Fil-Prim' Awla tal- Qorti Ċivili

Fl-atti tas-Subbasta numru
49/22
fl-ismijiet

REGISTRY SUPERIOR COURT
No: 310
06 DEC 2022
* PAID *

Trudy Muscat et

vs

Kimberley Mifsud

Relazzjoni tal-Perit Arkitett Leonard Zammit

Jesponi bir-rispett:

Illi l-esponent ġie nominat perit tekniku ai fini ta' valutazzjoni tal-fond bl-isem Marianne, bin- numru uffiċjali ħamsa u disgħin (95) fi Triq Qrejten, Pieta.

Illi d-dokumenti relatati ma din ir- relazzjoni huma annessi u msemmija kif ġej :

Dok. A. : Pjanta tal- Land Registry (Skala 1:500)

Dok. B. : Pjanta tal- fond (Skala 1:100)

Dok. C. : Formola Part III Eighth Schedule

Dok. D. : Ritratti tal- Propjeta : Ritratti Nru. Fig. 1-20

Dok. E. : Spejjeż Land Registration Agency. (€6.00)

Dok. F. : Notifika ta' access

Illi sar aċċess fit- 28 ta' Ottubru 2022 fil- preżenza ta' Ms. Trudy Muscat.

Illi l-konvenuta Trudy Muscat fetħet il- fond imsemmi hawn fuq sabiex l-esponent ħa noti biżżejjed sabiex jagħmel din il- valutazzjoni.

Il-fond, li jġib l-indirizz ta' 95, Marianne, Triq Qrejten, Pieta jikkonsisti f' terran sottopost għal propjetà oħra fi blokka li ma hiex soġġetta għal dan l-inkarigu. Il-propjeta hija sitwita fiż-żona residenzjali tal- Pieta f'parti pjuttost antika. Il-blokka kollha u l-arja li jifforma parti minn dan it- terran hija soġġetta għal ċens annwu u perpetwu u rivedibbli canonae ta' mija u u għaxar Euro (€110.00) liema ċens jirrivedi ruħu kull mitt sena mid- data tal- att ta' konċessjoni ippublikat min- Nutar Joseph Cachia u imbagħad kull ħamsin sena mid- data ta' dik ir- reviżjoni, altrimenti liberi u franki u bil- gius u il- pertinenzi kollha tagħhom.

Il-fond hu mmarkat bl-aħmar fuq il-pjanta tas-sit hawn riprodotta u li ġiet estratta mill-informazzjoni diġitali ipprovduta mill-Awtorità tal-Ippjanar kif ukoll fuq ir-ritratt numru 18 anness Dok.C.

Propjeta

L-akkomodazzjoni tal-fond in diżamina tikkonsisti fis-segwenti:-

Terrazzin fuq il- faċċata (ritratt Figure 1) li jwassal għall- ewwel kamra li tikkonsisti f' entrata (ritratt Figure 4) li tagħti għal salott (ritratt Nru. 5). Mill-entrata tidħol ukoll f' kuridur (ritratt Figure 4) li fuq il- lemin tiegħu issib kamra tal- banju (ritratt Figure 7) b' tieqa li tiftah fuq bitħa ta' terzi, u fuq ix- xellug issib kamra tas- sodda (ritratt Figure 8), kamra tas- sodda prinċipali (ritratt Figure 10) b' en suite shower (ritratt Figure 11) kif ukoll box room (ritratt

Figure 9). Mill- box room wieħed jista' jaċċessa l- bitħa interna (ritratt Figure 12). Mill- kuridur issib ukoll aċċess dirett għal kamra tal- ikel u kċina combined (ritratt Figure 13). Mill- kċina toħroġ għall- bitħa ta' wara (ritratt Figure 14). Minn din il- bitħa issib aċċess għal kamra żgħira użata bħala washroom (ritratt Figure 16) kif ukoll kamra oħra żgħira magħluqa bl- aluminium użata bħala storage (ritratt Figure 17). Fil- bitħa ta' wara wieħed isib siġra tal- larinġ kif ukoll bir li huwa indiviż ma' terzi.

Huwa stmat li l-fond fih kobor superfiċjali gross ta' mija u sebgħa u disgħin punt erbgħa metri kwadri (197.40m^2). Il- *footprint area* msaqqfa għandha kejl ta' mija u tnejn u ħamsin punt tmienja (152.80 m.k.).

Il-propjeta hi mibnija b'mod tradizzjonali. B'mod approssimattiv il-kmamar għandhom kobor nett kif ġej:

Terrazzin fuq il- faċċata:- 1.1m×6.4m.

Entrata :- 3.8m×1.7m.

Kamra tas-salott :- 4.5m×4.2m.

Kamra tal- banju:- 2.1m×2.3m.

Kamra tas-sodda :- 4.5m×3.7m.

Kamra tas-sodda principali:- 4.5m×4.0m.

Box room:- 3.0m×2.4m

Bitħa interna:- 1.9m×1.9m.

Kamra tal-ikel u kċina:- 7.0m×4.1m.

Bitħa ta' wara:- 5.7m×5.1m.

Washroom:- 2.0m×1.1m

Storage:- 2.8m×1.1m.

Hu kalkulat li dan il-fond ilu mibni qabel is- sena elf disa' mija u sebgħa u sittin (1967) kif jidher ċar fuq il-pjanta tas-sit hawn riprodotta u li ġiet estratta mill-informazzjoni diġitali ipprovduta mill-Awtorità tal-Ippjanar kif ukoll fuq ir-ritratt numru 19 anness Dok.C.

Dan il- fond jinsab fi stat tajjeb ta' bini u ta' finituri nkluż ħitan, soqfa, *'fixtures'* u *'fittings'*. Il- fond għandu s-servizzi kollha bażiċi installati, jiġifieri għandu s-servizzi ta' dawl, ilma u drenaġġ. Dan il- fond għandu madum taċ-ċeramika/irħam, suffitt fil- kċina u kamra tal- ikel, bibien ta' l-injam u aperturi esterni ta' l- *aluminium*.

Kunsiderazzjonijiet ta' Ippjanar. Kif ġa ġie ndikat il-binja ila mibnija ferm qabel is-sena 1968. Għaldaqstant hi meqjusa bħala binja legali. Minkejja dan, ma hux ċar jekk l- en suite shower nbnietx qabel jew wara s-sena msemmija. Dan qed jingħad għaliex jeżistu kunsiderazzjonijiet sanitarji li setgħu ġew affettwati bil-bini tal- en suite shower.

Valutazzjoni

Wara li qies dak irrapportat aktar il-fuq, kif ukoll wara li għamel eżerċizzju komparattiv ma' propjetajiet simili, u ħa in konsiderazzjoni l-fatturi relevanti, inkluż l- posizzjoni u l- lokazzjoni, l-arja interna u esterna tal- bini, l- istat tal-

bini u t- tqassim u l-kundizzjoni tiegħu, il- kwalita tal- finituri ta' l- imsemmi terran kif soġġett għal parti miċ- ċens annwu u perpetwu u rivedibbli canonae ta' mija u u għaxar Euro (€110.00) liema ċens jirrivedi ruħu kull mitt sena mid-data tal- att ta' konċessjoni ippublikat min- Nutar Joseph Cachia u imbagħad kull ħamsin sena mid- data ta' dik ir- reviżjoni, altrimenti liberi u franki u bil-gius u il- pertinenzi kollha tagħhom, kif ukoll il- fatturi kollha li huma riflessi fuq il- valuri attwali tal- moment, l-esponent jistma il-propjeta kif fuq deskritta, fuq suq ħieles **fl-ammont ta' mitejn u ħamsa u sittin elf Euro (€265,000 Euro).**

Daqstant għandu x'jirrelata l-esponenti għas-savvju kunsiderazzjoni ta' dan l-Onorabbli Qorti u jiddikjara li ma għandu l-ebda konflitt ta' nteress fit-twettieq ta' dan l-inkarigu.

Zammit

Leonard Zammit
Perit Tekniku
Illum 05 ta' Diċembru 2022

06 DEC 2022

Illum...

Ippreżentata mill-ATC L. Zammit

B/bla dok ...(1)...........dokumenti

NS

ILLUM 29.12.2022

DEHER IL-PERIT LEGALI/TEKNIKU Leonard Zammit ....LI ĦALEF LI QEDA FEDELMENT U ONESTAMENT L-INKARIGU MOGĦTI LILU

DEPUTAT REĠISTRATUR

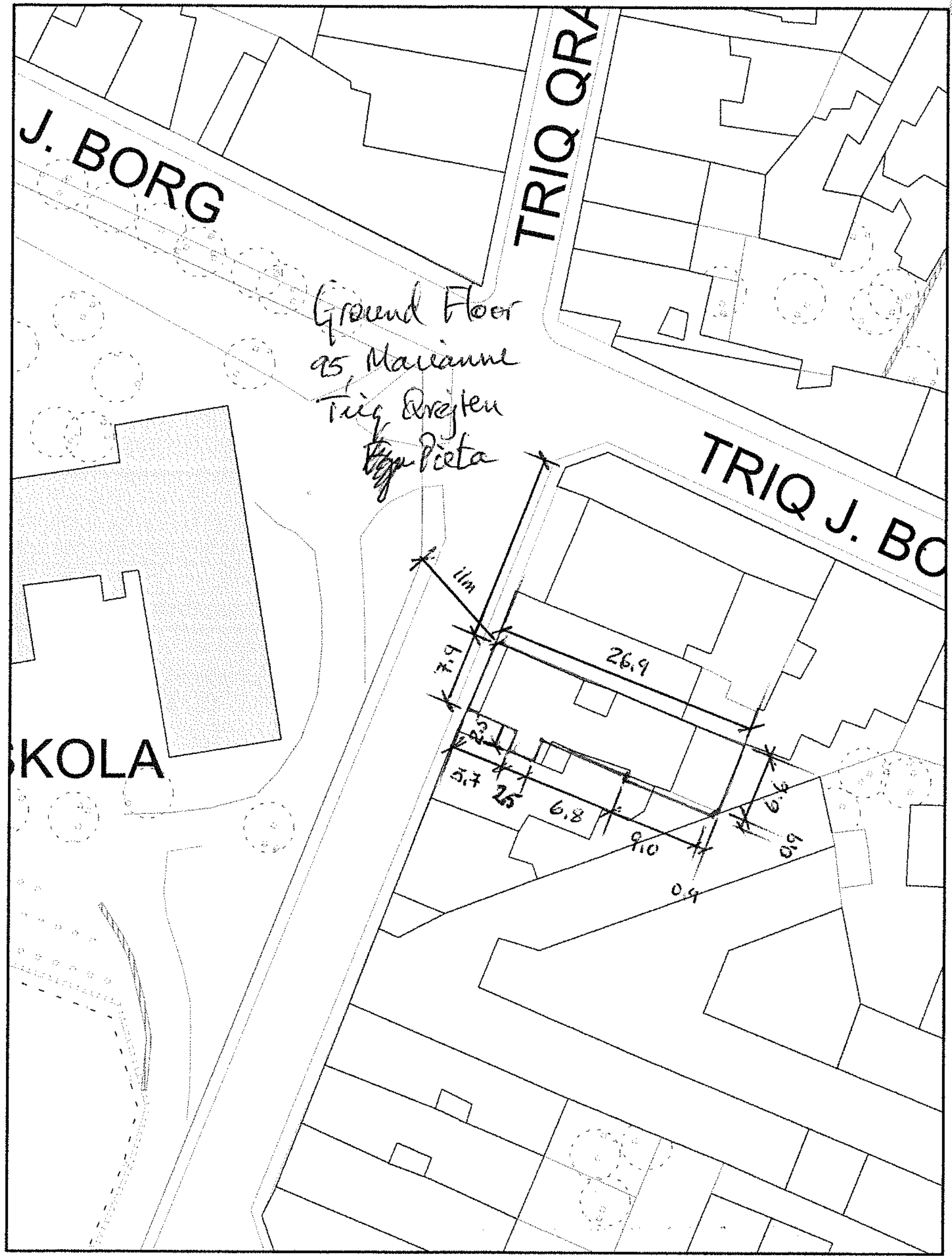
Gaetana Aquilina
Deputat Reġistratur
Deputy Registrar
Qrati tal-Ġustizzja (Malta)
Law Courts (Malta)

Rose Marie Vella
Deputat Reġistratur
Deputy Registrar
Qrati tal-Ġustizzja (Malta)
Law Courts (Malta)

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

This is an official document for Land Registration Agency use only

Dok 'A'



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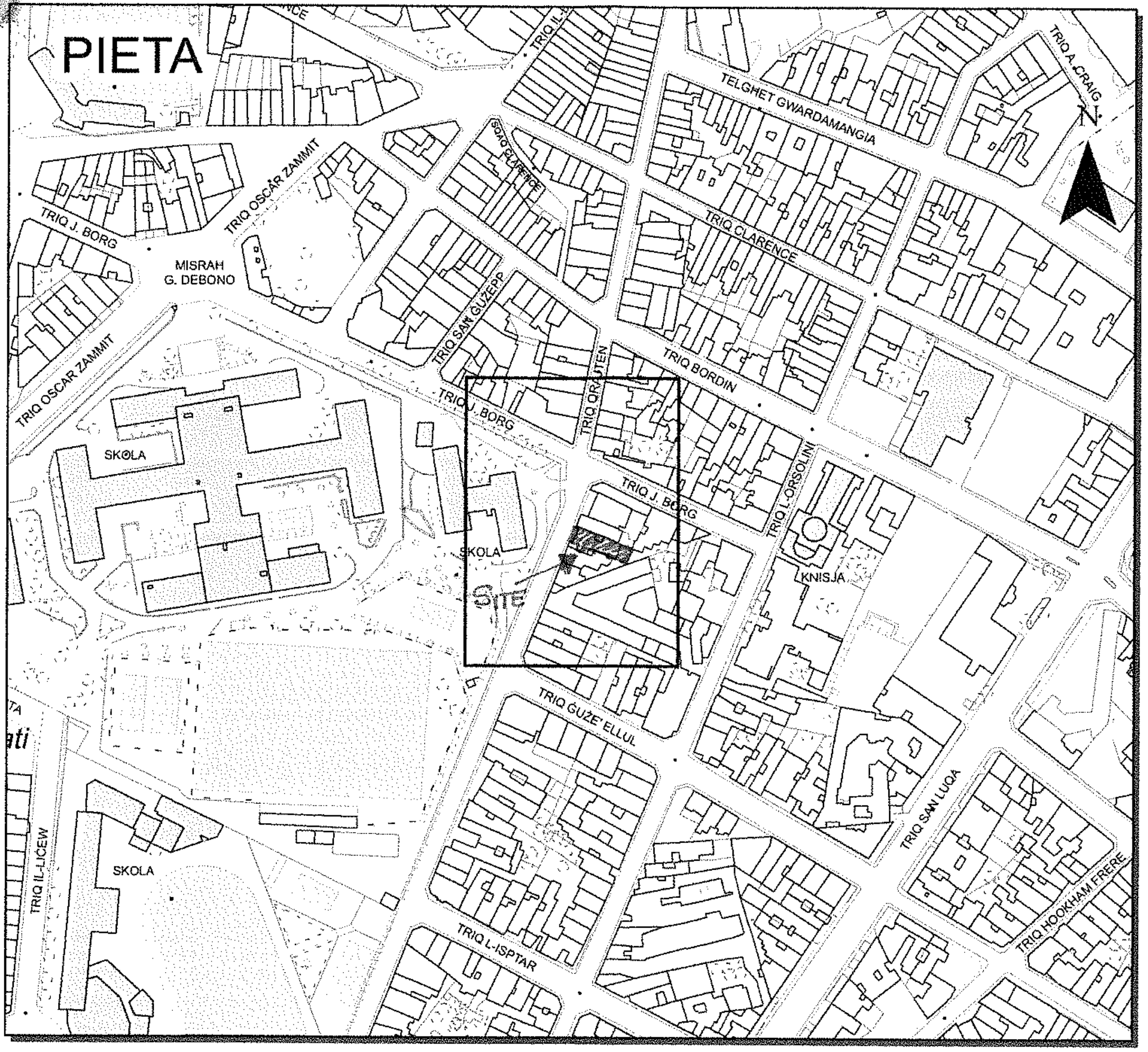


Pjanta tas-Sit **1:2500** *Site Plan*

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:* **281167 E**	Pożizzjoni Ċentrali: *Centre Coordinates:* **x = 54088** **y = 72342**	Parti min S.S.: *Extracted from S.S.:* **5472**	Data: *Date:* **27/10/2022**

Perit: *Architect:* [signature] Zammit

Qies (metri kwadri): *Area (square metres):* 197.40 m²

Timbru tal-Perit: *Architect's Stamp:*

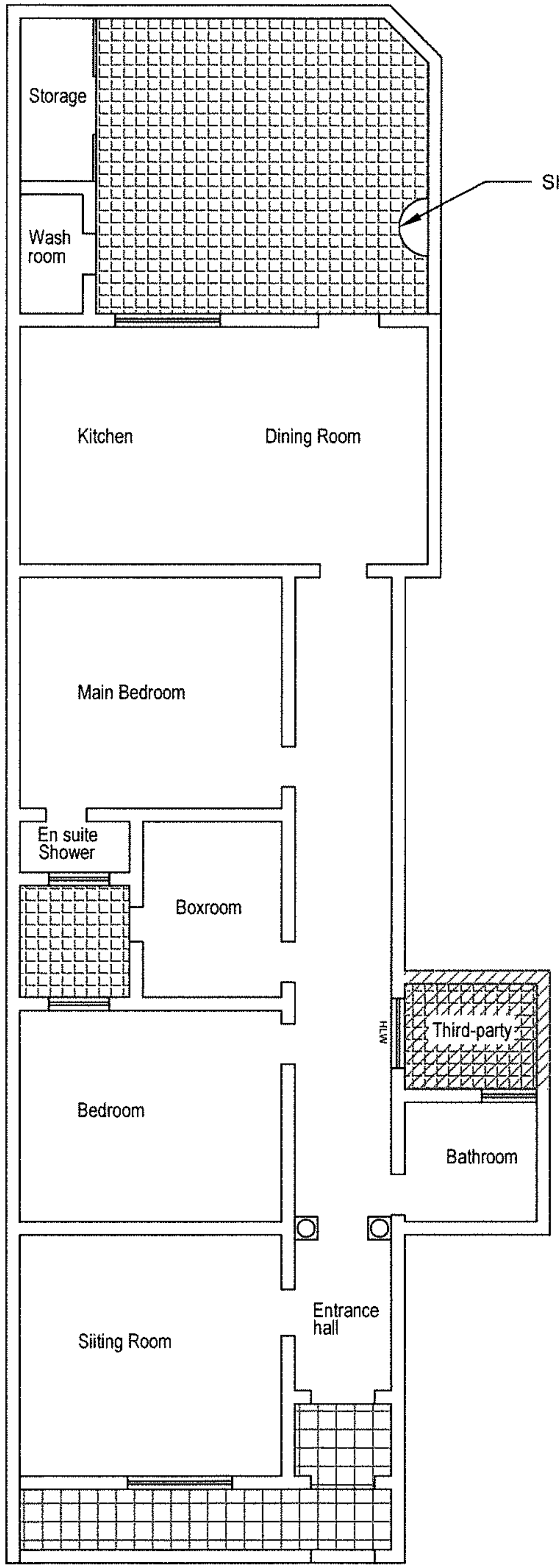
Architect Leonard Zammit B.E.&A. (Hons); A.&C.E. Warrant No. 352 — Design for active lifestyles — St. Joseph, Triq Santu Fornosa, Zurrieq, ZRQ 1121, MALTA Tel: (+356) 21-682411 Mob: (+356) 7943-8877 e-mail: [illegible]

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

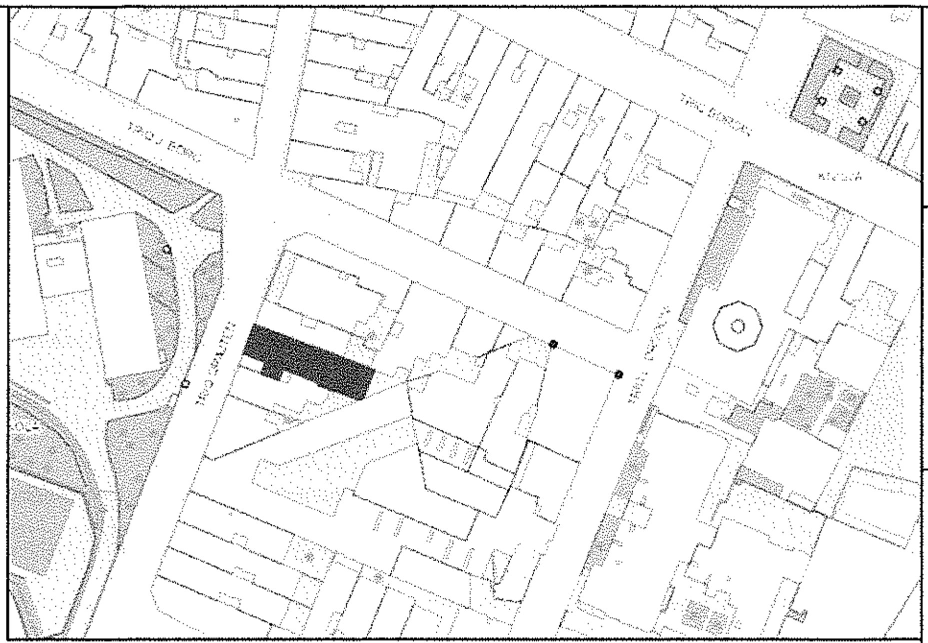
LR 281822

Dritt imħallas *Fee Paid*

Dok 'B'



1 Existing Ground Floor Plan
Scale 1:100



SCALE 1:100 METRES 1 0 1 2 3 4 5

SCALE 1:50 METRES 1 0 1 2

CONSTRUCTION
DEMOLITION
TO SANCTION
APPROVED BUT NOT CONSTRUCTED

Architect Leonard Zammit
B.E.&A.(Hons) A.&C.E.
Design for active lifestyles
Reg No. 352
St. Joseph, Triq Santa Formosa, Zurrieq, ZRQ 1121, MALTA
Tel: (+356)21-682411 Mob: (+356)7943 8877
e-mail: perit.leonardzammit@gmail.com

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REV #	DATE	ISSUE FOR :
R01	01.12.2022	Subbasta - Courts Services Agency

PROJECT TITLE
SUBBASTA 49/22
TRUDY MUSCAT ET vs KIMBERLEY MIFSUD.

SHEET TITLE
EXISTING LAYOUT PLAN.

ADDRESS
95, TRIQ QREJTEN,
PIETA.

PROJECT NO:	CLIENT NAME:
LZ 1240/22	SUBBASTA - CSA

DRAWN BY:	L. ZAMMIT	SCALE:	1:100(A3)
CHECKED BY:	LEONARD ZAMMIT	DATE:	01 DECEMBER 2022

SHEET NO.
LZ 1240/22-A001-R01

STAGE: SUBBASTA - COURTS SERVICES AGENCY

Zammit

OFFICE OF THE COMMISSIONER FOR REVENUE

EIGHTH SCHEDULE

Dok 'C'

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	PIETA
Address	95, MARIANNE, TRIQ QREJTEN PIETA
Total Footprint of Area Transferred *	197.40 m^2

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: 01/12/2022

Perit's Signature: [signature]

Warrant Number: 352

Rubber Stamp: Architect Leonard Zammit B.E.&A. (Hons), A.&C.E. — Design for active lifestyles — Warrant No. 352 — St. Joseph, Triq Santu Format, Zurrieq, ZRQ 1121, MALTA — Tel: (+356) 21-682411 Mob: (+356) 7943-8877 — e-mail: ingyou@maltanet.net

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Dok 'D'

Figure 1

Figure 2

Figure 3

Figure 4

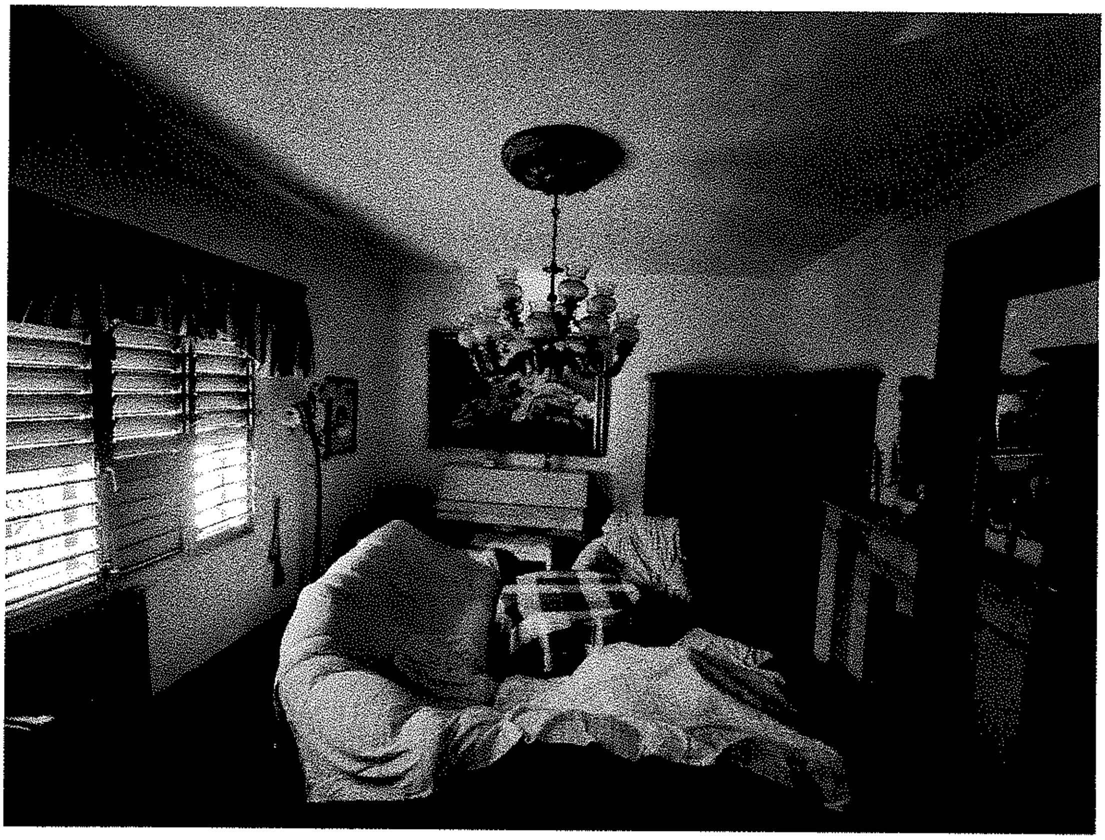

Figure 5

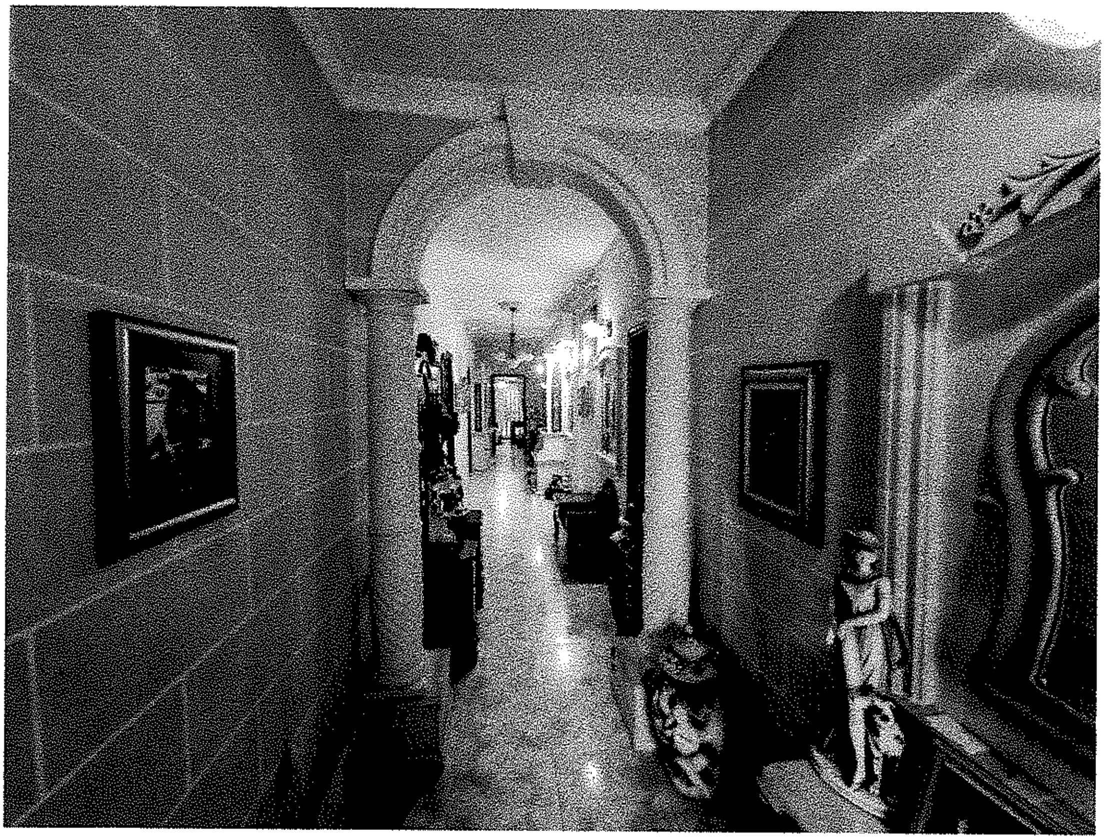

Figure 6

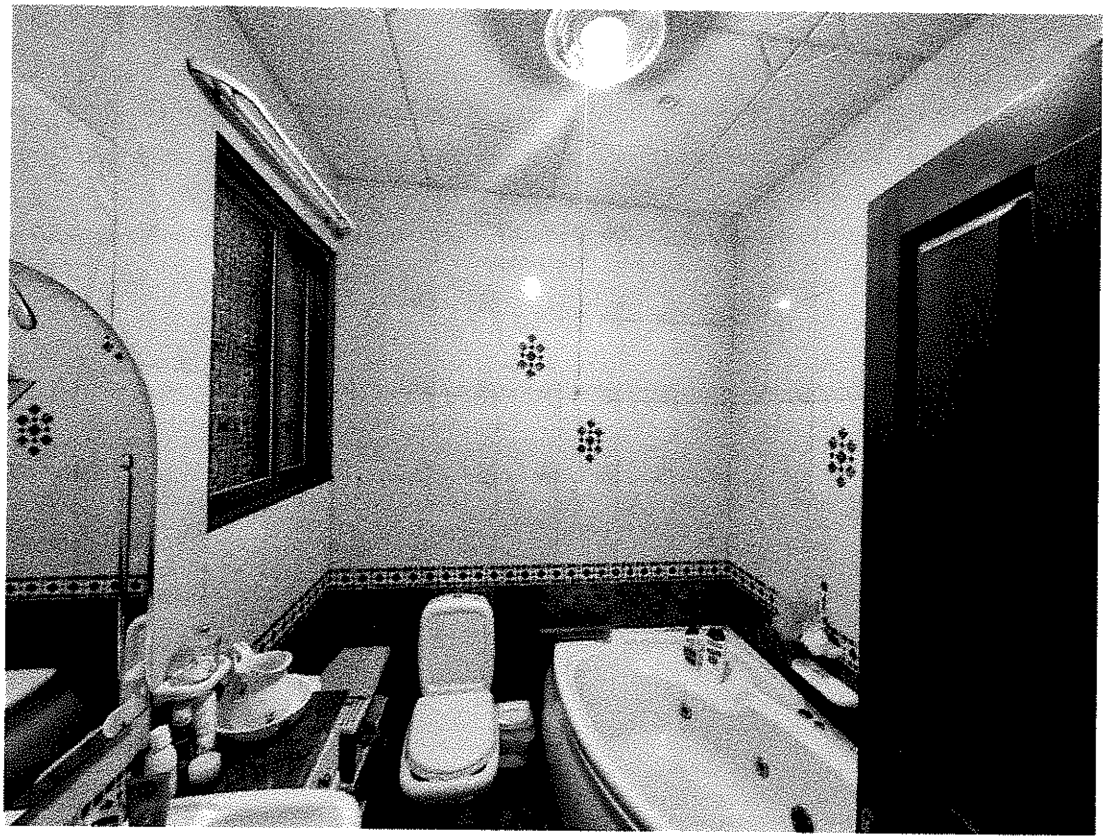

Figure 7

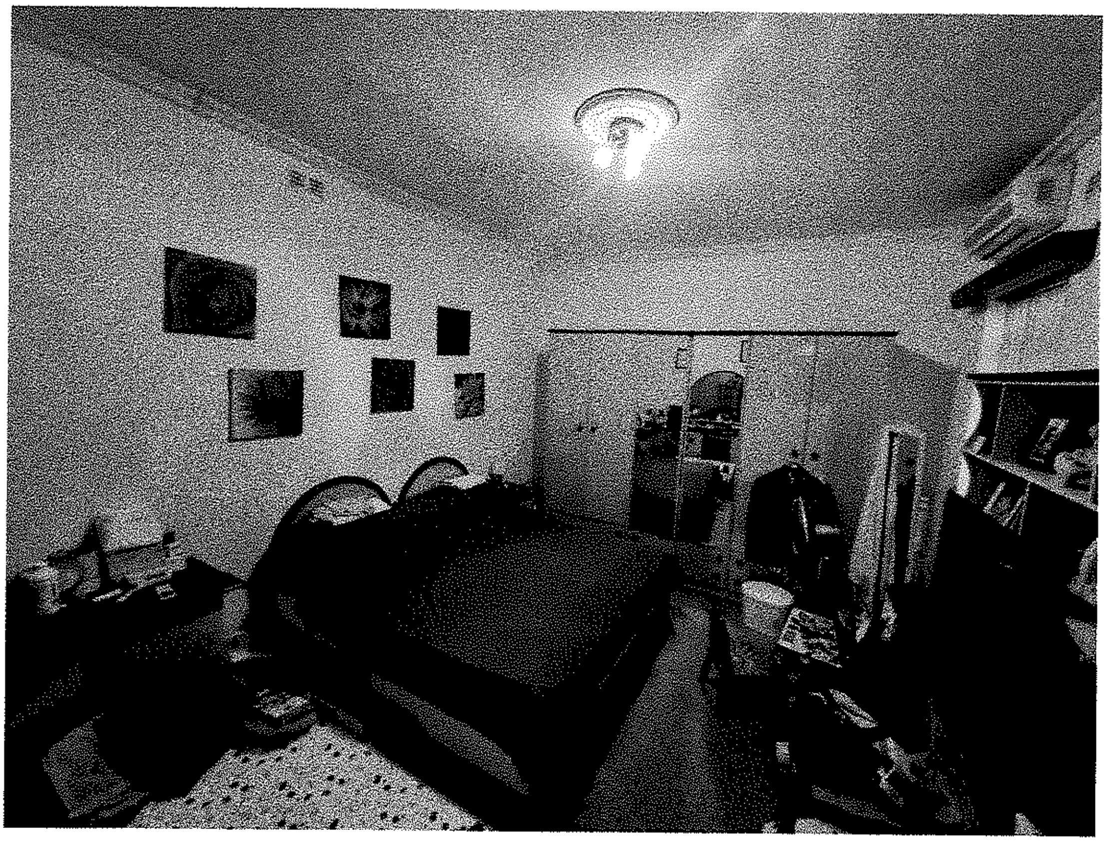

Figure 8

Figure 9

Figure 10

Figure 11

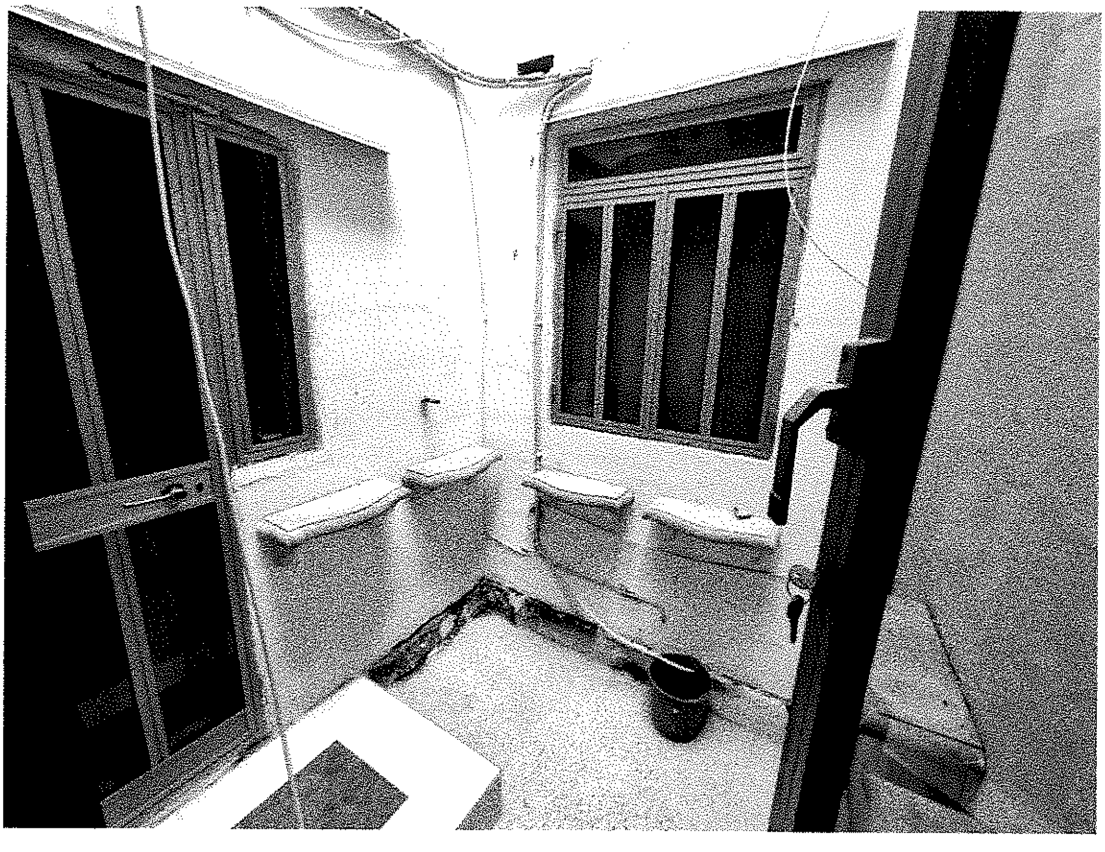

Figure 12

Figure 13

Figure 14

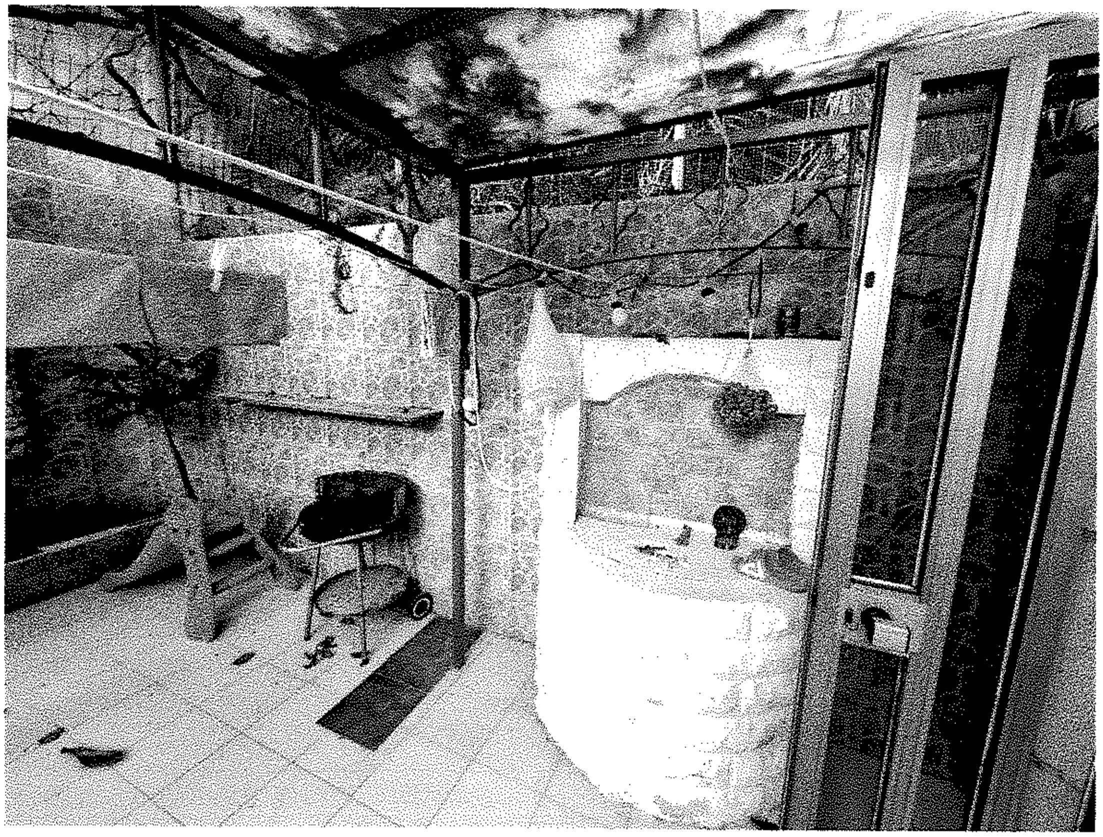

Figure 15

Figure 16

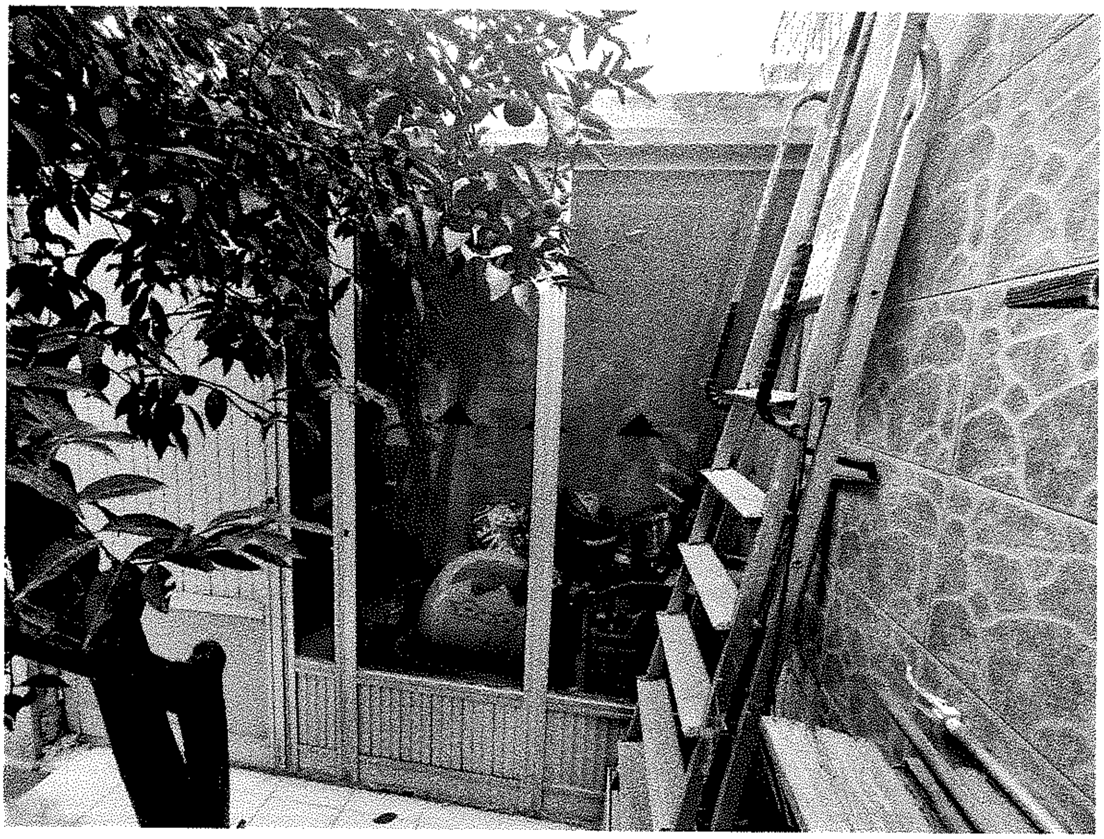

Figure 17

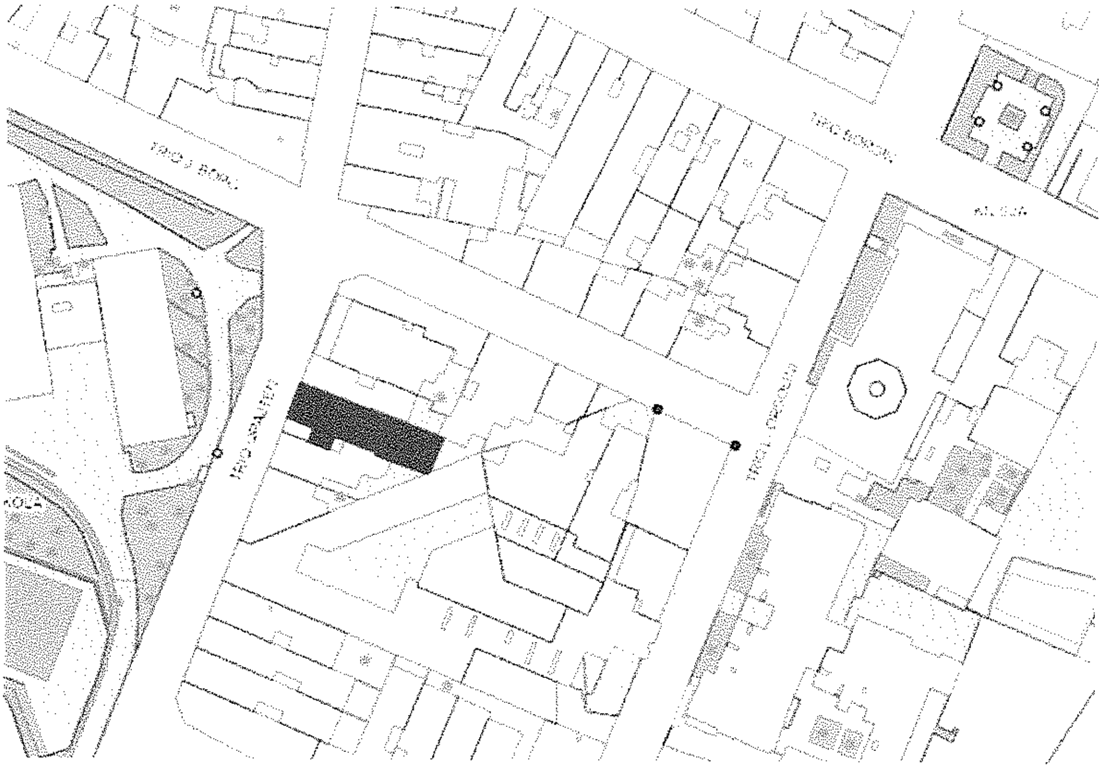

Figure 18

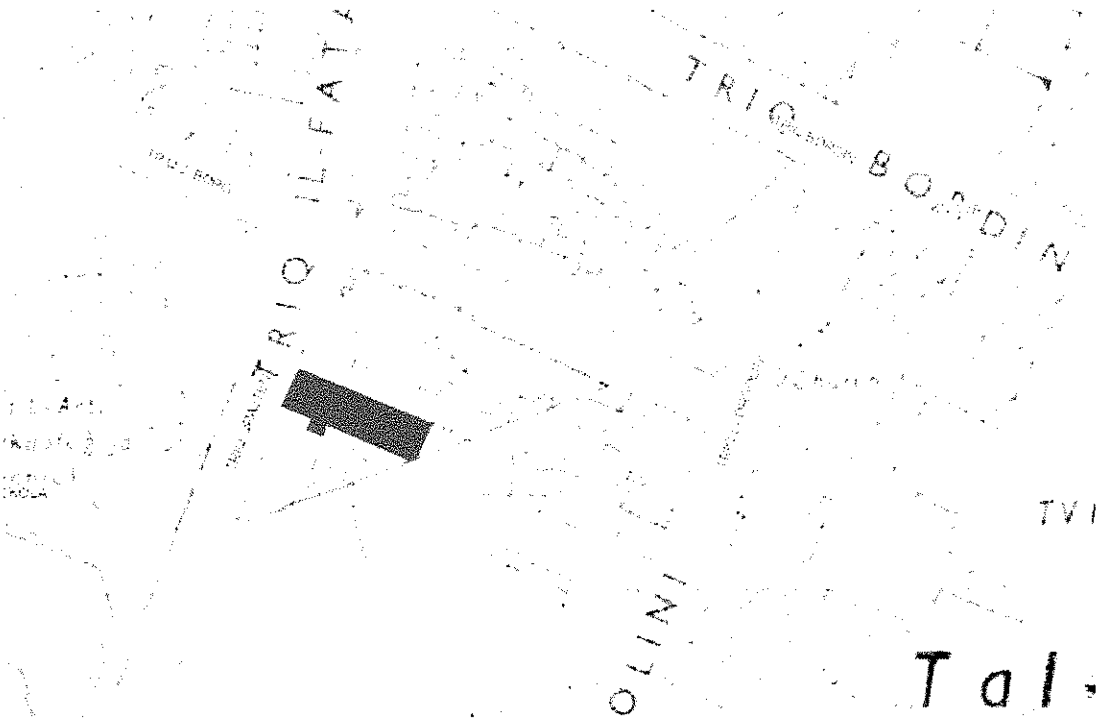

Figure 19

Figure 20

Dok 'E'

Land Registration Agency

Leonard Zammit
11, St. Joseph
Triq Santu Formosa
Zurrieq
ZRQ 1121
Malta

Cash Sale

27/10/2022

281167E

No of Copies	1
Fee Per Site Plan	€6.00
Total	€6.00

Land Registration Agency
116, Casa Bolino
Triq il-Punent
Il-Belt Valletta
VLT 1535

Tel: +356 21239777, 25904700

Email: enquirieslandregistry@gov.mt

www.landregistryplans.gov.mt

Dok 'F'

Perit Leonard Zammit B.E.&A.(Hons); A.&C.E.
St. Joseph, Santu Formosa Street, Zurrieq, ZRQ 1121
Registration Number : 352 *VAT No. 1445-3629* MALTA
Telephone : 356-21-682411, Mobile 7943-8877. E-mail : perit.leonardzammit@gmail.com

24 t' Ottubru 2022

FIL- PRIM AWLA TAL- QORTI CIVILI
Subbasta Nru: 49/2022

Fl-ismijiet :
Trudy Muscat (K.I. nru. 241984M)
Anna Zammit (K.I. nru. 232176M)
(Kredituri)
Vs
Kimberley Mifsud (K.I. 436288M)
(Debitrici)

B'referenza ghas- Subbasta ndikata, ser jinzamm access fuq il-post mertu tal-kawza

Nhar il- Gimgha 28 ta' Ottubru 2022 fit- 3.30pm

Il-Partijiet ghandhom jinfurmaw lill-avukati taghhom dwar dan l-avviz.

Zammit

AIC Leonard Zammit
Perit Tekniku

Kimberley Mifsud - 95, Marianne, Triq Qrejten, Pieta
Trudy Muscat u Anna Zammit – 5, Sqaq Buzaqq, Birkirkara.