

Our ref: CC2202-Subbasta Nru. 51/2022

FIL-PRIM' AWLA TAL-QORTI ĊIVILI

Subbasta Nru: 51/2022 fl-ismijiet:

Josephine Azzopardi et


Vs

Joseph Bonett

Indirizz Tal-Propjetà:

Appartament 6 u garaxx nru. 1 Blokk K, Tal-Mielah Court, Triq is-Sajjed, Marsalforn, Ghawdex.

Qiegħda nipprezenta hawnhekk bħala l-espert ingaġġat mill-qorti ir-raport ta' valutazzjoni tal-propjetà hawn imsemmija.



Jean Luke Zorb
B. E. & A. (Hons), MSc Struct. Eng.,
Architect & Civil Engineer



ARCHITECTS

Our ref: CC2202-Rikors Nru. 51/2022
Your ref: Rikors Kostituzzjonali Nru: 51/2022

Rikors Kostituzzjonali Nru: 51/2022 fl-ismijiet:

Josephine Azzopardi et

Vs

Joseph Bonett

VALUTAZZJONI TA' PROPJETA

| | |
|------------------------------------|--|
| Data tar-Rapport | 11 ta' Settembru, 2023 |
| Destinatarju | Prim' Awla Tal-Qorti Ċivili Rikors Kostituzzjonali Nru. 51/2022 |
| Indirizz tal-Fond | Appartament 6 u garaxx Nru. 1, Blokka K Tal-Mielha Court, Triq is-Sajjed, Marsalforn, Għawdex |
| Tip ta' Proprjeta | Appartament u Garaxx |
| Istruzzjoni | Bix jiġi smat il-valur ta' proprjeta skond is-suq fiż-żmien tad-Data tal-Valutazzjoni |
| Data tal-Valutazzjoni | 30 ta' Awwissu 2023 |
| Kwalifiki tal-istimatur | Arkitett u Inġinier Ċivili |
| Skop | Rikjesta tal-Qorti għal-atti tas-Subbasta |
| Valur Ta-Proprjeta | Appartament: €118,000 (Mija u tmintax elf Ewro) Garaxx: €45,000 (Hamsa u erbgħin elf Ewro) |
| Konformita mal-Valuation Standards | Il-valutazzjoni kienet primarjament derivata billi intuża l-metodu komparabbli ma' tranżazzjonijiet reċenti ta' proprjeta simili. Is-suppożizzjonijiet ikkunsidrati huma hawn imniżżlin. |
| Titolu tal-Proprjeta | Din il-valutazzjoni tnejjiet skont il-KTP Valuation Standards for Accredited Valuers. |
| | Libera u Franka |

Deskrizzjoni tal-Proprietà

Il-propjetà tikkonsisti f'appartament fuq it-tieni sular li jiffirma minn blokka ta' 12-il l-appartament. Din il-propjetà tħares fuq Triq is-Sajjed, liema triq hija asfaltata u kompletament magħmra bis-servizzi. L-appartament jikkonsisti f'daħla li tgħati aċċess għal-kuritur. Dan il-kuritur jiftaħ għal pjan miftuħ, u jagħti aċċess għal kamra tal-banju. Minn ġol-pjan miftuħ jingħata aċċess ukoll għal-kamra tas-sodda, kif ukoll għal gallarija li tgħati għal fuq it-triq.

Din il-propjetà hija aċċessibbli minn parti komuni li tikkonsisti f'taraġ u lift.

Ma din il-propjetà wieħed għandu issib ukoll garaxx. Dan il-garaxx jinsab fil-pjan terran u huwa direttament aċċessibbli minn mat-triq. Il-Garaxx jikkonsisti fi spazju għal żewġ karozzi wara xulxin, kamra tal-banju fuq wara, u sotto swol taħt il-perimetru tal-garaxx li huwa aċċessibbli permezz ta' sellum.

Pjanti tal-propjetà annessi (DOC 1).

Partijiet Komuni

L-Appartament jiffirma parti minn blokka ta' appartamenti u jigi aċċessat minn parti komuni. Il-Garaxx għandu aċċess direttament minn mat-triq.

Qies tal-Proprietà

Arja grossa ta' l-appartament; ċirka 54.9 metri kwadrati
Għoli intern ta' l-appartament; ċirka 2.79 metri
Arja tal-garaxx; ċirka 31.6 metri kwadrati

Eta tal-Proprietà

Inbena ċirka fis-sena 2000

Tipologija tal-kostruzzjoni

Ħitan tal-ġebel, b'soqfa ta' konkors rinfurzat

Finituri tal-Proprietà

Il-proprietà hija lesta u abitabbli. Għalkemm il-finituri huma ta' ċirka 2000, huma fi stat ġust għal-età li għandhom, iżda mhux moderni u mgħammra għal-ġurnata tal-illum. Il-Garaxx m'għandux finituri ħlief bieb ta' l-aluminju, li jagħti għal fuq it-triq.

Servizzi

Il-propjetà għandha is-servizzi kollha provduti.

Karatteristiki ta' konservazzjoni ta' l-enerġija

Ma nstabu l-ebda miżuri ta' konservazzjoni ta' l-enerġija

Kundizzjoni

Mill-ispezzjoni viżibbli mwettqa, il-kundizzjoni tal-appartament hija stabbli.

Ritratti tal-faċċata, ta' ġewwa ta' l-appartament u il-garaxx huma mehmuża mar-rapport (DOC 7).

Konformità mal-Permessi u r-Regolamenti

Waqt riċerka fuq il-websajt tal-Awtorità tal-Ippjanar, instab permess biex ikopri l-blokk li minnu huwa parti dan l-appartament. Instabu għadd ta' irregolaritajiet:

- Gallarija

- Fitjan Interni
- Qies tal-appartament

L-appartament jitqies bħala wieħed mhux konformi mal-leġiżlazzjoni, il-policies stabbiliti mill-Awtorità għall-Ippjanar u Ligijiet Sanitarji. Jinftieg li wieħed japplika biex jirregola l-kundizzjoni attwali tal-fond.

Potenzjal tal-Propjeta

Din il-propjeta tinsab fl-iskema ta' żvilupp u taqa' fiż-żona ta' Priorità lid-divertiment GZ-TRSM-3 kif indikat mill-policy Map 14.14-A1 tal-Awtorità tal-Ippjanar (DOC 2).

Peress li din il-propjeta hi appartament u tiffirma minn blokka ta' sitt sulari m'għandha l-ebda potenzjal ta' żvilupp.

Il-valur tal-kiri u d-domanda ta' propjeta simili fiż-żona hija meqjusa bħala għolja.

Suppozizzjonijiet Ikkunsidrati

Il-propjeta kif ukoll it-titolu tal-propjeta ġew indikati mill-partijiet hawn ikkoncernati u din l-informazzjoni giet meqjusa bħala korretta.

Divizibbilta tal-fond

Din il-propjeta m'hiex ikkunsidrata li tista tiġi diviza.

Kunflitt ta' Interess

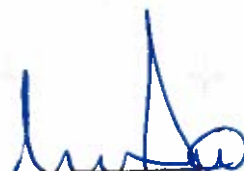
M'għandha l-ebda kunflitt ta' interess fit-twettiq ta' din l-istruzzjoni



Jean Luke Zarb
B. E. & A. (Hons), MSc Struct. Eng.,
Architect & Civil Engineer

Encl.:


- o Doc 1 – Pjanti tal-propjeta
- o Doc 2 – Mappa tal-lokal – Map 14.14-A1
- o Doc 3 – Rikjesta għal-access 02.11.22
- o Doc 4 – Rikors tal-Perit
- o Doc 5 – Pjan tar-Registru tal-Artijiet
- o Doc 6 – Eighth Schedule Form
- o Doc 7 – Ritratti tal-faċċata u interni



Carina Abdulla
Deputat Registratur

27 SEP 2023

Illum _____
Ippreżentata mill Mr Jean Luke Zarb
bla dok/b debghe (a) dokumenti

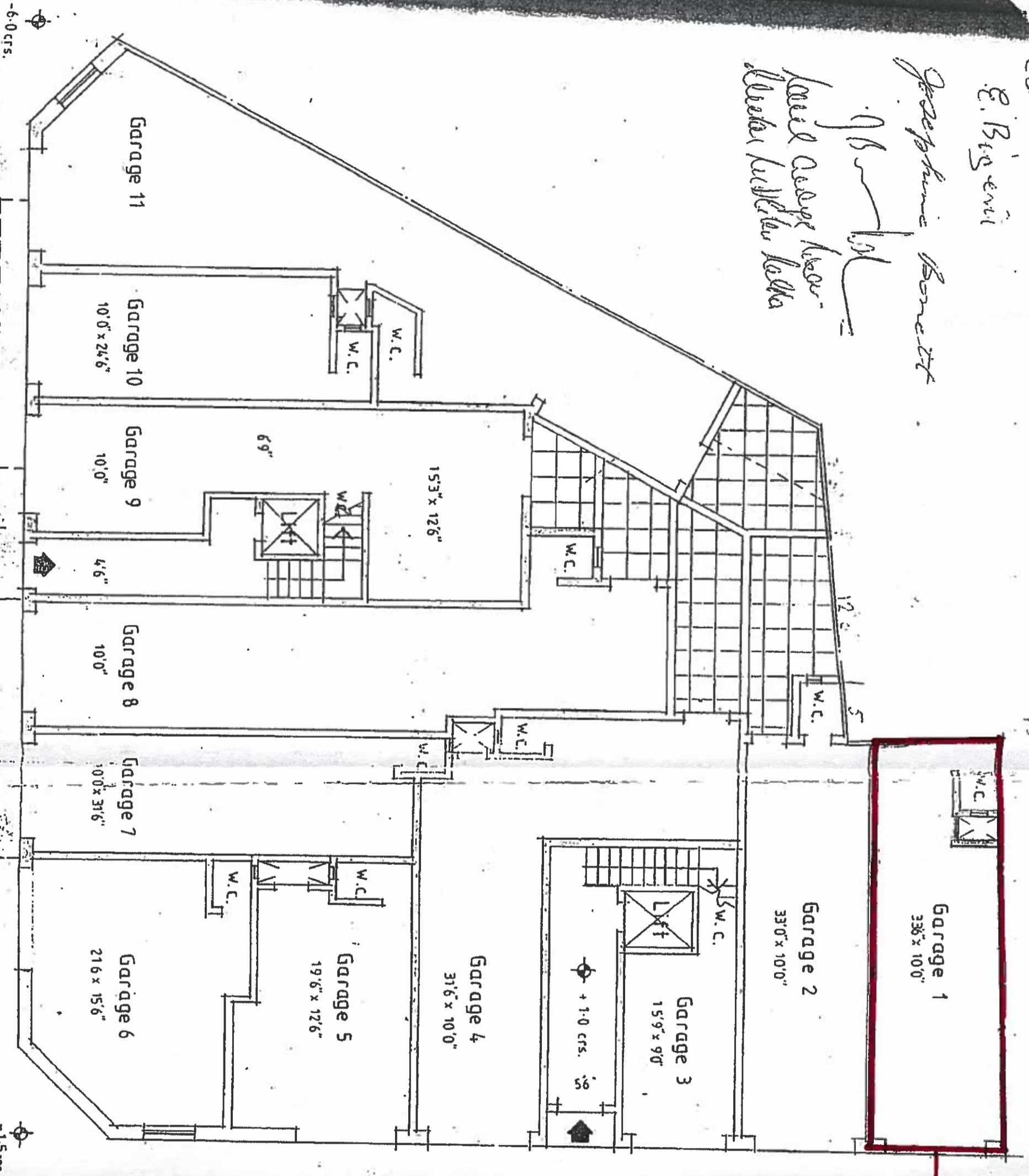
| |
|--|
| Ilium <u>26 ta' Jannar 2024</u> Deher il-Perit Legall / Tekniku: <u>Jean Luke Zarb</u> Li wara li ddikjara li thallas l-ammont lii dovut, halef/halfet li qeda/qdiet fedelment u onestament l-inkarigu mogħti lii/ha.  Deputat Registratur |
|--|

Charles (Traveller)

E. Bigeni

Josephine Bonetti

Handwritten notes in Maltese: "Kaxxi Qasbi Kaxxi" and "L-Iskolar Kullha Kollha"



Semi-Basement

New Street

Triq is-Sajjed

001289 SITE

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[JLZ + MBF] ARCHITECTS

Blocks J & K

Garages & Flats at Triq is-Sajjed c/w New Str, M'For.

C. & B. Developments. Ltd.

Date: 5/6/2000

Scale 1:100

Job No. 36/95

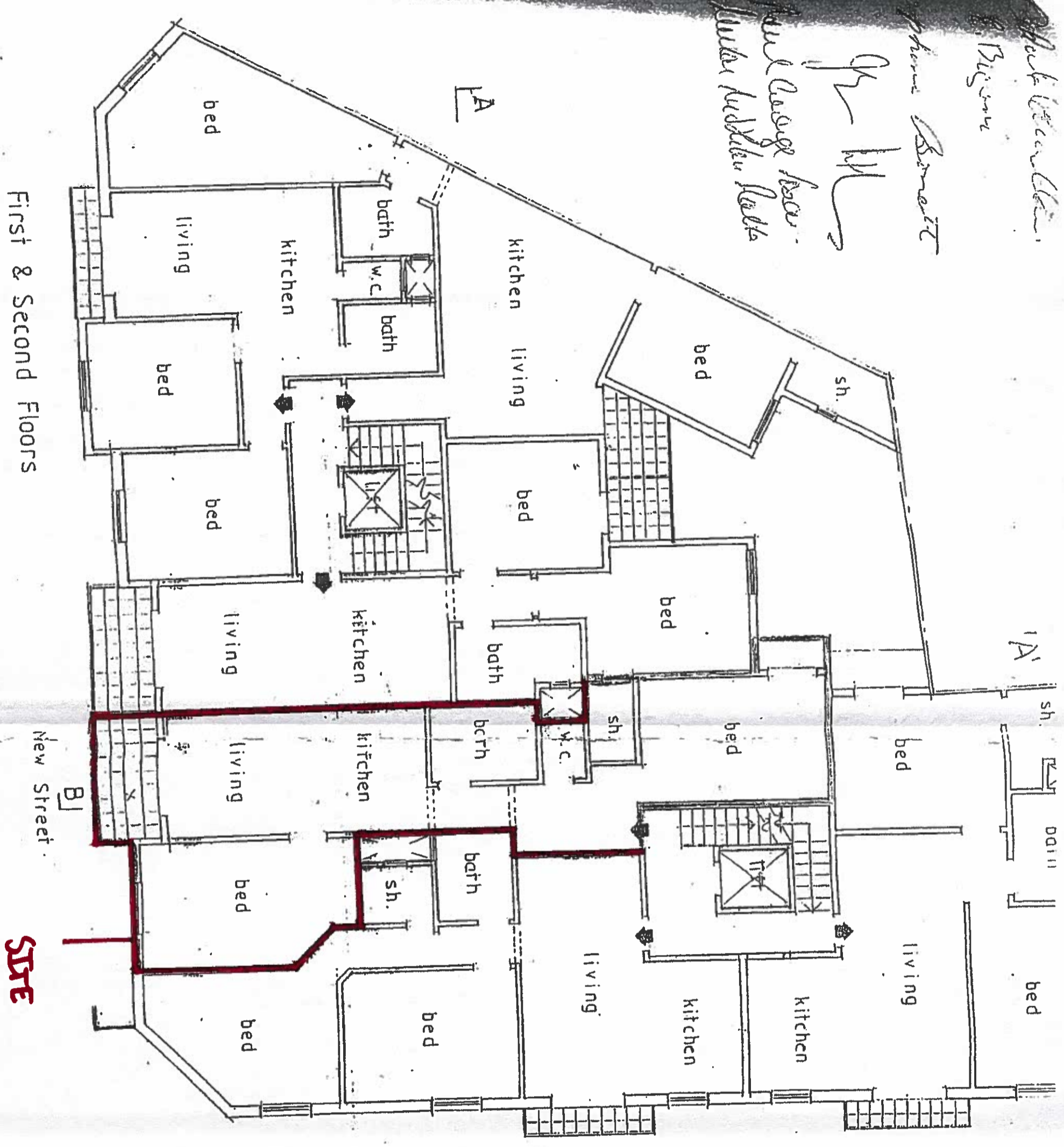
Mark W. ...

Brisson

Sharon Bennett

Handwritten signature

Handwritten notes: "New lounge bar", "Under kitchen beds"



First & Second Floors

SITE

001283

4

Triq is-Sajjied

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 A & CE
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 jeanluke@jz-mbf.com

[JLZ]
 +
 [MBF]
 ARCHITECTS



Handwritten signature

Blocks I & J

Garages & Flats at Triq
 is-Sajjied c/w New Str., MF01

C. & B. Developments Ltd.

Date: 5/6/2000

Scale 1:100

Job No. 36/95

Org. No. 3 of 5

GOZO & COMINO LOCAL PLAN



L-AWTORITA TA MALTA DWAR L-AMBIENT U L-APPJANAR
MALTA ENVIRONMENT & PLANNING AUTHORITY

**Map 14.14-A1
POLICY MAP**

Key MARSALFORN

Proposed Development
Zones Boundaries

Street
Alignments

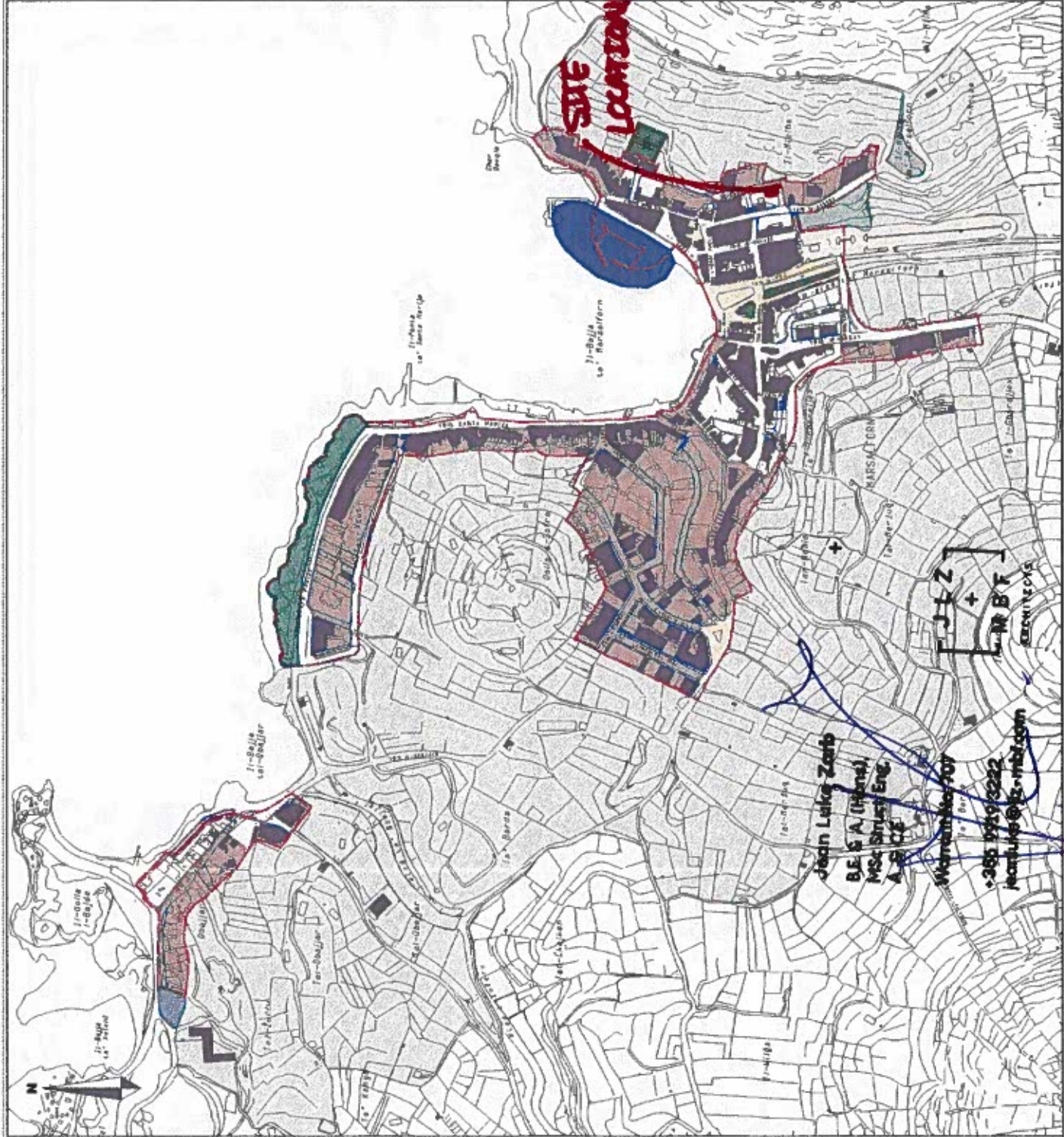
Build-up Areas

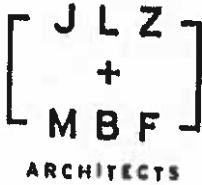
- Churches or Chapels
- Divers' Support Facilities Site GZ-ZBUG-4
- Entertainment Priority Area GZ-TRSM-3
- Green Verge GZ-RECR-1
- Open Air Formal Recreational Area GZ-RECR-4
- Parking GZ-TRAN-7, GZ-ZBUG-2
- Public Garden GZ-RECR-4
- Residential Areas GZ-HOUS-1
- Strategic Open Space Gaps GZ-SETL-2
- Upgrading of Marina GZ-RECR-2
- Urban Open Spaces GZ-URSP-1
- See Policy GZ-ZBUG-1

Remarks :
The whole of Marsalforn and Chigler (within the Development Zone) are designated as a Tourism Priority Area.

Important :
1. Indicative only. Not to be used for measurement or direct interpretation.
2. Boundaries are subject to change in the Policy Document.
3. Build-up Areas based on 1988 maps

Scale Maps - 1988 Survey Sheets Copyright MEPA
L-ambjent u l-appjanar / Environment & Planning Authority
POLICY MAP 14.14-A1: MARSALFORN JULY 2006





Our ref: CC2201-Subbasta Nru. 51/22
Your ref:

2 ta' Novembru 2022

Sur Joseph Bonett,
29B, St. Julian's Court,
Triq is-Sur Fons,
San Giljan

Ghaziż Sur Joseph Bonett,

Subbasta Nru. 51/22: Prim' Awla Tal-Qorti Civili
Propjeta: Apartment 6 and Garage 1, Block K, Tal-Mielha Court, Triq is-Sajjed,
Marsalforn, Ghawdex

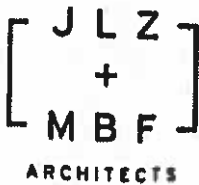


B'referenza għal-Atti tas-Subbasta Nru. 51/22 hawn fuq imsemmi, nixtieq ngħarrfek li għandi bżonn nagħmel spezzjoni fuq il-fond hawn fuq imsemmi, f'liema spezzjoni ikun hemm bżonn li jittiehdu il-qisien tal-post u xi ritratti. Aċċess ikun meħtieġ għal-apartament u għal-garaxx, u kwalunkwe kmamar pertinenti għal din il-propjeta'.

Gentilment nitlobkom li tkunu fuq il-post nhar il-Gimgha, 18 ta' Novembru 2022, fil-11:00 ta' filghodu sabiex issir din l-ispezzjoni.

F'każ ta' diffikulta', tista tikkuntattja lili direttament fuq 99193222/99874181.

Jean Luke Zarb
B. E. & A. (Hons), MSc Struct. Eng., A & CE



Our ref: CC2201-Subbasta Nru. 51/22
Your ref:

2nd November 2022

Mr. Joseph Bonett,
29B, St. Julian's Court,
Sur Fons Street,
San Giljan

Dear Mr. Joseph Bonett

Property Auction No. 51/22: Civil Court
Property: Apartment 6 and Garage 1, Block K, Tal-Mielha Court, Triq Is-Sajjed,
Marsalforn, Gozo

Reference is made to the Property Auction No. 51/22 in caption. We would like to inform you that we must carry out a site visit to this property, during which we will require access, time to measure the property and to carry out a photographic survey. Access will be required to the apartment, garage, and any pertinent rooms or yards to this property.

We gently request that you are present on site, Friday 18th November 2022 at 11:00hrs to carry out property inspection.

Should there be any difficulties, you can reach me directly on 99193222/99874181.

Jean Luke Zarb
B. E. & A. (Hons). MSc Struct. Eng., Architect & Civil Engineer





Fil-Prim Awla' tal-Qorti Ċivili

Fl-Atti tas-Subbasta Nru 51/22

Josephine Azzopardi et

Vs

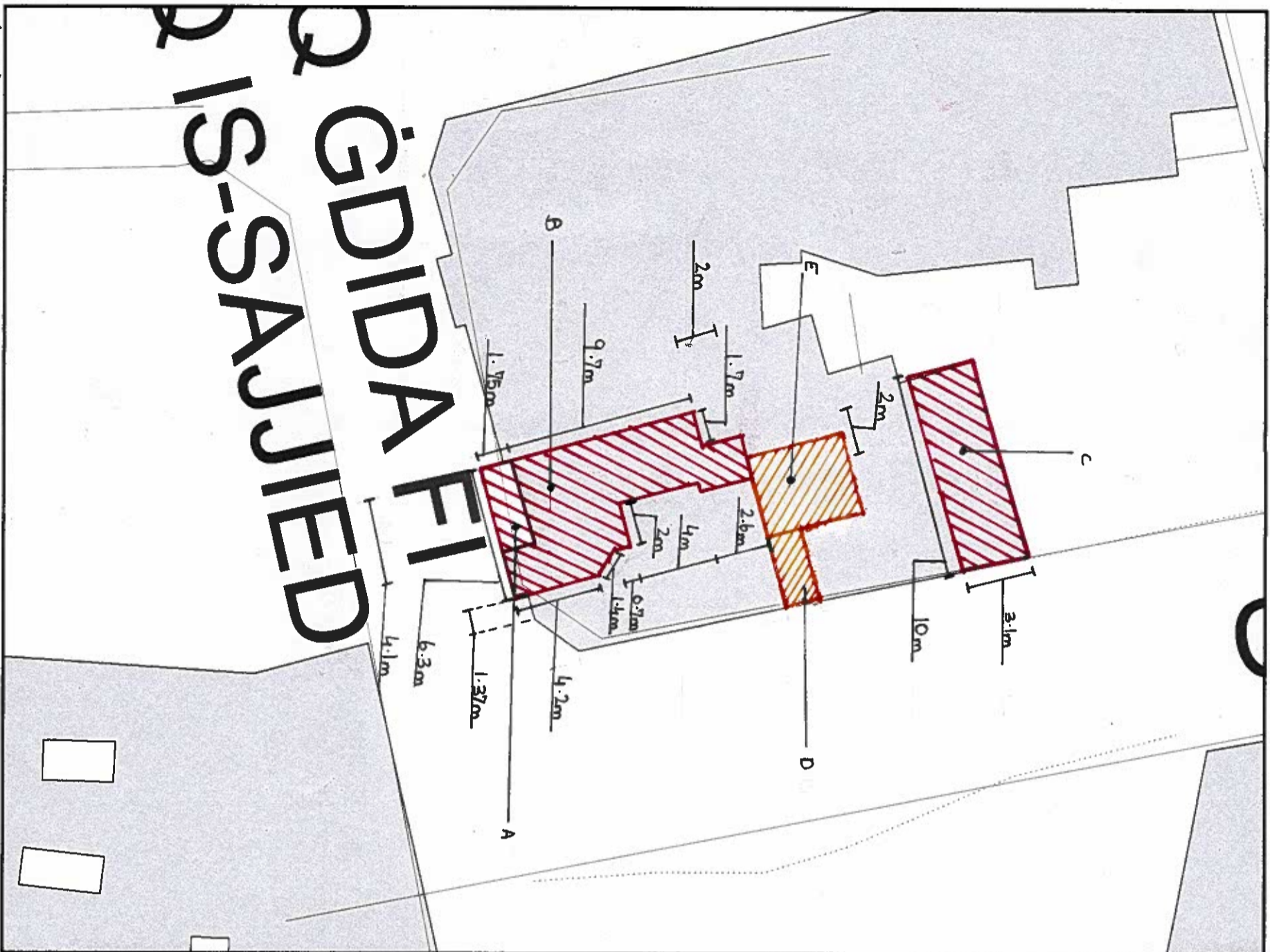
Joseph Bonett

Lill: Perit Jean luke Zarb

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

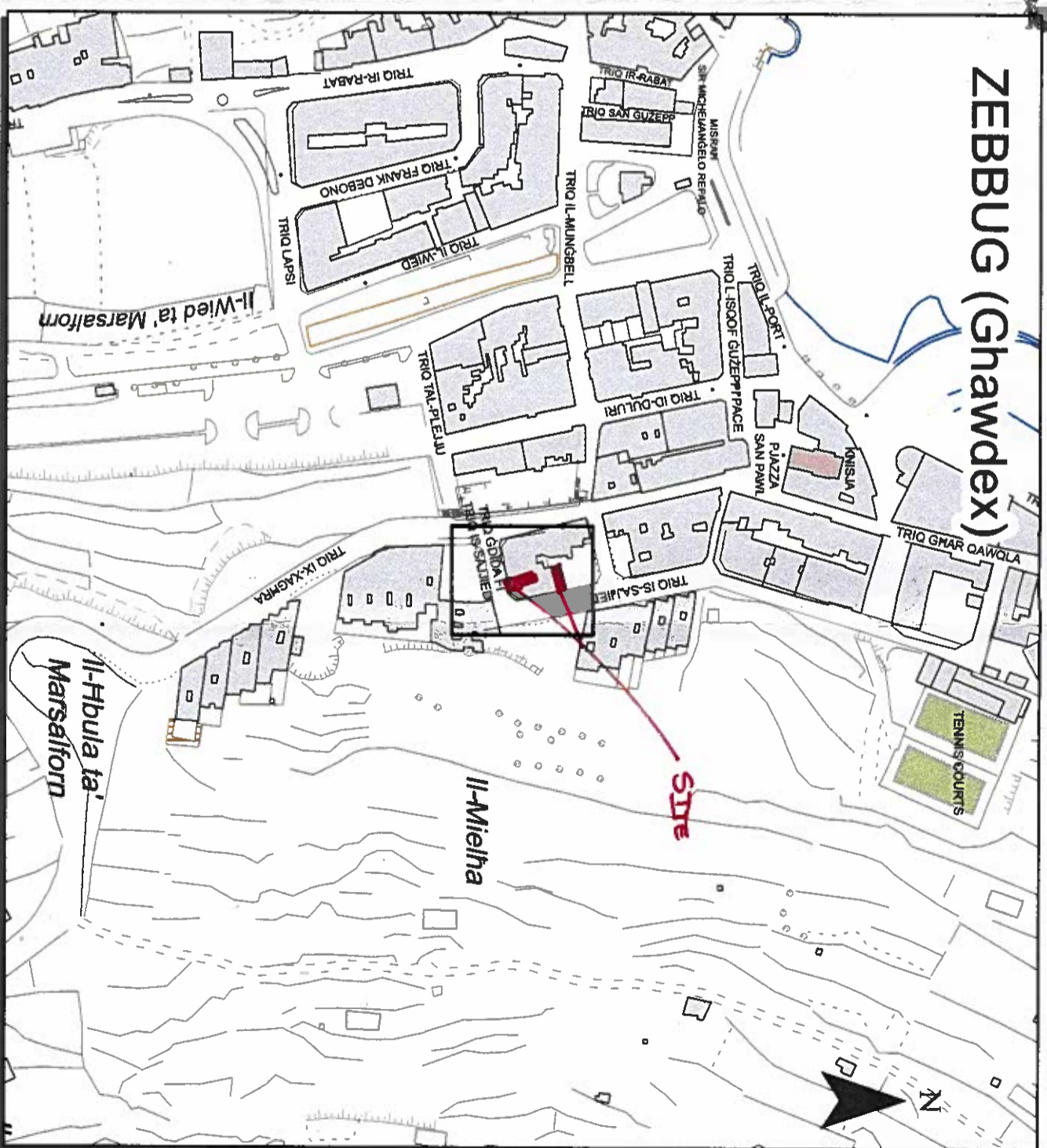
Inti mitlub sabiex tigi tigbor l-inkartament relattiv mit-12 ta' Ottubru, 2022 'l quddiem filwaqt illi mgharraf illi ghandek sat-12 ta' Dicembru, 2022 sabiex tipprezenta r-rapport dettaljat tieghek.

Marvic Farrugia
Deputat Registratur



AREA (A+B) COVERED BY PROPERTY AT SECOND FLOOR.
 AREA (C) COVERED BY PROPERTY AT GROUND FLOOR.
 COMMON PARTS
 AREA (E) at ALL LEVELS 0
 AREA (B) at GROUND FLOOR.

Scale 1:250



Pjanta tas-Sit 1:2500 Site Plan

Agenzija għar-Registrazzjoni tal-Artijiet
 116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

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

Nru tal-Mappa: 318159 E
 Map Number: 318159 E
 Pozizzjoni Ċentrali: x = 33555
 Centre Coordinates: y = 92207

Parti min S.S.: 3292
 Extracted from S.S.: 3292
 Data: 01/09/2023
 Date: 01/09/2023

Perit: **Jean Luke Zamb**
 Architect: **BE & A (Legal & Struct. Eng. A & CE)**
 Timbru tal-Perit: **MANONNA No. 707**
 Architect's Stamp: **MANONNA No. 707**

Qies (metri kwadri): AREA (A+B) C. 64,9m²
 Area (square metres): AREA (C) C. 31,6m²

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

• 366 9918 3222
 jeanluke@jz-ml.com

JLZ
 +
MBF
 ARCHITECTS

LR 320327
 Drit Imballas Fee Paid



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

| | |
|--------------------------------------|---|
| Locality | MARSALFORN |
| Address | APPARTAMENT 6, U GARAXX NR. 1, BLOKKA K, TAL - MIELAFF COURT, TRIQ IS-SATTJED, MARSALFORN, GHAUDEX. |
| Total Footprint of Area Transferred* | APPARTAMENT 54.9m ² GARAXX 31.6m ² |

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 type="checkbox"/> 0-20 years | <input checked="" 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 type="checkbox"/> Good | <input checked="" 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 checked="" type="checkbox"/> No Ownership of Roof | <input type="checkbox"/> Shared Ownership | |

* Includes all lands and gardens but excludes additional floors, roofs and washrooms

*** Includes ** plus bathrooms and apertures

** Includes plastering, electricity, plumbing and floor tiles

Date: 12/09/2023

Perit's Signature

Jean Luke Zarb

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A. & C.E.

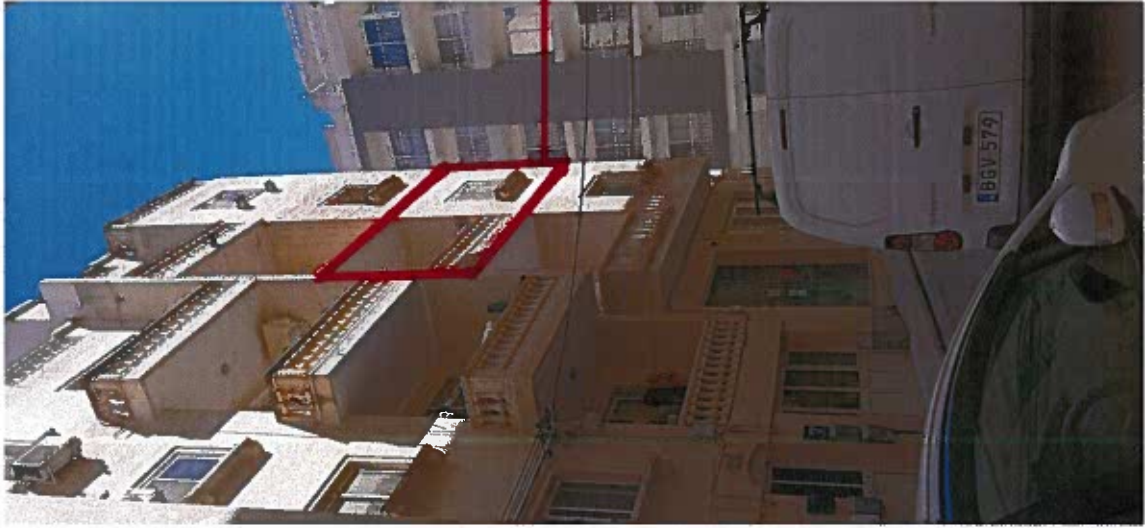
Warrant Number: 707

Rubber Stamp:

Warrant No. 707

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jeanluke@jlz-mbf.com

J L Z
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M B F
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SITE



SITE

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A. C. C. E.

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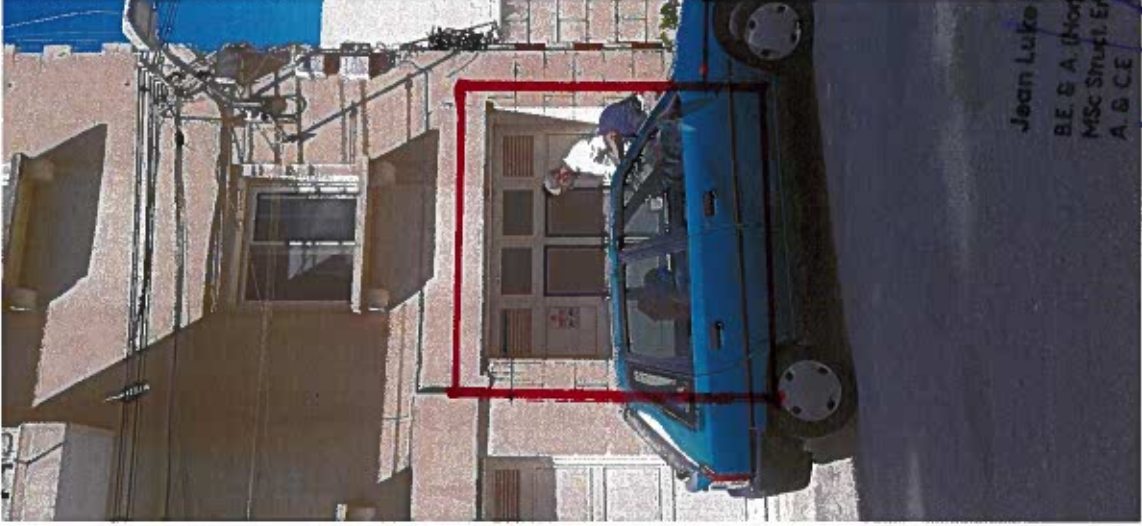
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M B F]

ARCHITECTS

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SITE



SITE

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ACCOUNTANTS

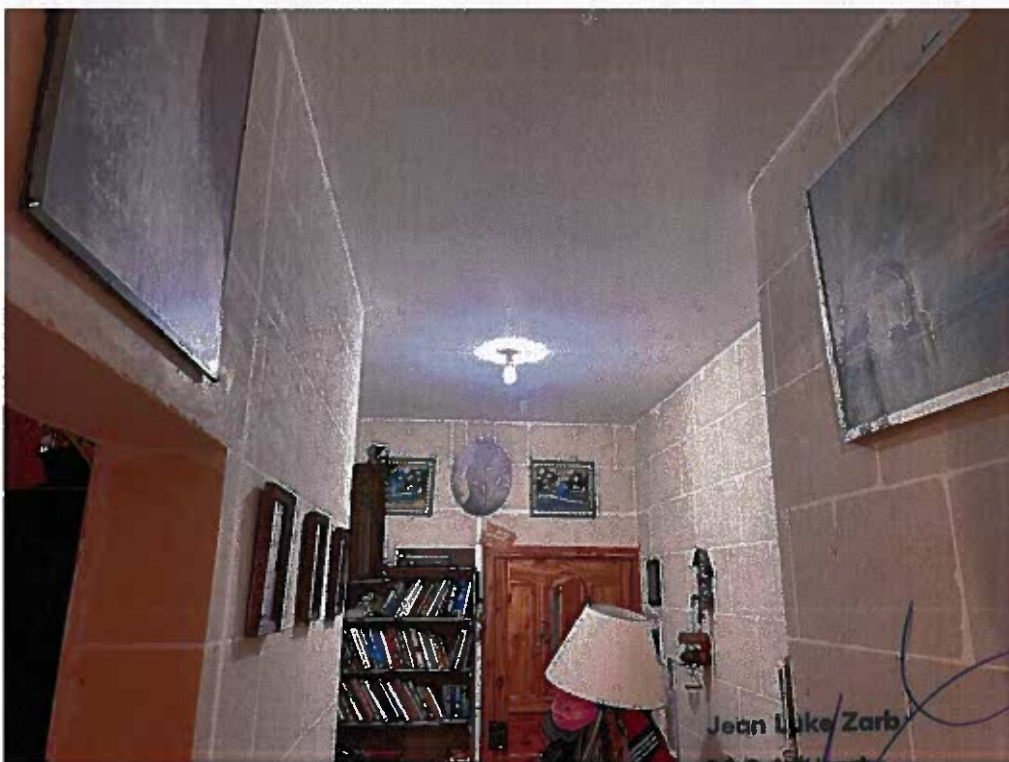
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ARCHITECTS

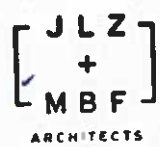




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Luke Zarb
B.E. & A. (Hons)
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47 Mount No. 707

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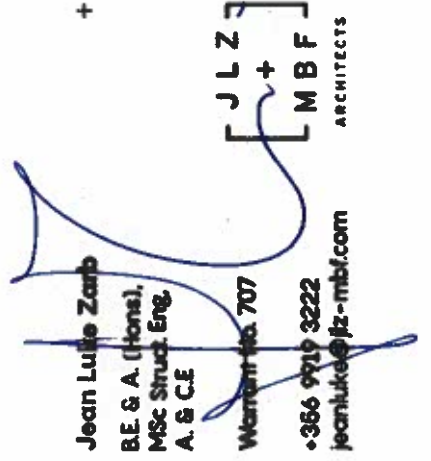


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