

## ***Fil-Prim' Awla tal-Qorti Civili***

Patrick Cachia [ID: 0179954M]

VS

Glen Cachia [ID: 044863M]

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***Atti tas-Subbasta nru. 47.2022***

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# HECTOR ZAMMIT

ARCHITECT CIVIL ENGINEER & PROPERTY CONSULTANT

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Our Ref.: Subbasta nru. 47/2022

Your Ref.:

13 ta' Marzu 2023

Onorabbli Qorti  
Prim' Awla tal-Qorti Ċivili  
Law Courts, Valletta.

<b>Atti tas-Subbasta:</b>	<b>Nru. 47/2022</b> (Qorti Civili, Prim' Awla)
<b>Partijiet:</b>	Patrick Cachia vs Glen Cachia
<b>Lokalita:</b>	Appartament – 43, 'Shishman Court', Flat 6 Triq il-Witja, Tarxien (Malta). Inkluz ukoll garaxx internament immarkat bin-numru 4.
<b>Rigward:</b>	Deskrizzjoni u Valutazzjoni ta' propjeta' immobbli għal fini tas-Subbasta

## 1. INTRODUZZJONI

Fuq haatra u struzzjonijiet mogħtija lili mill-Qorti jien hawn taħt sottofirmat ikkonkludejt ix-xogħol neċessarju sabiex nagħmel deskrizzjoni w valutazzjoni tal-fond indikat lili fir-rikors promutur kif ukoll nispjega kwalunkwe piżijiet, kirjiet u jeddijiet oħra jekk ikun hemm.

Nirraporta li:

- Sar appuntament fil-15 ta' Novembru 2022, permezz ta' ittri rregistrati mibgħuta lill-partijiet fil-kawża, sabiex tiġi spezzjonata il-propjeta' msemmija fl-istess atti. Filwaqt ta' l-appuntament kien hemm preżenti ir-rikorrenti s-Sur Patrick Cachia pero l-intimat ma' kienx preżenti sabiex jiftaħ il-propjeta' (appartament) sugġetta għal din is-subbasta.
- Saru żewġ rikorsi datati fis-16 ta' Novembru 2022 u fit-30 ta' Jannar 2023 għal estensjoni fiż-żmien.
- Sadattant l-ittra r-registrata mibgħuta lill-intimat irritornat lura bħala *unclaimed*.
- Reġa sar appuntament ieħor fit-13 ta' Marzu 2023, permezz ta' ittri rregistrati mibgħuta lill-partijiet fil-kawża kif ukoll b'posta normali. Għal dan l-appuntament kienu preżenti l-partijiet.

## 2. BAZI TAL-VALUTAZZJONI

Il-valutazzjoni tal-propjeta' giet ibbażata fid-data tal-ispezzjoni u fuq definizzjoni mogħtija mir-Royal Institute of Chartered Surveyors (RICS) fl-Appraisal and Valuation Manual (Practice Statement 4.2) kif ukoll minn The European Group of Valuers of Fixed Assets (TEGOVOFA), kif ukoll mill-Valuation Standards for Accredited Valuers maħruġ mill-Kamra tal-Periti.

Subbasta 47.2022 Valutazzjoni

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Member of The Kamra Tal- Periti (Malta)  
Member of The Chamber of Planners (Malta)

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1. A willing seller;
2. that prior to the date of valuation there has been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms and for the completion of the sale;
3. that the state of the market, level of values and other circumstances were on an earlier assumed date of exchange of contracts the same as on the date of valuation;
4. that no account is taken of any additional bid by a purchaser with a special interest;
5. that both parties to the transaction had acted knowledgeably, prudently and without compulsion.

Filwaqt li d-definizzjoni tal-prezz tas-suq hu bbażat fuq l-Appraisal and Valuation Manual (PS4.1)

*"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."*

Din il-valutazzjoni tikkunsidra wkoll id-dokument maħrug mill-Kamra tal-Periti (Valuation Standards for Accredited Valuers – 2012).

### 3. PROPJETA' KKUNSIDRATA

#### A – Appartamento - 43, 'Shishman', Flat 6, Triq il-Witja, Tarxien (Malta)

a) Appartamento fit-tieni sular (first floor) b'parti żgħira diviża tal-bejt. Il-fond għandu d-dħul minn intrata, taraġ u lift komuni bejn disgħa appartamenti.

b) Dokumenti annessi: Pjanta tar-Registru tal-Artijiet bin-numru 296990E; għażla ta' tnax (12) ritratti minn barra u minn gewwa tal-post meħuda mis-sottoskrit flimkien ma pjanti tal-fond u tal-garaxx b'indikazzjoni ta' minn fejn ittieħdu ir-ritratti (Fig A & B).

#### c) Dettalji u deskrizzjoni tal-appartament imsemmi:

Tip ta' propjeta' Appartamento fit-tieni sular aċċessibbli minn taraġ u lift komuni. Dan l-appartament huwa sovrappost u sottopost għall-appartamenti ta' terzi u għandu s-sistema tad-dranagg in komun ma' l-appartamenti l-oħra. Il-bini jidher li nbena bejn is-sena 2006 u s-sena 2008. Permess tal-bini oriġinali huwa PA 6721/05 (ara ritratti A1 u. A2) u emendat bil-permess PA 74/08.

Aspetti dwar il-lokalita' Il-fond jinsab fi' triq residenzjali li tikkonsisti prinċipalment minn binjiet simili kif ukoll xi ħwienet ta' natura lokali. Il-bini tal-madwar jikkonsisti minn diversi binjiet ta' djar, maisonettes u appartamenti simili b'għoli predominanti ta' żewġ sulari jew tlieta.

It-triq hi fformata u asfaltata bis-servizzi mgħoddija.

Deskrizzjoni Kif tidhol mill-bieb prinċipali tal-appartament (ritratt A3) ssib il-kċina u l-mejda tal-ikel (ara A4) b'kejl ċirka (5.97m x 2.75m). Il-kamra tas-salott tinsab quddiem il-kamra tal-ikel b'gallerija għal fuq it-triq (ritratt A4). Din il-kamra għandha kejl ċirka (4.83m x 3.39m). Fuq il-lemin meta wieħed jidhol mill-bieb prinċipali jsieb kuridur li jgħati aċċess għall-kmamar ta' gewwa. Wara l-kċina tinsab l-ewwel kamra tas-sodda b'gallerija żgħira fuq wara b'kejl tal-kamra ċirka (4.34m x 4.0m), (ara ritratt A6). It-tieni kamra tas-sodda jew study (ritratt A7) għandha kejl ċirka (2.74m x 3.54m). Kamra tas-sodda oħra b'gallerija fuq wara għandha kejl ċirka (2.77m x 4.57m), (ara ritratt nru. A8). Il-kamra tad-dokka b'tieqa għal fuq xaft tinsab wara it-taraġ tal-komun u għandha kejl ċirka

2.96m x 1.83m), (ritratt A9).

L-appartament jinkludi parti żgħira diviża tal-bejt ta' ċirka 5 metri kwadri. (ara ritratt A10)

Il-post huwa liberu u frank.

Qisien generali (cirka) Il-fond għandu forma irregolari bit-tul u l-wisa' li jvarjaw. Il-faċċata fuq it-triq wiesa' cirka 3.39m u fuq wara wiesa' 10.31m. Spazju ntern ta' ċirka 96m<sup>2</sup> u gallarijiet cirka 14m<sup>2</sup>, għalhekk:  
Total Arja mibnija = **110.0m<sup>2</sup>**

(Dawn il-figuri kollha huma approssimattivi u għal skop ta' valutazzjoni biss u generalment jirreferu għal kejl minn gewwa)

Tip ta' kostruzzjoni Il-ħitan ta' din il-propjeta' huma mibnija bil-ġebel tal-franka u briks, soqfa u elementi strutturali oħra magħmula minn konkrit rinfurzat. Minn spezzjoni viżwali l-kundizzjoni tal-istruttura tidher li ma hemmx hsarat u f'kundizzjoni sodisfaċenti.

Finituri u servizzi Aperturi ta' barra jikkonsistu f'aluminium kulur iswed. Il-bieb principali tal-fond huwa tal-injam. Bibien ta' gewwa wkoll tal-injam bix-xambrelli. Madum tal-art taċ-ċeramika bl-iskirting. Kmamar sanitarji taċ-ċeramika. Partijiet sħaħ mis-saqaf jinkludi soffit tal-gypsum. Arja kkundizzjonata f'diversi kmamar. Servizzi jinkludu dawl, ilma u dranagg (testijiet ma sarux). Il-finituri jidhru f'kundizzjoni accettabli.

Valur tal-propjeta' Sabiex jiġi stabbilit il-valur qiegħed jintuza il-metodu komparattiv ta' propjetajiet simili u wara li kkunsidrajt dawn il-punti kollha kif ukoll kwalunkwe fattur ieħor li jista' jaffetwa il-valur ta' din il-propjeta', kif ukoll iċ-ċirkustanzi partikolari tas-suq, nistma din il-propjeta' hekk kif deskritta hawn fuq għas-somma ta':

Appartament No. 6 = **€246,000 [Mitejn u sitta u erbghin elf Ewro]**  
L-għamara (loose furniture) mhix inkluzza f'din l-istima.

## **B – Garaxx internament magħruf bħala numru 4 fil-livell sotterran (semi-basement) aċċessibli minn rampa minn Triq il-Witja, Tarxien (Malta)**

a) Il-garaxx gie spezzjonat mid-dħul komuni (ara ritratti B1-B2) u jikkonsisti f'garaxx ta' karozza waħda b'kejl internament li jvarja, minn haħba x-xtur, b'kejl ċirka (2.80m x 7.0m). Id-dħul hu minn rampa pjuttost komda (semi-basement).

b) Sabiex jiġi stabbilit il-valur qiegħed jintuza il-metodu komparattiv ta' propjetajiet simili u wara li kkunsidrajt dawn il-punti kollha kif ukoll kwalunkwe fattur ieħor li jista' jaffetwa il-valur ta' din il-propjeta', kif ukoll iċ-ċirkustanzi partikolari tas-suq, nistma dan il-garaxx hekk kif deskritta hawn fuq għas-somma ta' **€45,000 [Hamsa u erbghin elf Ewro]**.

## **VALUR TOTALI TAL-PROPJETA' = €291,000 [Mitejn u wiehed u disghin elf Ewro]**

Appartament No. 6 = €246,000 [Mitejn u sitta u erbghin elf Ewro]

Garaxx '4' = €45,000 [Hamsa u erbghin elf Ewro]

**Perit Hector Zammit**

B.E.&A.(Hons.), Dip.C.Eng.(Glas), P.G.Dip.(Env.Mgt.), M.C.I.Arb., A.&C.E.

Subbasta 47.2022 Valutazzjoni

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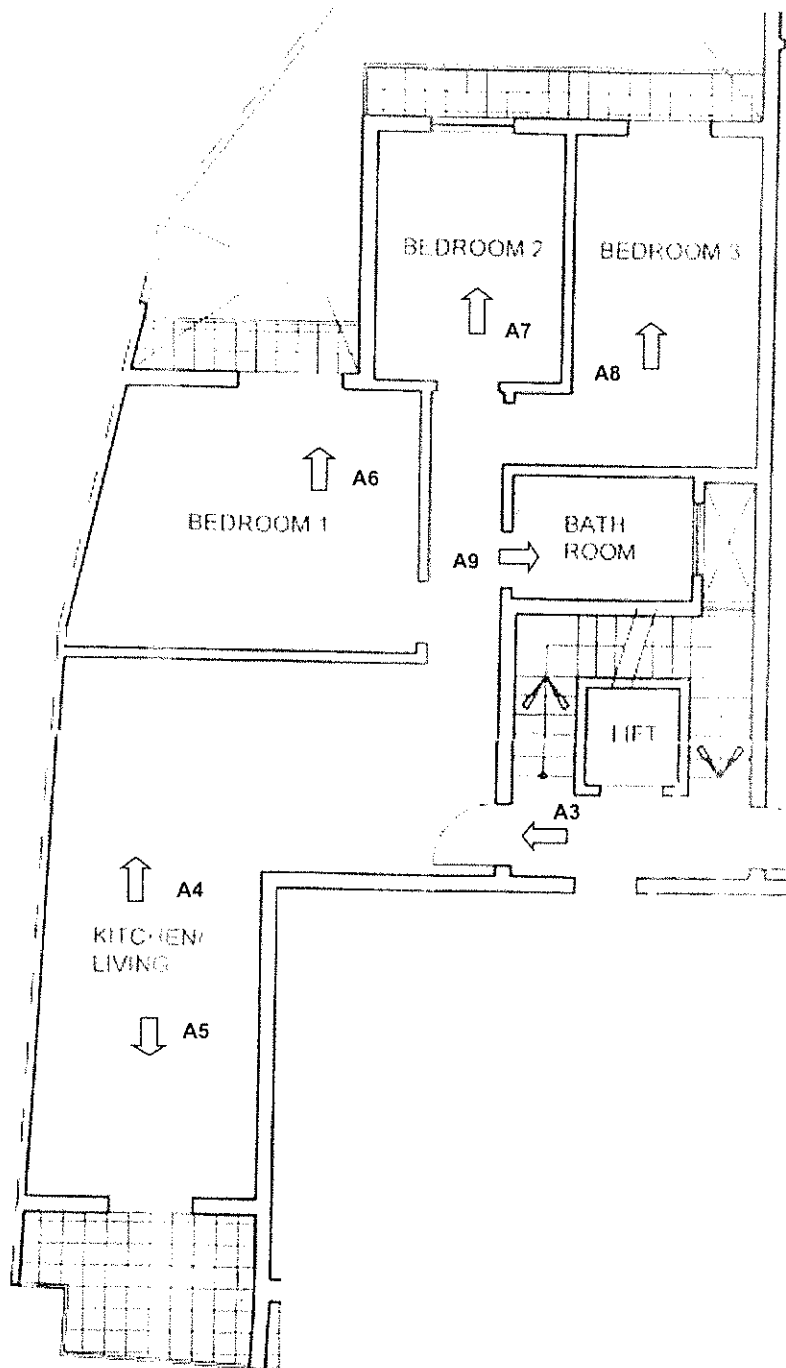


Fig A: Direzzjoni tar-ritratti fuq il-pjanta tal-appartament

**A) Maisonette – No. 48 Triq Amaroż, Mgarr (Malta)**



**A1: Il-Faccata tal-fond muriġa bl-aħmar**



**A2: Dettal tal-faccata**



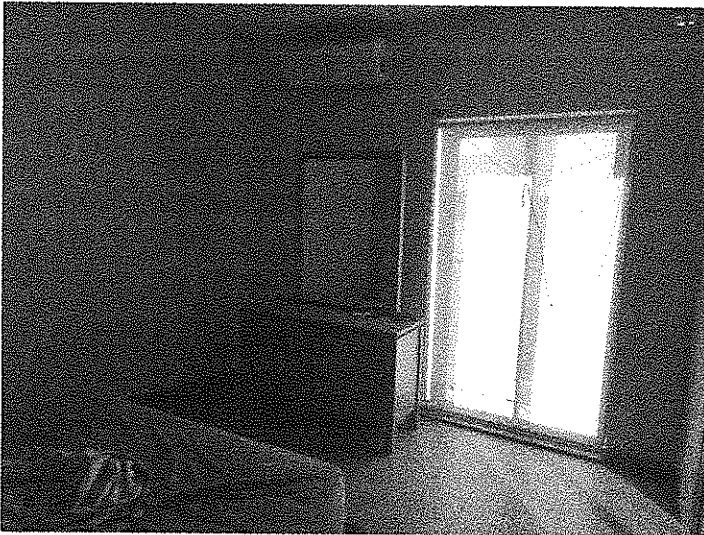
**A3: Bieb tal-appartament nru. 6 bil-lift fl-isfond.**



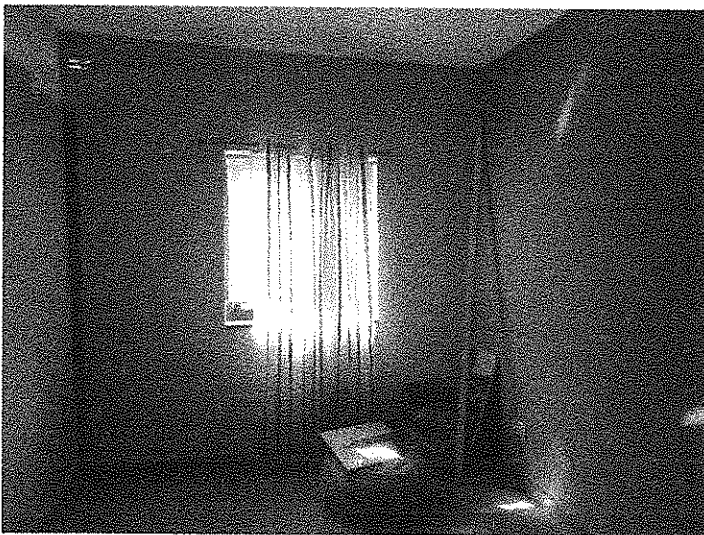
**A4: Il-kcina hdejn l-intrata.**



**A5: Salott bil-gallerija**



**A6: L-ewwel kamra tas-sodda**



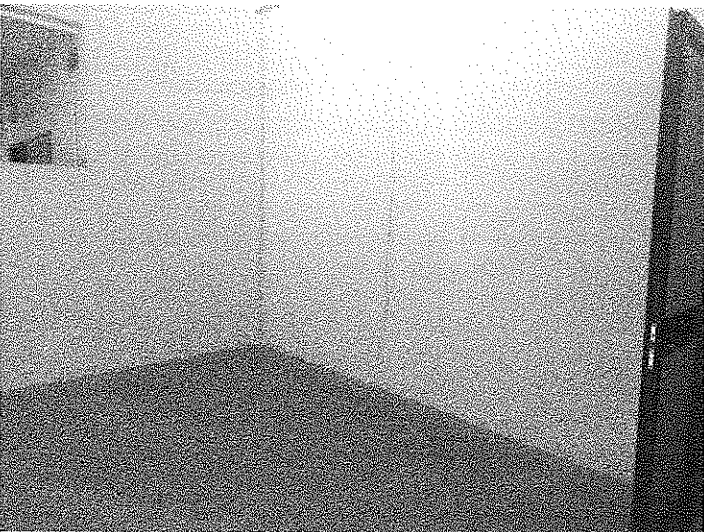
**A7: It-tieni kamra tas-sodda jew study.**



A8: It-tielet kamra tas-sodda.



A9: Il-kamra tad-docċa.



A10: Parti mill-bejt.



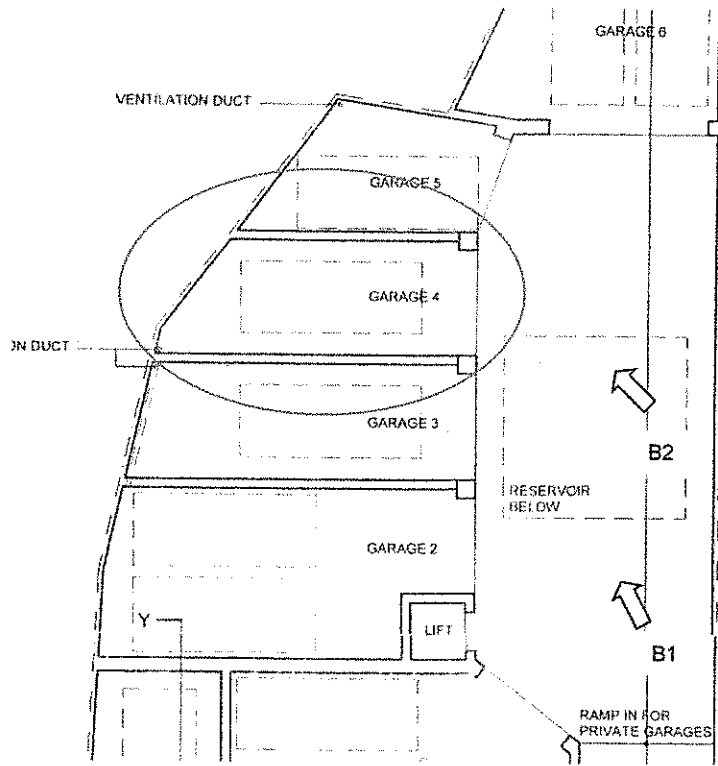
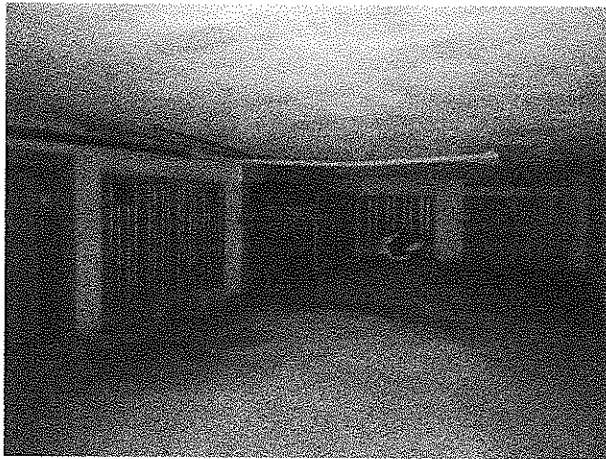
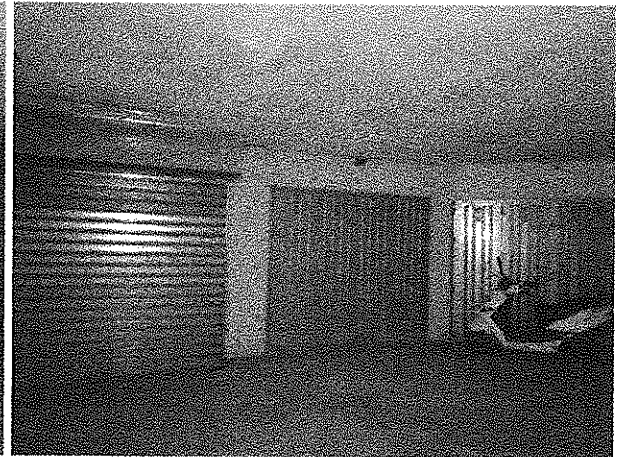


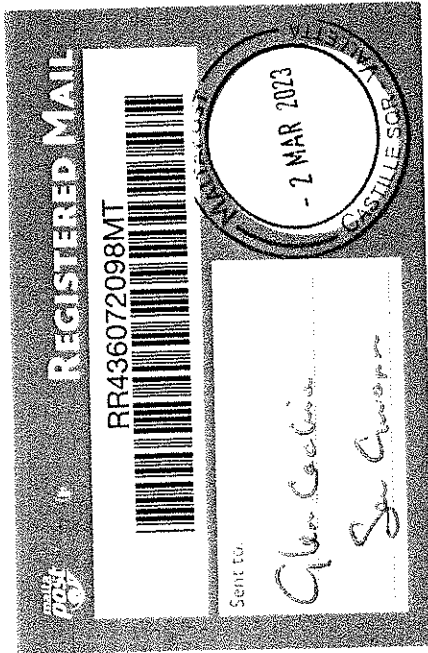
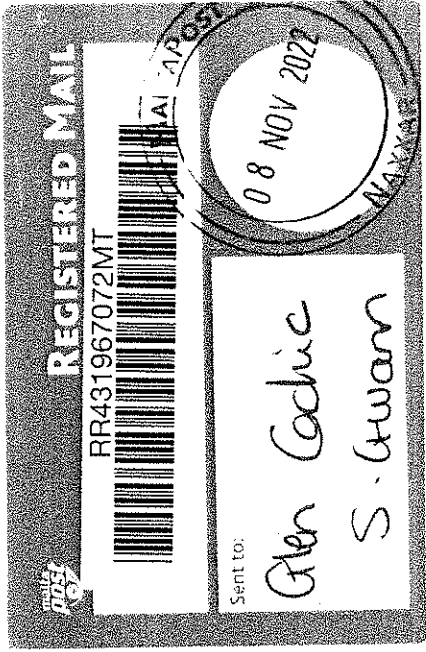
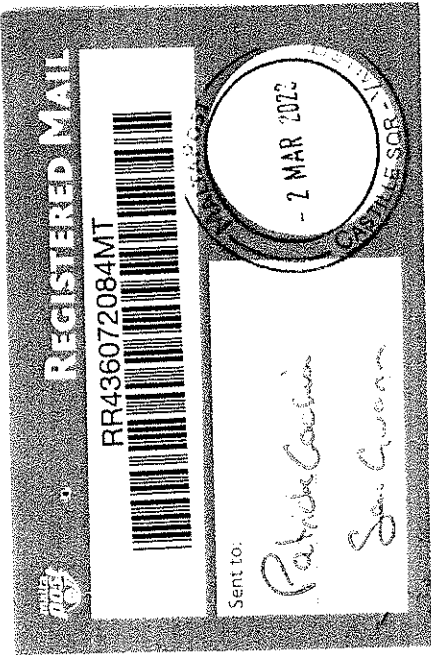
Fig B: Direzzjoni tar-ritratti fuq il-pjanta tal-garaxx

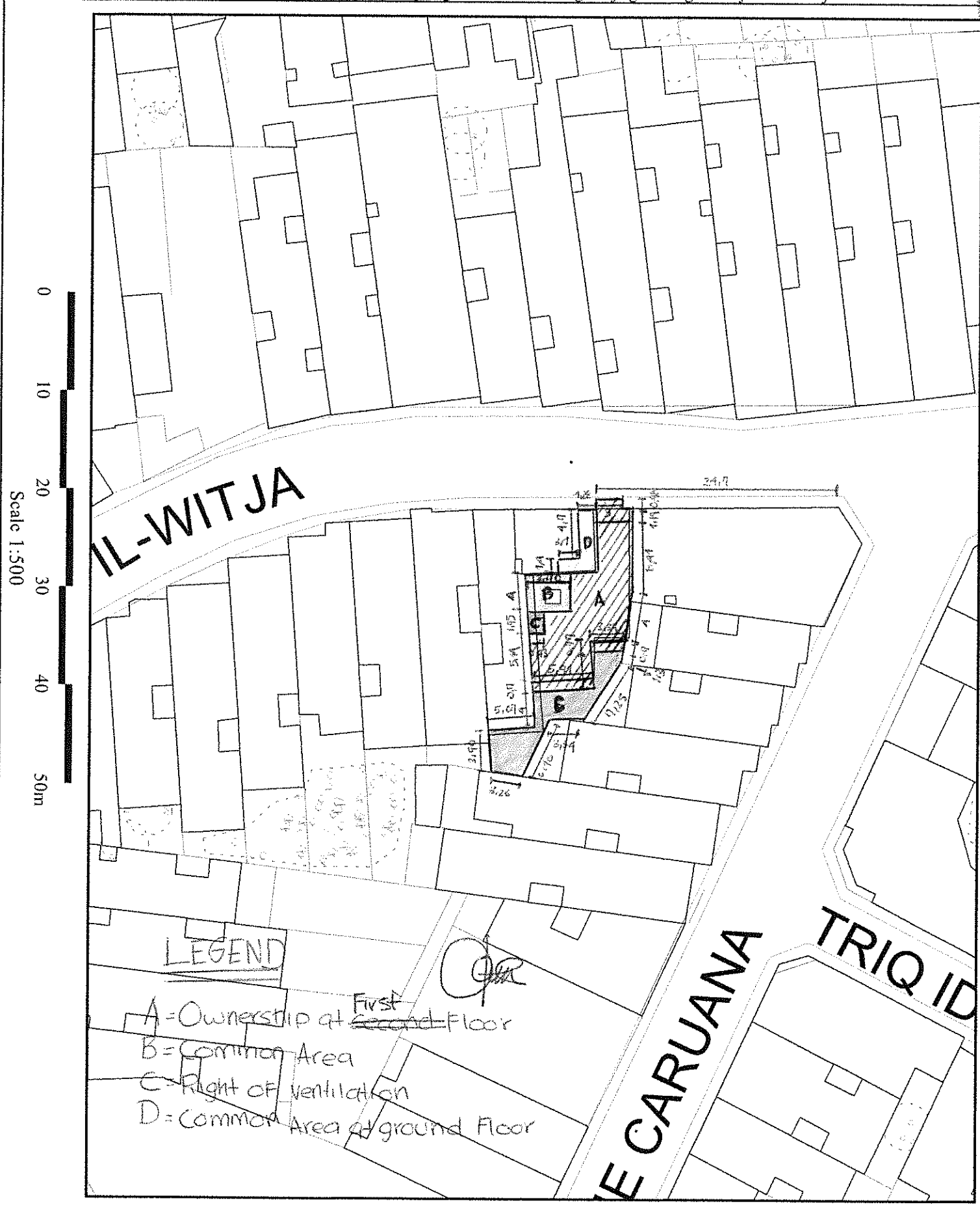


B1

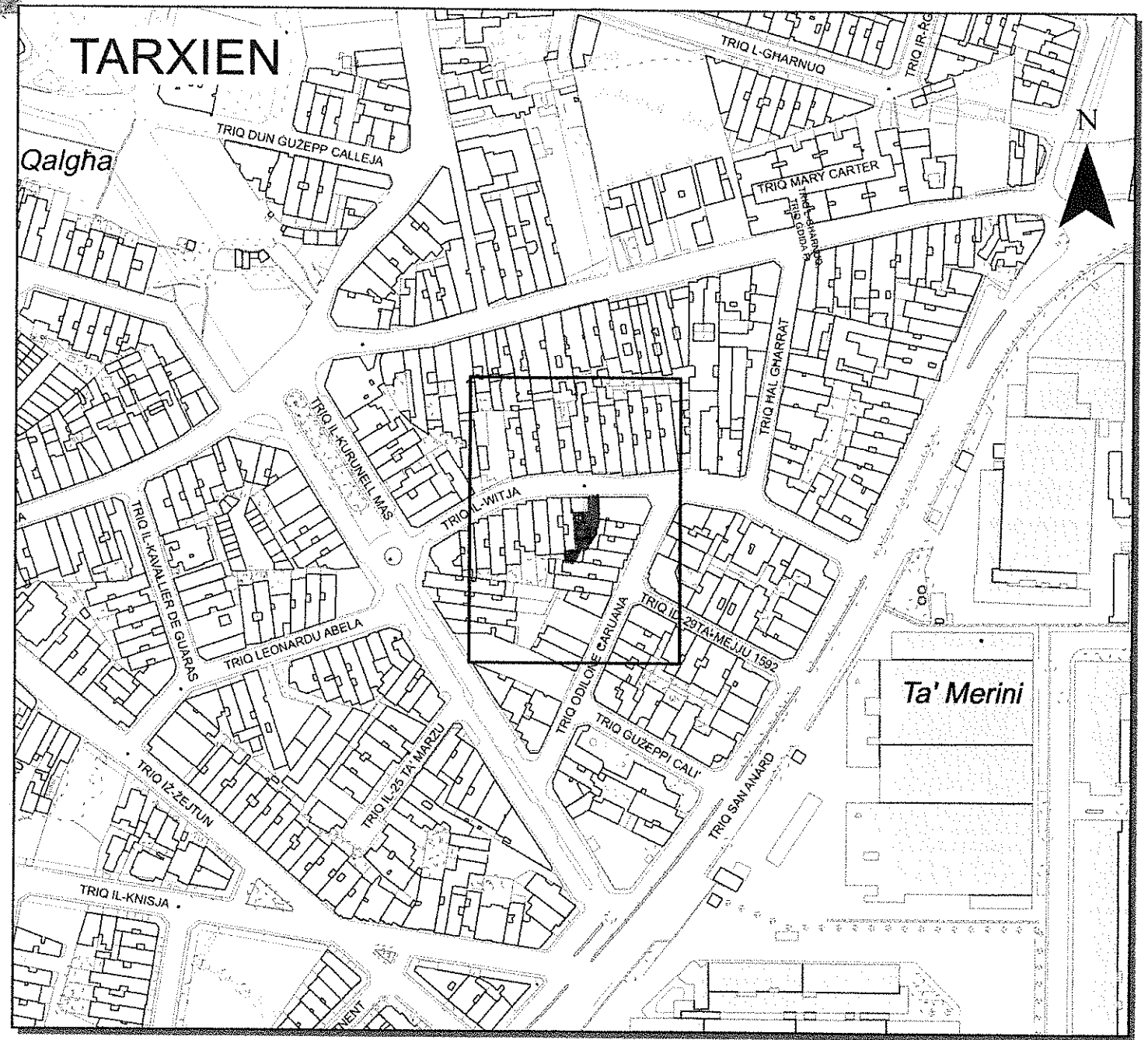


B2





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: **296990 E**  
Map Number:

Pozizzjoni Centrali: **x = 56580**  
Centre Coordinates: **y = 69362**

Parti min S.S.: **5669**  
Extracted from S.S.:

Data: **14/03/2023**  
Date:

Perit:  
Architect:

Qies (metri kwadri): **A= 110**  
Area (square metres):

Timbru tal-Perit:

Architect's Stamp: **HECTOR ZAMMIT PERIT** (warrant no. 296)

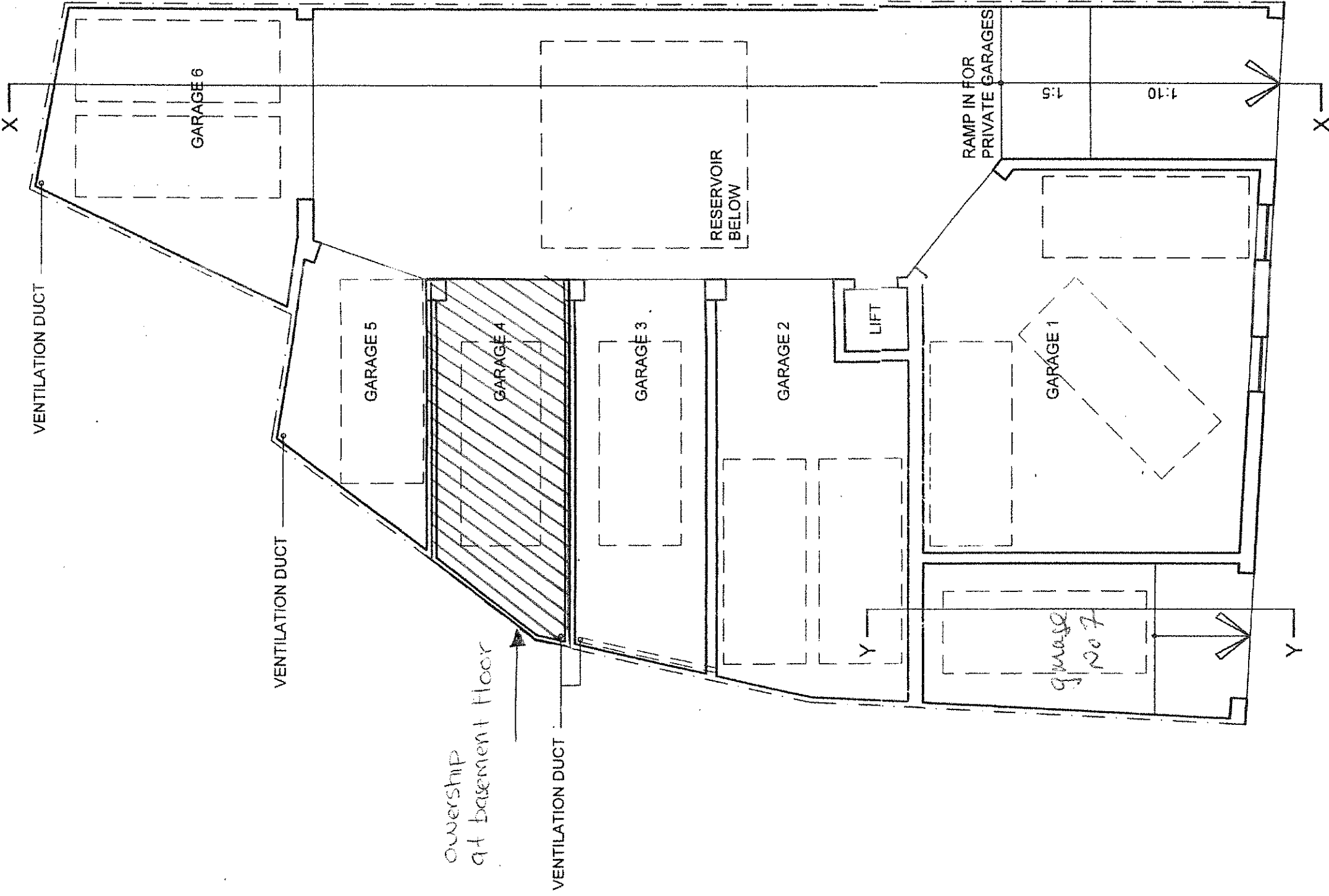
B.E & A. (Hons.), Dip. C. Eng. (Glas), P.G. Dip. Eng. (Mgt.), M.C.I. Arb., A. & C.E.

The Cornerstone, 224, Triq San Giljan, B'Kara BKR 2807 Malta  
T & F: 2144 6777 M: 9949 9990 E: hectorzammit@gmail.com

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

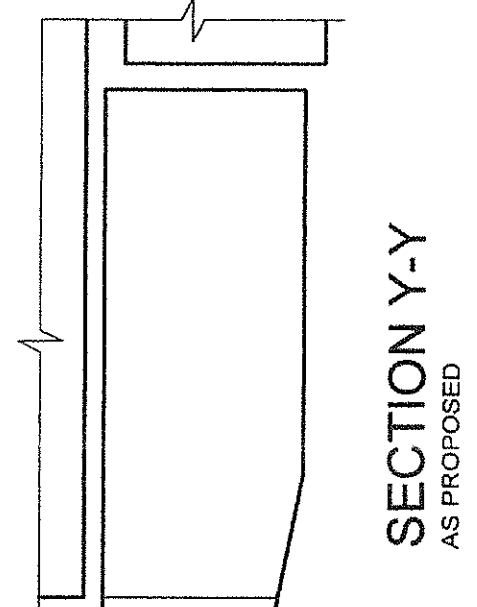
**LR 298004**

Dritt imħallas  
Fee Paid



**BASEMENT PLAN**  
AS PROPOSED

PLAN: No. P.A. CC74/08/1C  
D.C.C. Board No. \_\_\_\_\_

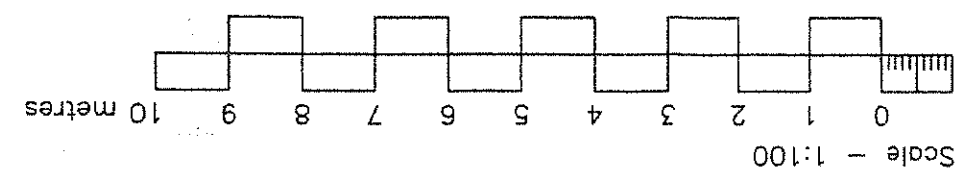


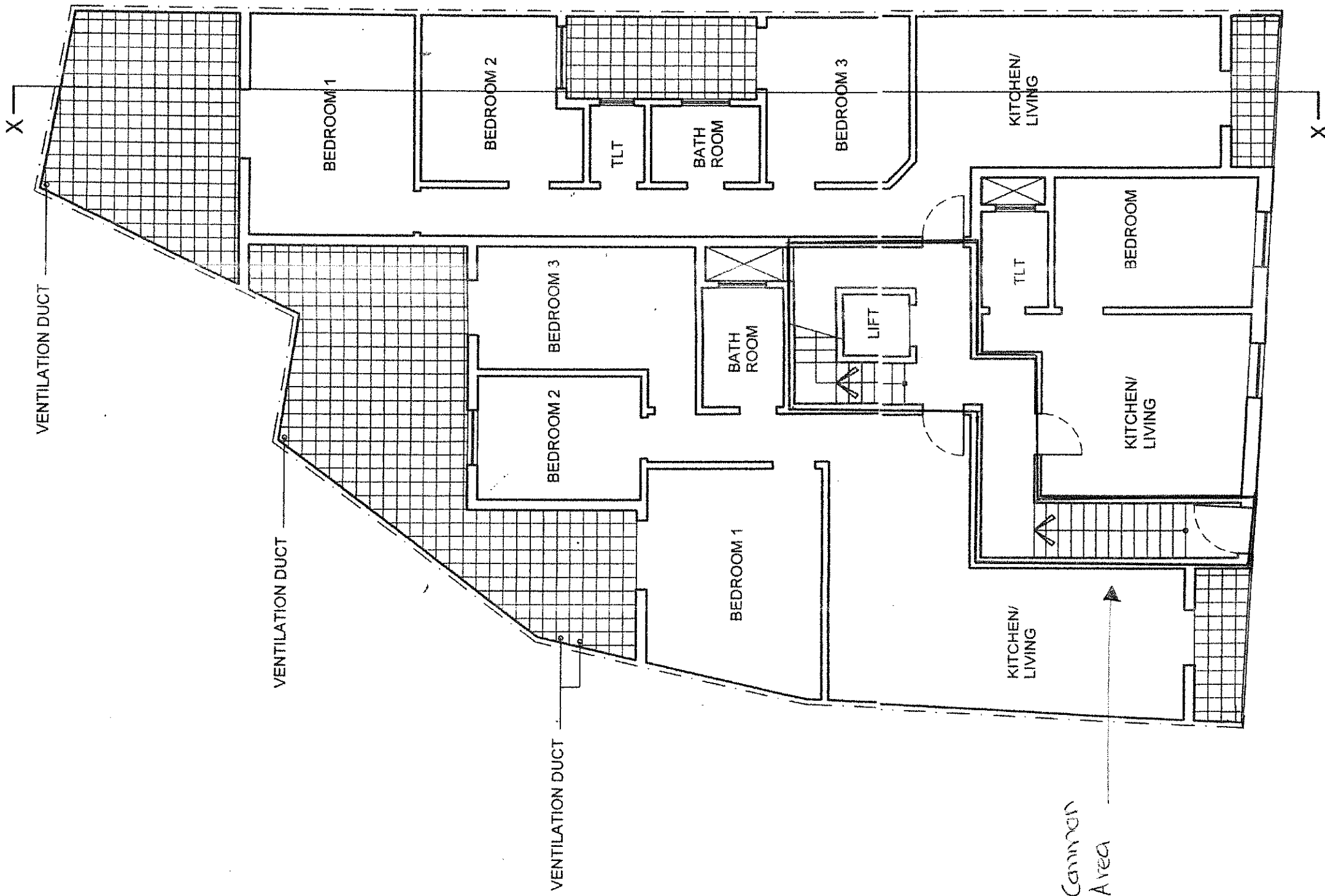
**DELEGATED APPROVED**  
12 MAR 2008  
Carmel Caruana  
BSc (Hons)

**SANITARY APPROVED**  
26 FEB 2008  
Paul Dalli  
Assistant CEO

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JOB TITLE: CONSTRUCTION OF FLATS, OFFICE AND GARAGES AT FARXIEN.	
DRWG TITLE: BASEMENT PLAN - as proposed	
SCALE: 1/100	JOB No: 16/04
DATE: 21/10/2005	DRWG No: 04A





**SANITA APPROVED**  
 26 FEB 2008  
*Paul Dalli*  
 Paul Dalli  
 Assistant SEO

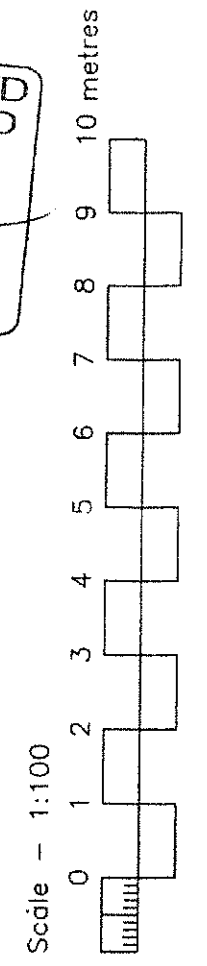
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PERIT	
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JOB TITLE: CONSTRUCTION OF FLATS, OFFICE AND GARAGES AT TARRYEN.	
DRWG TITLE: GROUND FLOOR PLAN - as proposed	
SCALE: 1/100	JOB No: 16/04
DATE: 21/10/2005	DRWG No: 05A

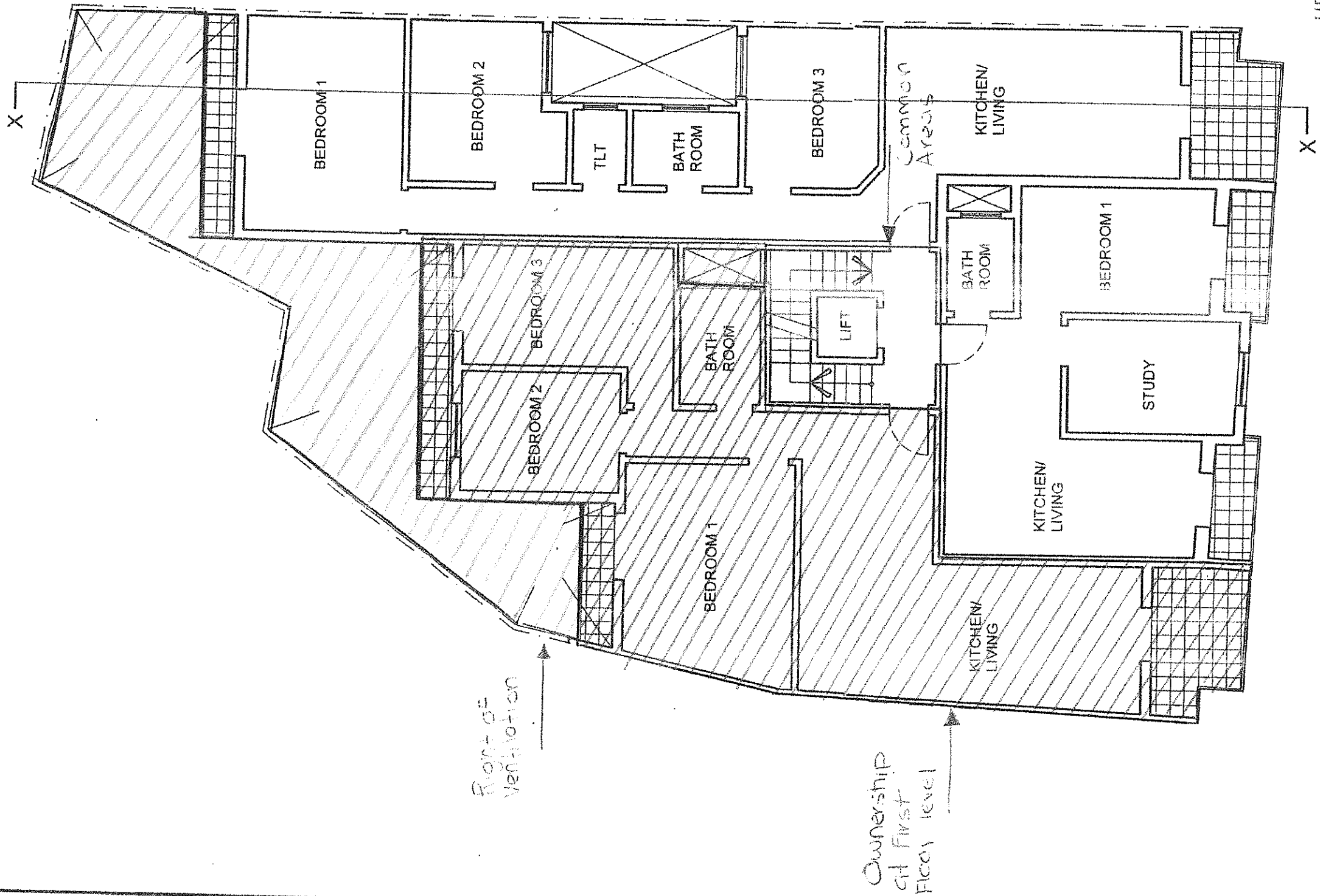
PLAN: No. P.A. 0074/08/10  
 D.C.C. Board No.: \_\_\_\_\_

**GROUND FLOOR PLAN**  
 AS PROPOSED

**DELEGATED APPROVED**  
 12 MAR 2008  
*Carmel Caruana*  
 BSc (Hons)



10



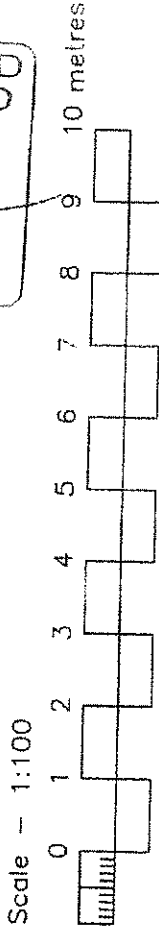
**SANITA APPROVED**  
 26 FEB 2008  
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 Assistant SEO

**HECTOR ZAMMIT PERIT** (Licence no. 256)  
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JOB TITLE: CONSTRUCTION OF FLATS, OFFICE AND GARAGES AT TARXIEN.	
DRWG TITLE: TYPICAL FLOOR PLAN - as proposed	SCALE: 1/100
DATE: 21/10/2005	JOB No: 16/04 DRWG No: 06A

PLAN: No. P.A. 0074/08/1E  
 D.C.C. Board No.: \_\_\_\_\_

**DELEGATED APPROVED**  
 12 MAR 2008  
 Carmel Caruana  
 BSc (Hons)



**FIRST AND SECOND FLOOR PLAN**  
 AS PROPOSED

1/F

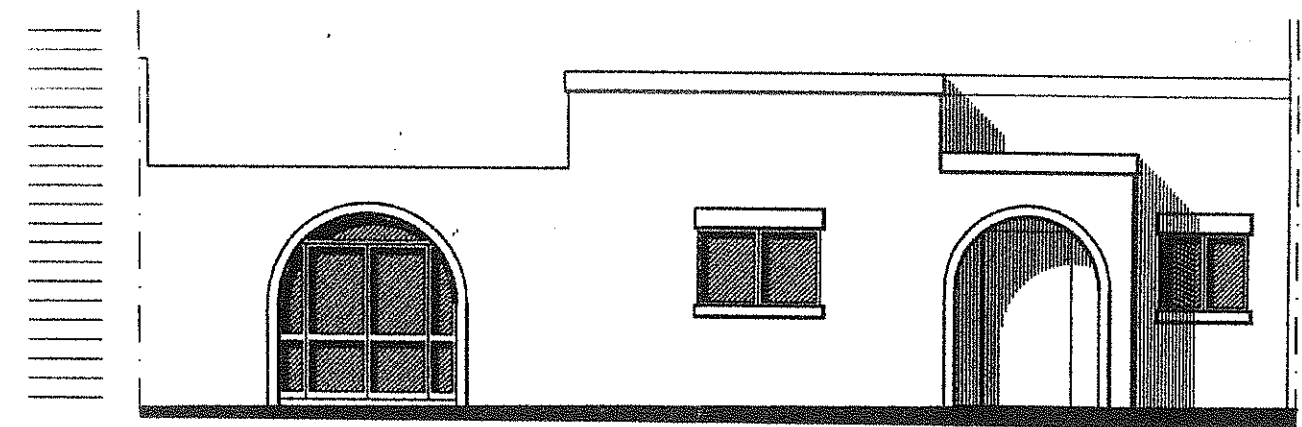
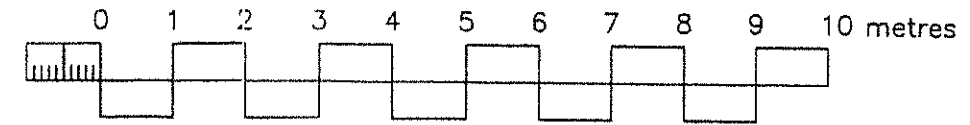


**FRONT ELEVATION**  
AS PROPOSED

**FINISHES:**

- 1 - Concrete blockwork rendered
- a. Yellow colour
- b. Orange colour
- 2 - Limestone masonry
- Galvanised steel garage doors
- Anodised black aluminium apertures
- Anodised black aluminium railing

Scale - 1:100



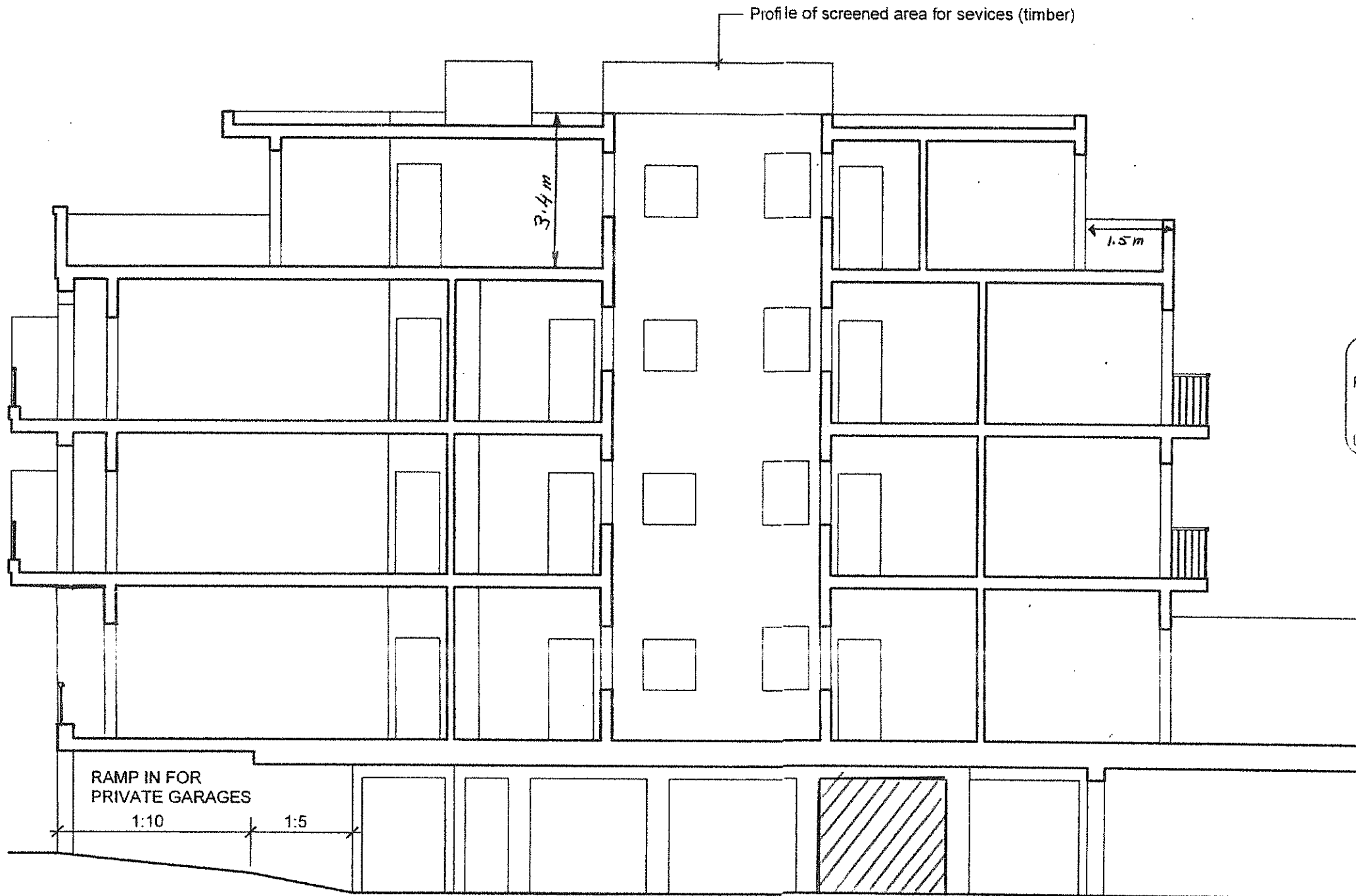
**FRONT ELEVATION**  
AS EXISTING

**HECTOR ZAMMIT PERIT** (warrant no. 296)  
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JOB TITLE: CONSTRUCTION OF FLATS, OFFICE AND GARAGES AT TARXIEN	
DRWG TITLE: FRONT ELEVATION - as existing/proposed	
SCALE: 1/100	JOB No: 16/04
DATE: 21/10/2005	DRWG No: 08A

DELEGATED APPROVED  
12 MAR 2008  
Carmel Caruana  
BSc (Hons)

PLAN: No. P.A. 0074/08/1F  
D.C.C. Board No.: \_\_\_\_\_

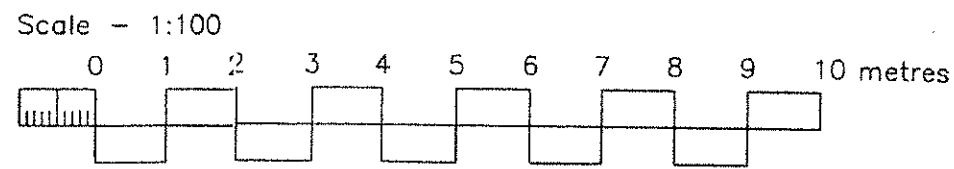
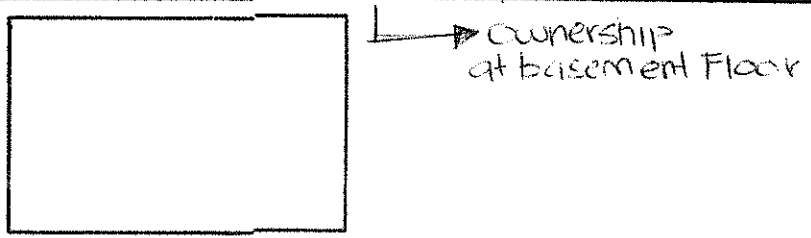


PLAN: No. P.A. 0074/08/16  
 D.C.C. Board No.: \_\_\_\_\_

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 12 MAR 2008  
 Carmel Caruana  
 BSc (Hons)

**HECTOR ZAMMIT PERIT** (warrant no. 236)  
 B.E. & A. (Hons.), Dip.C.Eng.(Cib), P.G.Dip.(Env.Mgt.), M.C.I.Arb., A.&C.E.  
 The Cornerstone, 224 Triq San Giljan, B'Kara BKR 2807 Malta  
 T & F: 2144 6777 M: 9949 9990 E: hectorzammit@gmail.com

**SECTION X-X**  
 AS PROPOSED



<b>C. MANGION</b> ARCHITECT & CIVIL ENGINEER PERIT	
OFFICE M.M. GRATIAE LABOUR ROAD ZABBAR ZBR02	MOB 99471894 TEL / FAX 21666627
JOB TITLE: CONSTRUCTION OF FLATS, OFFICE AND GARAGES AT TARIEN.	
DRWG TITLE: SECTION XX - as proposed	
SCALE: 1/100	JOB No: 16/04
DATE: 21/10/2005	DRWG No: 09A



***Fil-Prim' Awla tal-Qorti Civili***

Patrick Cachia [ID: 0179954M]

VS

Glen Cachia [ID: 044863M]

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***Atti tas-Subbasta nru. 47.2022***

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# EIGHTH SCHEDULE

## PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	Tarxien
Address	43 'Shishman Court', Flat 6, Triq Il-Witja (including underlying garage internally numbered 4)
Total Footprint of Area Transferred *	110

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

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input checked="" type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input checked="" type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input 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 <small>Tick as many as appropriate</small>	<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 type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input checked="" 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:	13-03-23	Perit's Signature:	
Warrant Number:	296	Rubber Stamp:	<p><b>HECTOR ZAMMIT PERIT</b> (warrant no. 296)          B.E &amp; A. (Hons.), Dip. C. Eng. (Glas), P.G. Dip. (Env. Mgt.), M.C.I. Arb., A. &amp; C.E.          The Cornerstone, 224, Triq San Giljan, B'Kara BKR 2807 Malta          T &amp; F: 2144 6777 M: 9949 9950 E: hectorzammit@gmail.com</p>

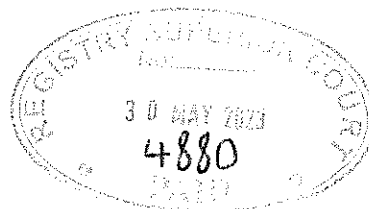
## ***Fil-Prim' Awla tal-Qorti Civili***

Patrick Cachia [ID: 0179954M]

VS

Glen Cachia [ID: 044863M]

### **Nota Addizzjonali**



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***Atti tas-Subbasta nru. 47.2022***

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# HECTOR ZAMMIT

ARCHITECT CIVIL ENGINEER & PROPERTY CONSULTANT

The Cornerstone, 224 Triq San Giljan, B'Kara BKR 2807, Malta. Tel & Fax: (+356) 21446777 Mob: (+356) 99499990  
Email: hectorzammit@gmail.com

Our Ref.: Subbasta nru. 47/2022

Your Ref.:

26 ta' Mejju 2023

Onorabbli Qorti  
Prim' Awla tal-Qorti Ċivili  
Law Courts, Valletta.

<b>Atti tas-Subbasta:</b>	<b>Nru. 47/2022</b> (Qorti Ċivili, Prim' Awla)
<b>Partijiet:</b>	Patrick Cachia vs Glen Cachia
<b>Lokalita:</b>	Appartament – 43, 'Shishman Court', Flat 6 Triq il-Witja, Tarxien (Malta). Inkluz ukoll garaxx internament immarkat bin-numru 4.
<b>Rigward:</b>	Deskrizzjoni u Valutazzjoni ta' propjeta' immobbli għal fini tas-Subbasta

## NOTA ADDIZZJONALI

Ġejt mitlub nagħmel nota addizzjonali dwar is-subbasta hawn fuq imsemmija.

Ninnota hekk kif ġej:

- Il-konfini tal-propjeta':** L-appartament fit-tieni sular (first floor) internament immarkat bin-numru sitta (6) jikkonfina mit-Tramuntana mat-triq pubblika Triq il-Witja; fuq il-Punent ma' propjeta' ta' Jos Jane Construction Ltd, mill-Lvant ma' propjeta tal-aħwa Galea jew suċċessuri tiegħu. Il-blokk intier jikkonfina mit-Tramuntana mat-triq pubblika Triq il-Witja; mill-Punent ma' propjeta' tal-konjugi Genuis, mill-Lvant ma' propjeta tal-aħwa Galea jew is-suċċessuri rispettivi tagħom fit-titolu.
- L-ahhar kuntratt ta' Akkwist:** Sa fejn jidher l-aħhar kuntratt ta' akkwist sar fit- tnejn u għoxrin (22) ta' Frar tas-sena elfejn u sbatax (2017) skond kuntratt fir-rekords tan-Nutar James Grech.
- Garaxx:** Il-garaxx għandu numru internament erbgħa (4) jinsab fil-livell semi-basement u jifforma parti mill-istess blokka li jinsab l-appartament numru sitta (6) cioe' il-blokka magħrufa bħala 'Shishman Court' fi Triq il-Witja, Flat-Tarxien. Id-dhul tar-rampa jinsab fl-istess triq.
- L-arja tal-garaxx:** Il-garaxx m'għandux l-arja tiegħu u jinsab sottomess propjeta' ta' terzi fil-livell terran (ground floor) tal-istess blokka residenzjali.

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Member of The Chartered Institute of Arbitrators (London)  
Member of The Centre for Accessible Environments (London)  
Member of The Kamra Tal- Periti (Malta)  
Member of The Chamber of Planners (Malta)

- Drittijiet u pertinenzi: Skond dokumenti ipprezentati lili bħala parti mid-dokumentazzjoni jidher li l-appartament għandu d-drittijiet u l-pertinenzi tiegħu kif aħjar deskritt fl-atti tan-Nutar James Grech datat 22 ta' Frar tas-sena 2017.
- Servitujiet: Mill-istess kuntratt ta' akkwist fl-atti tan-Nutar James Grech datat 22 ta' Frar tas-sena 2017, jirriżulta li l-appartament jgawdi s-servitu tal-mogħdija tal-katusi tad-drains, drenagg u ilma tax-xita minn ġol-fondi sottoposti għal fini ta' manutenzjoni, riparazzjoni u tiswija tal-istess katusi f'ħinijiet raġonevoli u bi pre-avviż, filwaqt li hu stess soġġett għas-servitu tal-mogħdija tal-katusi tad-drains, drenagg u ilma tax-xita li jservu l-fondi kollha sovrastanti għad-dritt ta' aċċess favur il-fondi sovrastanti għal fini ta' manutenzjoni, riparazzjoni u tiswija tal-istess katusi f'ħinijiet raġonevoli u bi pre-avviż. In oltre jgawdi s-servitu tat-tqegħid u manutenzjoni ta' tank tal-ilma ta' kapacita ta' mhux aktar minn seba' mija u ħamsin (750) litru fuq l-għola bejt tal-blokk kif indikat minn Jos Jane Construction Ltd kif ukoll dritt ta' aċċess għal fuq l-imsemmi bejt għal skop ta' installazzjoni, manutenzjoni u riparazzjoni tal-istess tank tal-ilma u dan f'ħinijiet raġonevoli u bi pre-avviż xieraq. L-appartament igawdi wkoll id-dritt li jqabbi bi f'ħas ma' sistema komuni waħda ta' television aerial u satellite dish. Finalment, l-appartament huwa soġġett għas-servitujiet passivi u jgawdi d-drittijiet u servitujiet attivi riżultanti mill-pożizzjoni relattiva tiegħu fil-blokk, altrimenti liberu u frank. Inkluz porzjon diviża tal-bejt tal-blokk fit-third floor ta' ċirka ħames metri kwadri (5m<sup>2</sup>) inkluz l-arja tagħha sabiex tintuża biss għall-inxir b'żiemel u mhux b'xi arbli tal-inxir u dan kif jirriżulta minn kuntratt ieħor fl-atti tan-Nutar Dottor Jonathan Zammit tat-tlettax (13) ta' Jannar tas-sena elfejn u disgħa (2009).

**Perit Hector Zammit**

B.E.&A.(Hons.), Dip.C.Eng.(Glas), P.G.Dip.(Env.Mgt.), M.C.I.Arb., A.&C.E.

Illum <u>30 ta' Mejn 2023</u> Deher il-Perit Legali /Tekniku: <u>Perit Hector Zammit K1370966 M</u> Li wara li ddikjara li thallas l-ammont lilu dovut, halef/halfet li qeda/qdjet fedelment u onestament l-inkarigu mogħti lilu/ha.  Deputat Registratur
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