratt tas-16 ta' Diċembru 1992 fl-atti tan-Nutar Grech Trapani.'*

Perit Albert Spiteri
Warrant No: 1032
79031192

Perit Albert Spiteri
Nru. tal-Warrant 1032
M.Architecture (Melit.),
B.Sc. Built Environment (Hons)(Melit.),
Dip. Design Foundation Studies (Melit.)

12 MAY 2023

Illum ....
Ipprezentata minn ..Perit Albert Spiteri
bla dok/b ..../........dokumenti

Illum 12 ta' Mejju 2023
Deher il-Perit Legali / Tekniku:
A/C Albert Spiteri KI 530592M
Li wara li ddikjara li thallas l-ammont lilu dovut, ħalef/ħalfet li qeda/qdiet fedelment u onestament l-inkarigu mogħti lilu/ha.
Deputat Reġistratur