

Fil-Prim' Awla tal-Qorti Civili

S. T. O Prim Imhallelf Mark Chetcuti LL.D

Fl-atti tal-bejgh bl-irkant numru: 33/2020 (MC)

Fl-imsijiet

Maria Assunta Casha et



Vs

Joseph Mary Cutajar et

Differita – 13 ta' April, 2021

Relazzjoni tal-Perit Tekniku

AIC Michael Lanfranco

A handwritten signature in black ink, appearing to be the name "Michael Lanfranco".

Jesponi bir-rispett:

Illi permezz ta' digriet tat-8 ta' Ottubru 2020 moghti minn dina l-Qorti fl-Atti tal-Bejgh bl-irkant fl-ismijiet fuq premissi, l-esponent gie nominat bhala :

Arkitett u Inġinier Civili - li lilhu kien imiss it-turn skont il-lista pubblikata skont id-dispozizzjoni tal-artikolu 89 tal-Kodici ta' Organizazzjoni u Procedura Civili (Kap 12) – bhala espert sabiex jagħmel l-istima tal-proprjeta' immobbli, liema stima għandha tinkludi r-ritratti tal-fond jew sit inkwistjoni, pjanta tar-Registru tal-Artijiet, l-iskema tal-MEPA u r-ragunijiet tal-valutazzjoni

In adempiment tal-inkarigu moghti lilhu, l-esponent zamm access fuq il-fondi mertu tal-kawza, nhar it-Tlieta 2 ta' Marzu, 2021, u dan wara diversi attentati precedenti u li għalih kienu prezenti fizikament, l-konvenuti Joseph Mary Cutajar, Maria Manuela Lada, Tereza Zammit u għall-maggor parti tal-access, Tarcisio Cutajar.

Il-proprjetajiet in kwistjoni huma is-segwent:

1. 55,56,57 Triq Rokku Buhagiar kantuniera ma' 17 gja 44, Triq il-Parrocča, Qrendi
2. Il-fond maghruf bhala il-mithna bin-numru 73 gja 31, Triq il-Kbira, Qrendi
3. 4/5, Sqaq Nru 4, Triq il-Kbira, Qrendi
4. 3, Triq Misrah is-Sinjura gja Triq San Nikola, Qrendi
5. L-Għalqa tas-Sigra, accessibli minn passagg privat fi Triq RAF Qrendi, limiti tal-Qrendi
6. L-Għalqa Ta' Burbagar, limiti tal-Qrendi/Siggiewi
7. L-Għalqa Ta' San Matthew/ Tal-Maqluba, fi Triq Wied iz-Zurrieq, limiti tal-Qrendi
8. L-Għalqa ta' Zellieqat, fi Triq taz-Zellieqa, limiti tal-Qrendi
9. L-Għalqa tal-Hniena, accessibli minn passagg privat fi Triq il-Madonna tal-Hniena, Zurrieq.



VALUTAZZJONI TAL-PROPJETAJIET

1. 55,56,57 Triq Rokku Buhagiar kantuniera ma' 17 gja 44, Triq il-Parrocca, Qrendi (MLA)

Dan il-fond jikkonsisti f'dar residenzzjali li qiegħda fil-kanutiera ta' Triq Rokku Buhagiar ma Triq il-Parrocca, faccata tal-knisja parrokkjali tar-rahall tal-Qrendi (ML 10). Din id-dar tinkludi zewg entrejjet, wahda numerata 57 u li hija l-entrata principali tal-fond u l-oħra numerata 56 u li tagħti għall-ambjenti tal-bitha u l-garaxx. L-entrata numerata 56 (fiha 5.4 metri b' 2.8 metri) hija imsaqqfa bil-konkos u tinsab sovrastanti għal bir li illum huwa magħluq (ML1). Din il-kamra tagħti għall-bitha interna (ML3- fiha 4.2 metri b' 2.5 metri), li għandha kamra zghira (store) mibnija go fiha u li tagħti; 1) għal garaxx imsaqqaf bil-konkos, (numerat 55 u li fih 3.3 metri b' 7.8 metri), 2) kamra antika (ML 2) imsaqqfa bil-kileb u x-xorok tal-qasba (fiha 6.1 metri b' 2.5 metri) u 3) kamra tal-banju (fiha 4 metri b' 1.5 metri) li tintuza bhala passagg biex tilhaq l-entrata principali tad-dar (ML4). L-imsemmija entrata (fiha 5.6 metri b' 3.3 metri) għandha tarag li jagħti għall-ewwel sular u sussegwentement għall-bejt, bieb li jagħti għas-salott (fih 6.1 metri b' 4.2 metri) li jinsab fil-kantuniera ta' Triq Rokku Buhagiar ma' Triq il-Parrocca u bieb li jagħti għall-imsemmija kamra antika.

L-ewwel sular jikkonsisti f'sular imsaqqaf b'għoli ta' 3.22m u jinkludi, indana, kamra tal-banju (fiha 3.9 metri b' 1.5 metri), kamra (fiha 5 metri b' 3.2 metri) b'gallarija mikxufa fuq it-triq, kamra tas-sodda (fiha 4.4 metri b' 3.7 metri) b'tieqa fuq it-triq, kamra (fiha 3.6 metri b' 3.6 metri) b'tieqa fuq il-bitha u zewg kmamar tas-sodda oħra – wahda li tinsab fuq il-kamra l-antika fil-pjan terren (fiha 6.4 metri b' 2.8 metri) u li wkoll hi imsaqqfa bil-kileb u x-xorok tal-qasba u li għandha tieqa għal fuq l-imsemmija bitha u kamra tas-sodda oħra li hi sovrastanti s-salott fil-pjan terren (fiha 5.8 metre b' 4.13 metri). F'dan il-livell, il-kmamar kollha salv il-kamra l-antika huma imsaqqfa bil-konkos.

Fil-livell tal-bejt (ML 7-9) id-dar tikkonsisti f'indana li tagħti għall-bjut tad-dar u kamra (fiha 6.2 metri b' 3.23 metri) imsaqqfa bit-travi tal-hadid u x-xorok. Fuq il-bejt wiehed isib barumbara fil-wisgha tal-hajt tal-appogg.

Id-dar hija f'kondizzjoni strutturali tajba apparti partijiet tas-soqfa, speċjalment fis-sular ta' fuq fejn qiegħed jixpakka l-konkos minhabba sadid fix-xibka tas-saqaf (ML5). Il-kamra ta' fuq il-bejt għandha l-irjus tat-travi imsaddin bil-konsegwenza li hemm diversi konsenturi fil-gebel taht l-irjus ta' dawn it-travi. Il-madum tad-dar huwa l-bicca l-kbira tas-cement u li jvarja bejn dak bid dizinn u dak magħmul minn bicciet tal-irham. Il-kmamar tal-banju għandhom madum tac-ceramika.

Il-fond jinsab f'zona ta' konservazzjoni urbana u c-centru lokali (Local Centre) u dan kif indikat fis-South Malta Local Plan Doc A. Filwaqt li ma nstabx ebda permess tal-bini fuq is-sistema online tal-Awtorita' tal-Ippjanar, d-dar hija proprjeta mibnija qabel l-1967 u hija konformi mal-Ligi sanitarja.

Skond infurmazzjoni moghtija mir-rikorrenti, din id-dar hija libera u franka minn kwalunkwe piz, cens, servitu' jew dritt iehor. Din il-proprjeta tinkludi l-arja u s-sottoswol taghha. Id-dar ghandha posizzjoni unika fil-pjazza tar-rahhal (ML6) u barra l-uzu residenzjali ghandha wkoll potenzjal kummercjali.

Valutazzjoni

Wara li l-esponent ikkunsidra il-fatturi rilevanti kollha imsemmija f'dan ir-rapport, kif ukoll il-prezzijiet ta' proprjetajiet simili fl-akkwati u l-potenzjal, hija l-oppinjoni professjonali tieghu li l-valur prezenti tas-suq ta' din il-proprjeta huwa ta' Eur 560,000.

2. Il-fond maghruf bhala il-mithna bin-numru 73 gja 31, Triq il-Kbira, Qrendi (MLB)

Dan il-fond jikkonsisti f'kamra gholja, imsaqqfa bil-hnejjet tal-gebel u xorok u li originarjament kienet tintuza u nbriet bhala mithna. Il-kamra fiha madwar 8.7 metri b' 7.3 metri u ghandha diversi alkovi u dahliet fil-hitan. Il-mithna ghandha raff b'arkati tal-gebel u li kien jintuza bhala hazna ghall-mithna. (ML 11-12)

Dan il-fond huwa accessibli minn bieb fi Triq il-Kbira u tinkludi s-sottoswol u l-arja taghha ghalkemm il-bejt mhuwiex accessibli. L-istruttura hija fi stat hazina ta' manutenzzjoni u hemm diversi xorok maqsumin. Jidher li ilhu hafna ma jsir xi tip ta' xoghol fuq din il-kamra u l-art mhuwiex iccangat.

Il-fond jinsab f'zona ta' konservazzjoni urbana u dan kif indikat fis-South Malta Local Plan Doc A. Filwaqt li ma nstabx ebda permess tal-bini fuq is-sistema online tal-Awtorita' tal-lppjanar, il-fond gie mibni qabel l-1967 u hu konformi mal-Ligi sanitarja.

Skond infurmazzjoni moghtija mir-rikorrenti, din il-proprjeta' hija libera u franka minn kwalunkwe piz, cens, servitu' jew dritt iehor. Jekk wiehed jizviluppa l-arja ta' dan il-fond wiehed jista' facilment jibni dark zghira residenzjali jew jista' jigi kkonvertit f'proprjeta' kummercjali ghal uzu lokali .

Valutazzjoni

Wara li l-esponent ikkunsidra il-fatturi rilevanti kollha imsemmija f'dan ir-rapport, kif ukoll il-prezzijiet ta' proprjetajiet simili fl-akkwati u l-potenzjal, hija l-oppinjoni professjonali tieghu li l-valur prezenti tas-suq ta' din il-proprjeta huwa ta' Eur 140,000.



3. 4/5, Sqaq Nru 4, Triq il-Kbira, Qrendi (MLC)

Dan il-fond jikkonsisti f'dar antika accessibli minn sqaq dejjaq (ML31). Skont informazzjoni mogħtija mir-rikorrenti, l-proprjeta hija indiviza fi kwoti differenti mill-kumpliment tal-proprjetajiet imsemmijin f'din l-istima billi sehem ta' 12/14 jappartjeni lill-intimati u sehem ta' 2/14 huwa ta' xi whud mir-rikorrenti.

Id-dar għandha zewg bibien innumerati 4 u 5 rispettivament. Il-bieb numru 5, jagħti għal, kamra (fiha 2.7metri b' 3.5 metri) b'tieqa fuq l-isqaq u msaqqfa bil-kileb u x-xorok tal-qasba fl-livell ta' 2.5metri mill-madum (ML 14). Din il-kamra għandha bieba għall-entrata l-oħra (numru 4) li xi darba kienet parti mill-kamra deskritta billi jidher li hemm haġt iktar ricenti li jaqsam din l-entrata u l-kamra (ML 15). Fit-tarf tal-entrata, wiehed isib bitha zghira (ML16 - fiha 1.5metri b' 3 metri) li għandha biebien għal kamra zghira (ML17 -fiha 1.6 metri b' 1 metru) u kamra (fiha 2.5metri b' 3 metri) fit-tarf tal-bitha, imsaqqfa bit-travi tal-injam u x-xorok u li għandha tieqa għal-fuq bitha oħra deskritta hawn taht. L-imsemmija kamra fit-tarf tal-bitha għandha bieb li tagħti għall-ambjent ta' taht it-tarag (ML25) u dan jgħaddi għal passag (fih 1.1 metri b' 3.1metri) – ML 13 - li jgħaqad l-kamra fuq imsemmija bil-bieb innumerat 5 u l-ambjent tat-tarag. Dan il-passagg għandhu arkata li tagħti għat-tieni bitha (fuq imsemmija). Il-kamra fit-tarf tal-ewwel bitha għandha bieb ukoll minn fejn wiehed jista jgħaddi għal kumpliment tal-ikmamar f'dan il-pjan terren. Dawn jinkludu kamra(fiha 5.7metri b' 3.4 metri) imsaqqfa b'travi tal-injam u xorok (ML 26) li jagħti għal gnien (ML28-30) li għandu konfigurazzjoni irregolari minhabba il-fatt li hemm kamra (fiha 3.2metri b' 4.7metri)mibnija go nofs l-imsemmija gnien(ML 27). Fil-gnien hemm bir maqsum bejn din id-dar u l-propjeta' adjacenti.

Fl-ewwel sular wiehed isib indana (ML19/ML24) li jagħti għal karma tal-banju (fiha 1.7metri b' 1 metru, kamra (ML20) b'tieqa fuq it-triq (fiha 5.7metri b' 2.7metri) li hija msaqqfa b'għoli ta 2.8 metri. F'dan is-sular wiehed jista' jsib ukoll kamra (fiha 6.7metri b' 2.8 metri) u li hija sovrastanti għal proprjeta ta' terzi (ML 18). Din il-kamra tagħti għal kamra oħra ckejkna (fiha 2metri b' 2 metri) u li qiegħda zewg targiet 'l fuq mill-kamra precedenti u li wkoll hi sovrastanti għal proprjeta ta' terzi. Il-bjut tad-dar (ML 22-23) huma accessibli mill-ewwel kamra sovrastanti terzi. Il-bicca l-kbira tal-bjut għandhom il-'membrane' għalkemm hafna minnhom m'għandhomx qlib adekwat. L-ilma tal-bjut taz-zewgt ikmamar li huma sovrastanti proprjeta' ta' terzi jaqleb lejn proprjeta' ta' terzi (ML 21). Dan huwa il-kas ukoll għall-bjut tal-ikmamar li huma mibnija fil-pjan terren biss.

Id-dar hija f'kondizzjoni strutturali hazina u l-bicca l-kbira tas-soqfa jridu tiswija qawwija jew bdil. Il-madum huwa fil-maggoranza tiegħu tas-cement pero il-binja kollha għandha bzonn rangatura kbira.

Il-fond jinsab f'zona ta' konservazzjoni urbana u f'zona residenzjali u dan kif indikat fis-South Malta Local Plan Doc A. Filwaqt li ma nstabx ebda permess tal-bini fuq is-sistema online tal-Awtorita' tal-Ippjanar, d-dar hija proprjeta mibnija qabel l-1967 u hija konformi mal-Ligi sanitarja.



Skond infurmazzjoni moghtija mir-rikorrenti, din id-dar hija libera u franka minn kwalunkwe piz, cens, servitu' jew dritt iehor, salv dawk gja imsemmija. Din il-proprjeta tinkludi l-arja u s-sottoswol taghha.

Valutazzjoni

Wara li l-esponent ikkunsidra il-fatturi rilevanti kollha imsemmija f'dan ir-rapport, kif ukoll il-prezzijiet ta' proprjetajiet simili fl-akkwati u l-potenzjal, hija l-oppinjoni professjonali tieghu li l-valur prezenti tas-suq ta' din il-proprjeta huwa ta' Eur 370,000.

4. 3, Triq Misrah is-Sinjura gja Triq San Nikola, Qrendi (MLD)

Dan il-fond jikkonsisti f'dar ta' abitazzjoni rurali b'ghalqa retroposta. Id-dar hija accessibli minn bieb innumerat 3, fi Triq Misrah is-Sinjura, gja Triq San Nikola il-Qrendi (ML 40). Id-dar ghandha entratura (ML32-fiha 3.7 metri b' 3 metri) imsaqqfa gholi ta' 2.6 metri b'arkata u kileb. L-entrata taghti ghal bitha (fiha 3.2 metri b' 5.3 metri) u li ghandha logga, bir u tarag mikxuf li jaghti ghall-ewwel sular. Il-kmamar tad-dar iduru madwar imsemmija bitha u jinkludu kcina (ML33 - fiha 5metri b' 2.92 metri), kamra (ML34 - fiha 2.93 metri b' 3.6 metri), kamra imsaqqfa bil-pjanci uzata bhala store u li taghti ghal kamra ohra (fiha 2.94metri b' 4.9 metri) imsaqqfa bil-hnejjiet u x-xorok u zewgt ikmamar ohra (imsaqqfa bil pjanci) u kamra tal-banju. L-ghalqa (ML 35)hija accessibli minn bieb fit-tarf tal-bitha u fiha madwar 673 metru kwadru u tinkludi bir.

L-ewwel sular tad-dar hu accessibli mit-tarag mikxuf u jinkludi terrazzin li jinsab fuq il-logga, kamra (fiha 3metri b' 8 metri) b'tieqa fuq it-triq (ML 39), imsaqqfa bil-kileb u x-xorok tal-qasba u kamra tas-sodda adjacenti (ML38 - fiha 3.7 metri b'3 metri) b'tieqa ghat-triq. L-appogg (ML36)fuq in-nofs in-nhar tal-proprjeta jappartjeni unikament lil dina l-proprjeta billi ghandha l-ahhar kantun mibni ta' dan il-hajt maqtugh bit-tali mod li l-ilma tax-xita taqleb ghal fuq din il-proprjeta. Id-dar ghandha servizz tad-dawl tal-gvern pero ma hemmx istallazzjoni ta' ilma tal-mains.

Skond informazzjoni provduta mir-rikorrenti, il-fond huwa okkupat minn certu Edward Abdilla, li ghalkemm m'ghandhux titlu ta' lokazzjoni dahal jghix fid-dar wara l-mewt taz-zijiet tieghu. L-istess okkupant huwa illum jiddeposita l-kera l-Qorti.

Id-dar hija f'kondizzjoni strutturali u ta' manutenzzjoni tajba. Il-bicca l-kbira tal-artijiet huma ccangati b'madum tas-cement.

Il-fond jinsab barra z-zona tal-izvilupp u dan kif indikat fis-South Malta Local Plan Doc A. Filwaqt li ma nstabx ebda permess tal-bini fuq is-sistema online tal-Awtorita' tal-Ippjanar, d-dar hija proprjeta mibnija qabel l-1967 u hi konformi mal-Ligi sanitarja.

Skond infurmazzjoni moghtija mir-rikorrenti, din id-dar hija libera u franka minn kwalunkwe piz, cens, servitu jew dritt iehor. Din il-proprjeta tinkludi l-arja u s-sottoswol taghha (ML 37).



Valutazzjoni

Wara li l-esponent ikkunsidra il-fatturi rilevanti kollha imsemmija f'dan ir-rapport, kif ukoll il-prezzijiet ta' proprjetajiet simili fl-akkwati u l-potenzjal, hija l-oppinjoni professjonali tiegħu li l-valur prezenti tas-suq ta' din il-proprjeta (bl-okkupant kurrenti) huwa ta' Eur 250,000.

5. L-Ghalqa tas-Sigra, accessibli minn passagg privat fi Triq RAF Krendi, limiti tal-Qrendi (MLE)

Din il-proprjeta' tikkonsisti f'ghalqa tal-kejl ta' cirka 1032 metru kwadru maghruf bhala tas-Sigra u li tinsab go zona mlaqqma bhala tal-Gharix (ML 41). L-ghalqa hija accessibli minn xatba fi Triq Raf Krendi li taghti għal passagg tar-rigel u li fit-tar tagħha twasslek għall-ghalqa imsemmija. L-art hija maqsuma (fuq in-naha tal-Majjistral) mill-ghalqa ta' magembha permezz ta' linja immaginarja u posti tal-gebel. Skond informazzjoni provdut mir-rikorrenti, l-ghalqa tgawdi d-dritt ta' ilma minn bir go proprjeta adjacents ta' terzi u hija soggetta għall-pagament ta' cens annwu perpetwu ta Eur 0.30 fis-sena paggabri lid-Dipartiment tal-Artijiet. L-ghalqa ma kenitx mahduma fiz-zmien li fih inzamm l-access izda issoltu tinhadem minn wiehed mir-rikorrenti u cioe' l-imsemmi Joseph Mary Cutajar.

L-ghalqa tikkonfina mill-Lbic ma' proprjeta' ta' Jonathan Cassar jew is-successuri fit-titlu tiegħu, mil-Punent u l-Majjistral ma' proprjeta' ta' Joseph Camilleri jew is-successuri fit-titlu tiegħu u mil-Grigal ma' proprjeta' wiehed mlaqqam Ta' Massa jew is-successuri fit-titlu jew irjeh verjuri ohra.

Il-fond jinsab barra z-zona tal-izvilupp u dan kif indikat fis-South Malta Local Plan Doc A u B. L-ghalqa hi marbuta ma' zewg permessi tal-Awtorita' tal-Ippjanar għal kamra rurali li qatt ma giet mibnija u għandhom referenzi PA 407/99 u PA 3100/04 rispettivament. L-ghalqa tinsab f'zona li hi primarjament wahda agrikola u f'post li l-Awtorita' tal-Ippjanar tiddefinixxi bhala *Buffer Zone* ta' 300m tal-ilma ta' taht l-art.

Skond infurmazzjoni mogħtija mir-rikorrenti, din l-ghalqa hija libera u franka minn kwalunkwe piz, cens, servitu jew dritt iehor (salv dak gja imsemmi). Din il-proprjeta tinkludi l-arja u s-sottoswol tagħha.

Valutazzjoni

Wara li l-esponent ikkunsidra il-fatturi rilevanti kollha imsemmija f'dan ir-rapport, kif ukoll il-prezzijiet ta' proprjetajiet simili fl-akkwati u l-potenzjal, hija l-oppinjoni professjonali tiegħu li l-valur prezenti tas-suq ta' din il-proprjeta huwa ta' Eur 40,000.

6. L-Ghalqa Ta' Burbagar, limiti tal-Qrendi/Siggiewi (MLF)

Din il-proprjeta' tikkonsisti f'ghalqa tal-kejl ta' cirka 1028 metru kwadru maghruf bhala Ta' Burbagar jew tat-Tomna. L-ghalqa hija maqsuma f'zewg bicciet (ML 42-43). L-ewwel parti hija tal-kejl ta' cirka 411 metru kwadru u hija accessibli direttament minn sqaq li taghti għal Triq

tal-Providenza. Dan il-habel kien mizrugħ bil-qamħ fiz-zmien li fih inzamm l-access u fit-tarf ta' din il-parti wiehed isib xatba li tagħti għal passagg bir-rigel fuq proprjeta' ta' terzi u minn fejn wiehed jista' jaccessa t-tieni parti tal-għalqa. Din it-tieni parti tikkomprenđi f'tlett hbula li jinsabu fuq livelli differenti u li kienu mizrugħin bil-ful fiz-zmien li fih inzamm l-access. L-art ma għandiex bjar u tinħadem minn wiehed mir-rikorrenti u cioe' l-imsemmi Joseph Mary Cutajar.

L-ewwel parti ta' din l-għalqa tikkonfina minn Nofs in-Nhar mal-isqaq, mal-Lvant ma' proprjeta' tal-familja Farrugia jew is-successuri fit-titlu tagħhom u mill-Majjistral ma' proprjeta' tal-familja Muscat jew is-successuri fit-titlu tagħhom jew irjeh verjuri ohra.

It-tieni parti tikkonfina mill-Punent ma' proprjeta' tal-familja Muscat jew is-successuri fit-titlu tagħhom, minn nofs in-nhar ma' proprjeta' tal-familja Farrugia jew is-successuri fit-titlu tagħhom u mit-tramuntana ma' proprjeta' tal-familja mlaqqma ta' Smina jew is-successuri fit-titlu tagħhom jew irjeh verjuri ohra.

L-għalqa tinsab barra z-zona tal-izvilupp u dan kif indikat fis-South Malta Local Plan Doc A u B. L-għalqa tinsab f'zona li hi primarjament wahda agrikola u f'post li l-Awtorita' tal-Ippjanar tiddefinixxi bhala *Buffer Zone* ta' 100metri u 200 metri tal-ilma ta' taht l-art. L-art mħuwiex marbut ma l-ebda permiss tal-Awtorita' tal-Ippjanar.

Skond infurmazzjoni mogħtija mir-rikorrenti, din l-għalqa hija libera u franka minn kwalunkwe piz, cens, servitu jew dritt iehor. Din il-proprjeta' tinkludi l-arja u s-sottoswol tagħha.

Valutazzjoni

Wara li l-esponent ikkunsidra il-fatturi relivenati kollha imsemmija f'dan ir-rapport, kif ukoll il-prezzijiet ta' proprjetajiet simili fl-akkwati u l-potenzjal, hija l-oppinjoni professjonali tiegħu li l-valur prezenti tas-suq ta' din il-proprjeta' huwa ta' Eur 45,000.

7. L-Għalqa Ta' San Mattew/ Tal-Maqluba, fi Triq Wied iz-Zurrieq, limiti tal-Qrendi (MLG)

Din il-proprjeta' tikkonsisti f'għalqa tal-kejl ta' cirka 1113 metru kwadru magħruf bhala Tal-Maqluba (ML44) . L- għalqa hija maqsuma f'erbat ihblua li qieghdin fuq livelli different u li huma mdawrin b'hitan tas-sejjieh. L-art għandha hafna blat fil-wicc u hija karretterizzata minn sigar tal-harrub u hxejjex slavagg. L-art ma tinħadimx u ma għandiex bjar.

Din l-għalqa tikkonfina mill-punent ma' Triq Wied iz-Zurrieq, mix-Xlokk ma' proprjeta' ta' Michael Farrugia jew is-successuri tiegħu fit-titlu u mil-Lvant ma' proprjeta' ta' Gianni Cassar jew jew is-successuri fit-titlu tiegħu jew irjeh verjuri ohra.

L-għalqa tinsab barra z-zona tal-izvilupp u dan kif indikat fis-South Malta Local Plan Doc A u B. L-għalqa tinsab f'zona li hi primarjament wahda agrikola u f'post li l-Awtorita' tal-Ippjanar tiddefinixxi bhala zona ta' Importanza Ekologika tal-grad tal-protezzjoni 4. L-art mħuwiex marbut ma l-ebda permiss tal-Awtorita' tal-Ippjanar.



Fl-Atti tal-bejgh bl-irkant numru: 33/2020(MC), Maria Assunta Casha et Vs Joseph Mary Cutajar et

Skond infurmazzjoni moghtija mir-rikorrenti, din l-ghalqa hija libera u franka minn kwalunkwe piz, cens, servitu jew dritt iehor. Din il-proprjeta tinkludi l-arja u s-sottoswol taghha.

Valutazzjoni

Wara li l-esponent ikkunsidra il-fatturi relivenati kollha imsemmija f'dan ir-rapport, kif ukoll il-prezzijiet ta' proprjetajiet simili fl-akkwati u l-potenzjal, hija l-oppinjoni professjonali tieghu li l-valur prezenti tas-suq ta' din il-proprjeta huwa ta' Eur 35,000.

8. L-Ghalqa ta' Zellieqat, fi Triq-Taz-Zellieqa, limiti tal-Qrendi (MLH)

Din il-proprjeta' tikkonsisti f'nofs (1/2) indiviz ta' ghalqa tal-kejl ta' cirka 777 metru kwadru maghruf bhala Ta' Zellieqat (ML 45). Din l-ghalqa hija accessibli minn Triq maghrufa bhala taz-Zellieqa u hija karatterizzata minn blat fil-wicc, sigar tal-harrub u hxejjex slavagg. Din l-ghalqa tinsab f'linvell iktar baxx mit-triq u ma tinhadimx.

Din l-ghalqa tikkonfina min-Nofs in-Nhar ma' dar maghrufa bhala tal-Makku, mill-Lvant mal-imsemmija Triq taz-Zellieqa u mill-Punent ma' terzi mhux maghrufa jew irjeh verjuri ohra. L-ghalqa tinsab barra z-zona tal-izvilupp u dan kif indikat fin-North West Malta Local Plan Doc A. L-ghalqa tinsab f'zona li hi primarjament wahda agrikola u f'post li l-Awtorita' tal-Ippjanar tiddefinixxi bhala zona ta' Importanza Ekologika tal-grad tal-protezzjoni 3 u bhala zona ta' 'High Landscape Value'. L-art mhuwiex marbut ma l-ebda permess tal-Awtorita' tal-Ippjanar.


Skond infurmazzjoni moghtija mir-rikorrenti, din l-ghalqa hija libera u franka minn kwalunkwe piz, cens, servitu jew dritt iehor. Din il-proprjeta tinkludi l-arja u s-sottoswol taghha.

Valutazzjoni

Wara li l-esponent ikkunsidra il-fatturi rilevanti kollha imsemmija f'dan ir-rapport, kif ukoll il-prezzijiet ta' proprjetajiet simili fl-akkwati u l-potenzjal, hija l-oppinjoni professjonali tieghu li l-valur prezenti tas-suq ta' din il-proprjeta huwa ta' Eur 12,000.

10.L-Ghalqa tal-Hniena, accessibli minn passagg privat fi Triq il-Madonna tal-Hniena, Zurrieq. (MLI)

Din il-proprjeta' tikkonsisti f' ghalqa tal-kejl ta' cirka 1,798 metru kwadru maghruf bhala Tal-Hniena (ML46-47). Din l-ghalqa hija accessibli minn passagg privat li huwa komuni ma sidien ohra ta' raba fl-ihawi u li tibda minn fetha fi Triq il-Madonna tal-Hniena. L-art tikkonsisti f'art ta' natura catta u li hi diviza mill-ghelieqi fuq il-Grigal u l-Lbic permezz ta' linja immagarja u posti. L-ghalqa tgawdi mid-dritt ta' ilma minn bir komuni ma' terzi kif ukoll kamra antika komuni bejn erbgha ghelieqi fl-istess inhawi. Din l-ghalqa ma kenitx mahduma fiz-zmien li fih inzamm l-access. izda gieli tinhadem minn wiehed mir-rikorrenti u cioe' l-imsemmi Joseph Mary Cutajar.



Din l-ghalqa tikkonfina mit-Tramuntana, mil-Punent u mil-Lvant ma proprjeta' ta' familja maghrufa bhala tal-Konka jew is-successuri fit-titlu taghhom jew irjeh verjuri ohra. L-ghalqa tinsab barra z-zona tal-izvilupp u dan kif indikat fis-South Malta Local Plan Doc C. L-ghalqa tinsab f'zona li hi primarjament wahda agrikola u f'post li l-Awtorita' tal-Ippjanar tiddefinixxi bhala *Buffer Zone* ta' 200metri u 300 metri tal-ilma ta' taht l-art. L-art mhuwix marbut ma l-ebda permess tal-Awtorita' tal-Ippjanar.

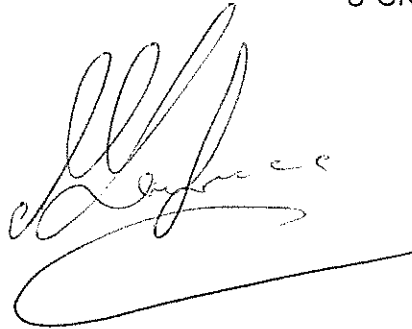
Skond infurmazzjoni moghtija mir-rikorrenti, din l-ghalqa hija libera u franka minn kwalunkwe piz, cens, servitu jew dritt iehor. Din il-proprjeta tinkludi l-arja u s-sottoswol taghha.

Valutazzjoni

Wara li l-esponent ikkunsidra il-fatturi relivenati kollha imsemmija f'dan ir-rapport, kif ukoll il-prezzijiet ta' proprjetajiet simili fl-akkwati u l-potenzjal, hija l-oppinjoni professjonali tieghu li l-valur prezenti tas-suq ta' din il-proprjeta huwa ta' Eur 80,000.

ILLUM 30.04.21

DEHER IL-PERIT LEGALI/TEKNIKU *Michael Lafranca*
21.2020 M... LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU



DEPUTAT REGISTRATUR
Gaetana Aetling
Deputat Registratur
Deputy Registrar
Orati tal-Gustizzja (Malta)
Law Courts (Malta)

PERIT Michael Lafranca

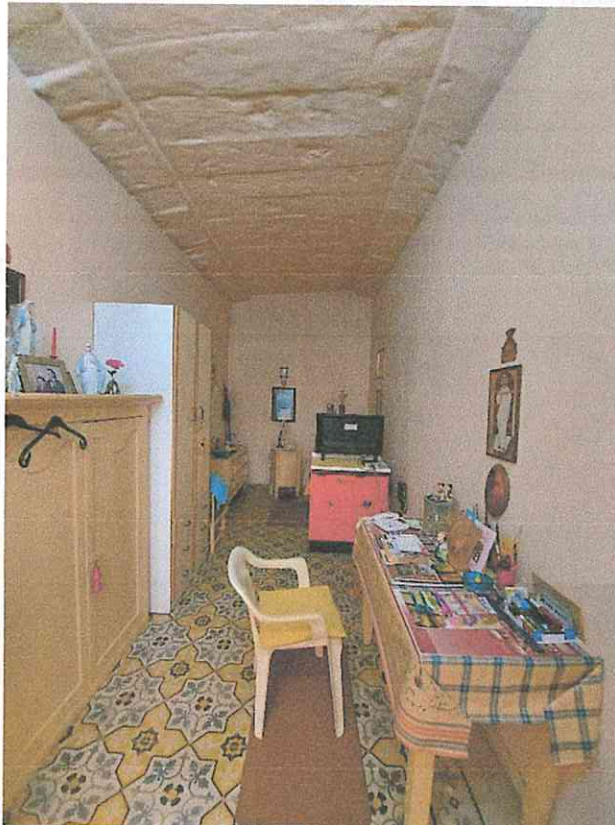
Numru 11 MAR 2021

Ippreżentata mill *Att Michael Lafranca*
Brisa dok *Elizbeth wickham (1)*

Markus Spiteri
Deputy Registrar
Courts of JUSTICE (Malta)



ML 1



ML 2

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the bottom.



ML 3

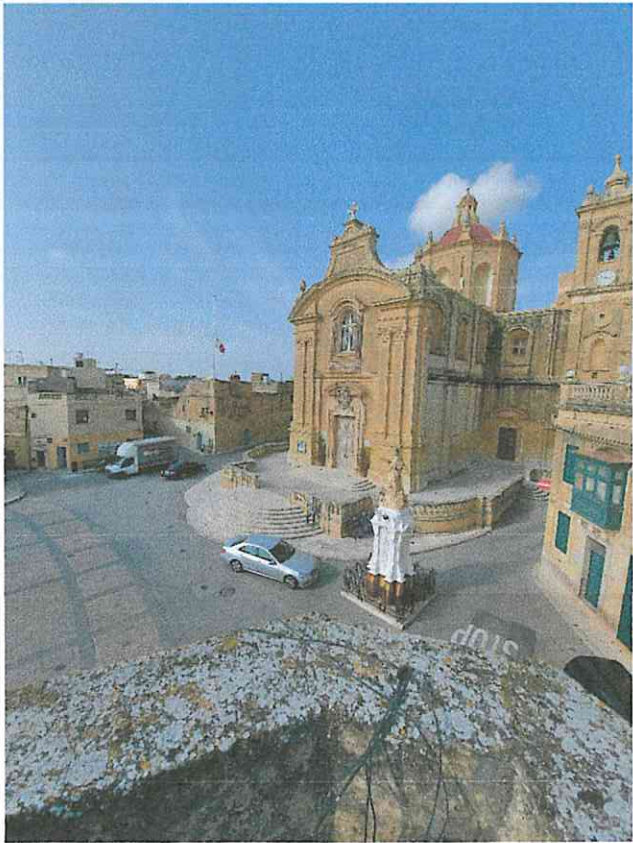


ML 4

A handwritten signature in blue ink, located on the left side of the page. The signature is stylized and appears to be written in a cursive script.



ML 5



A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the bottom.

ML 6



ML 7



ML 8

A handwritten signature in blue ink, appearing to be 'S. Cutajar'.

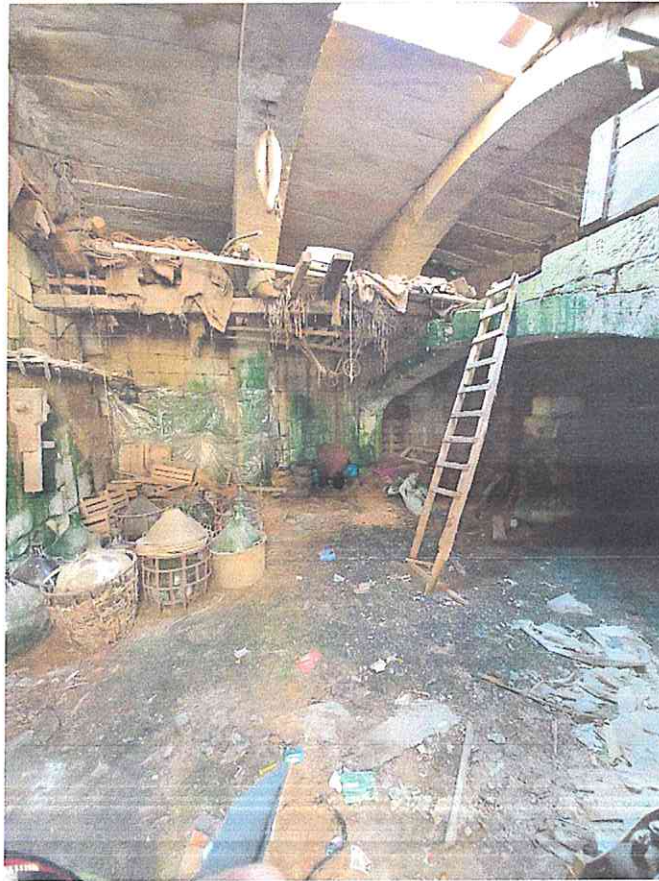


ML 9

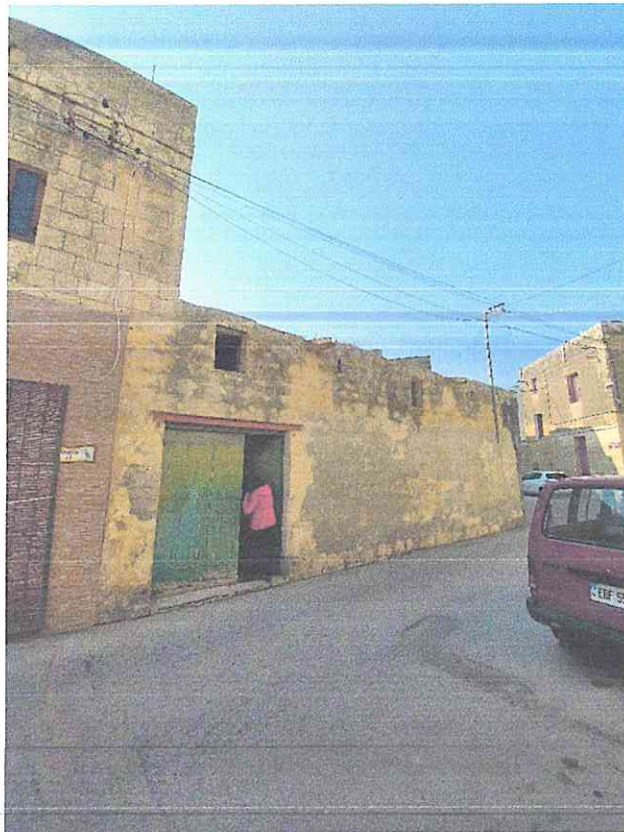


ML 10

A blue ink signature, appearing to be a stylized name, written on a white background.

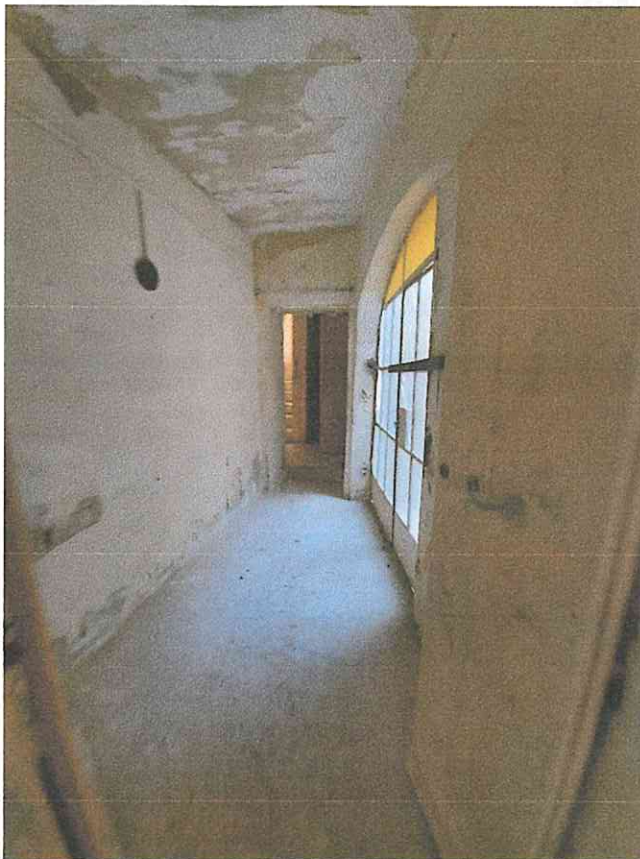


ML 11

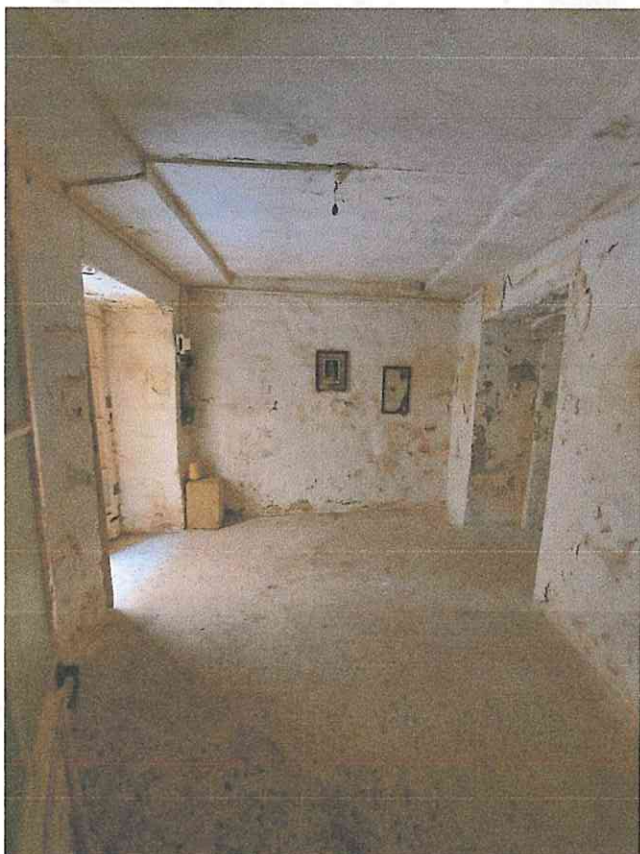


ML 12

A handwritten signature in blue ink, consisting of several stylized, overlapping loops and lines, positioned to the left of the photograph labeled ML 12.



ML 13

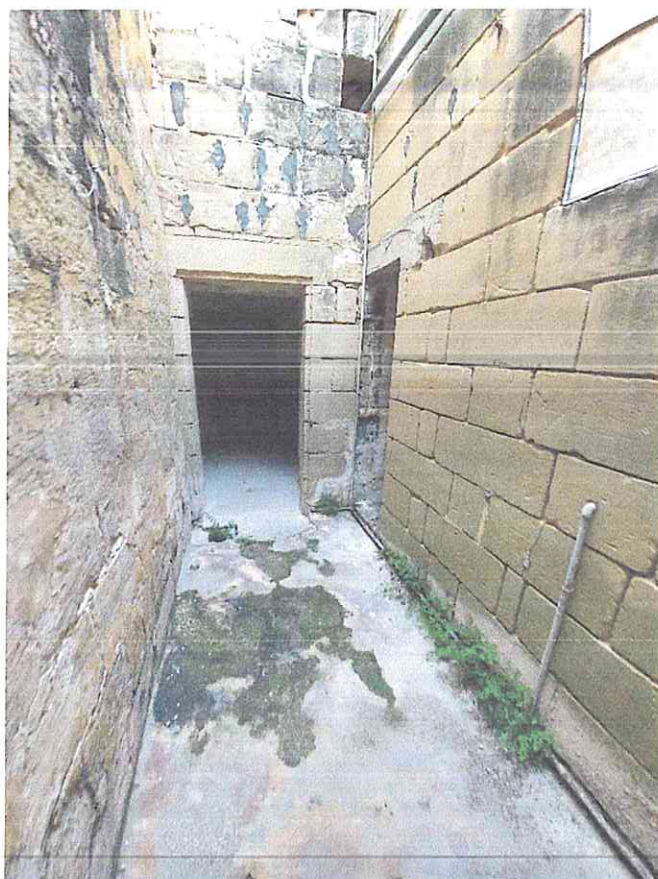


ML 14

A handwritten signature in blue ink, consisting of several overlapping loops and lines, positioned to the right of the photograph labeled ML 14.

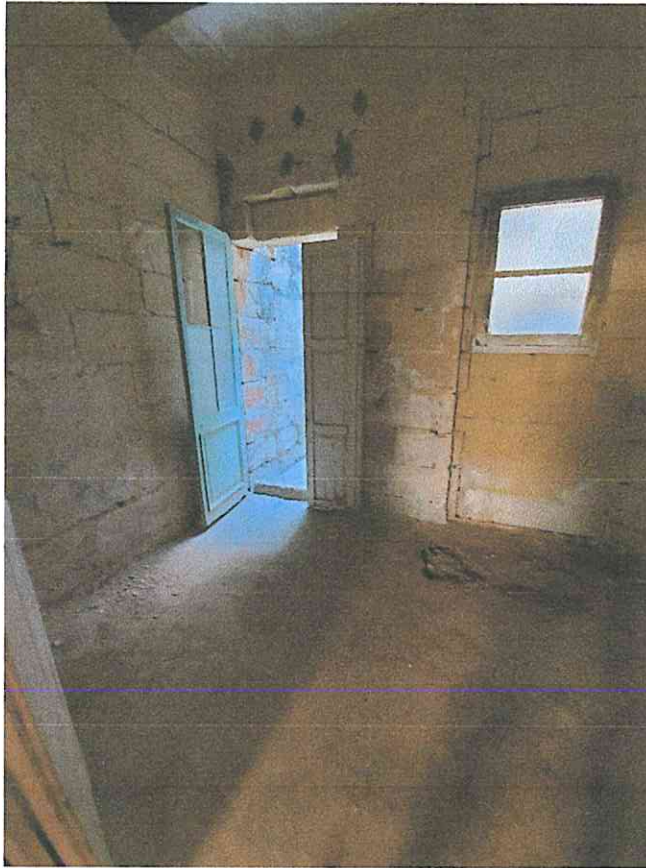


ML 15



ML 16

A handwritten signature in blue ink, located on the left side of the page. The signature is stylized and appears to be written in a cursive script.

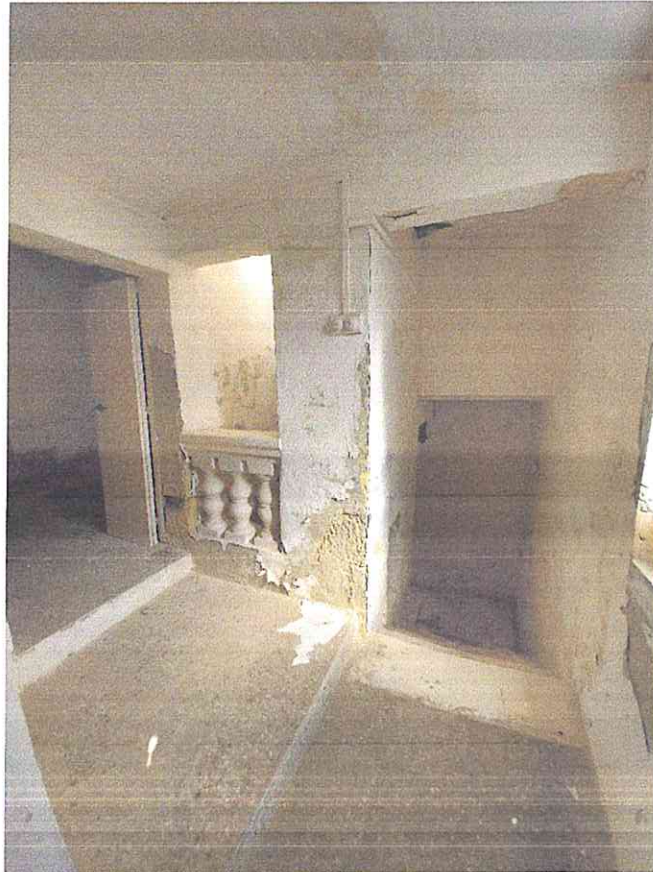


ML 17

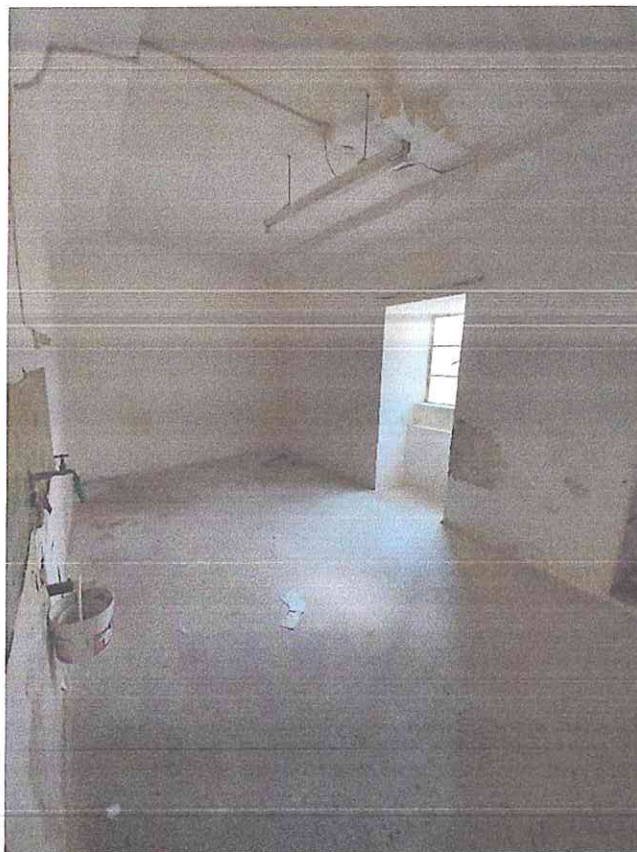


ML 18

A handwritten signature in blue ink, written in a cursive style. The signature is located to the right of the photograph labeled ML 18.

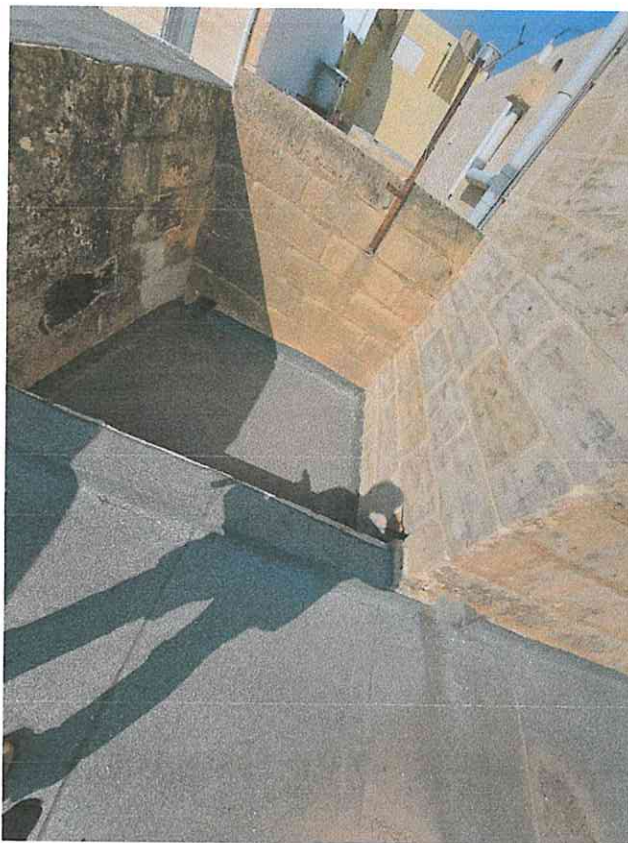


ML 19

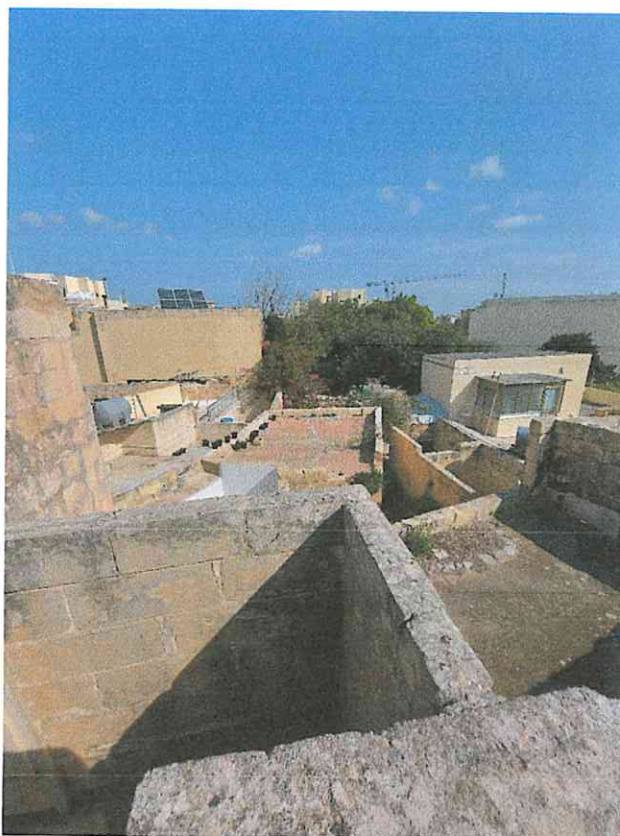


ML 20

A handwritten signature in blue ink, consisting of stylized, cursive letters.



ML 21

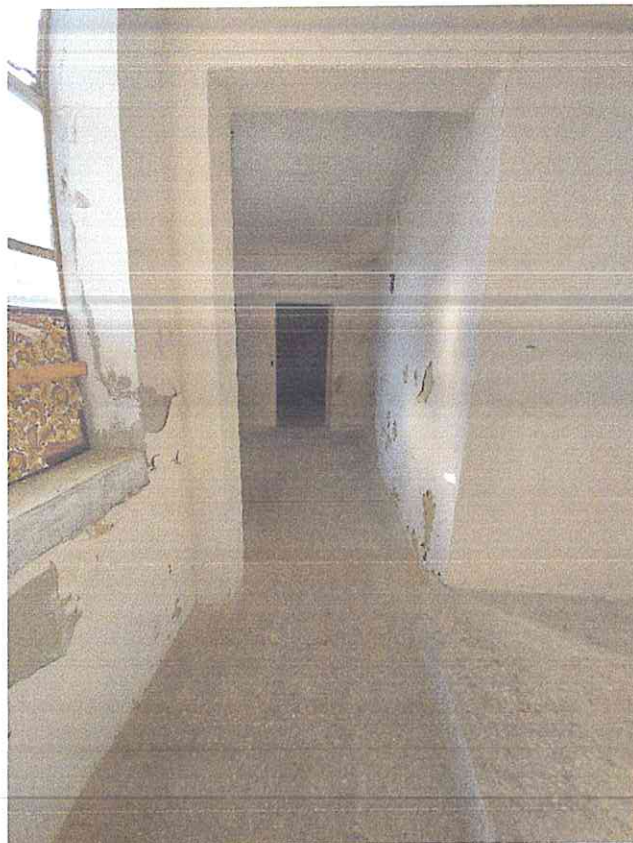


ML 22

A handwritten signature in blue ink, appearing to be 'Joseph Mary Cutajar'. The signature is written in a cursive style with a long horizontal line extending to the right.

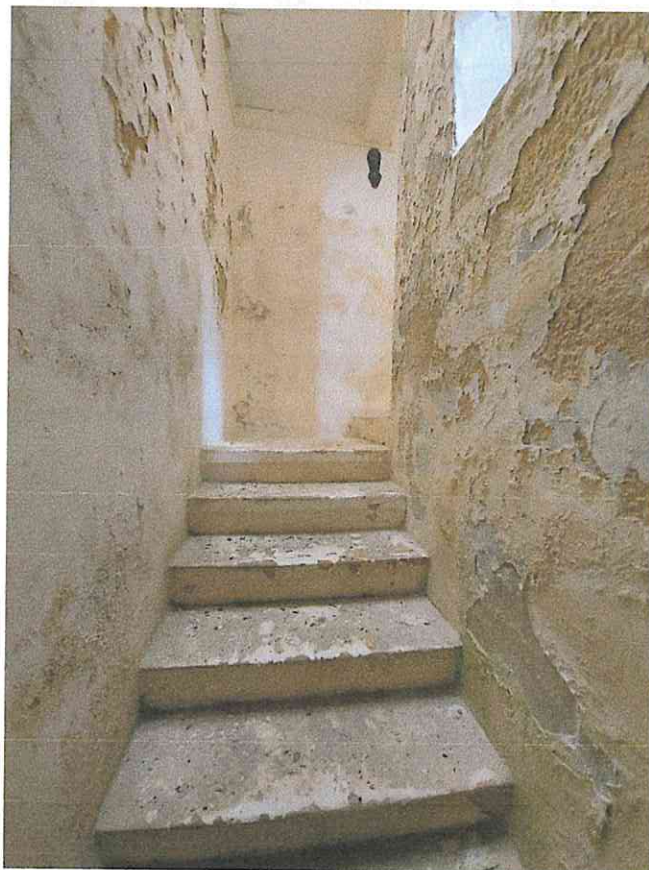


ML 23

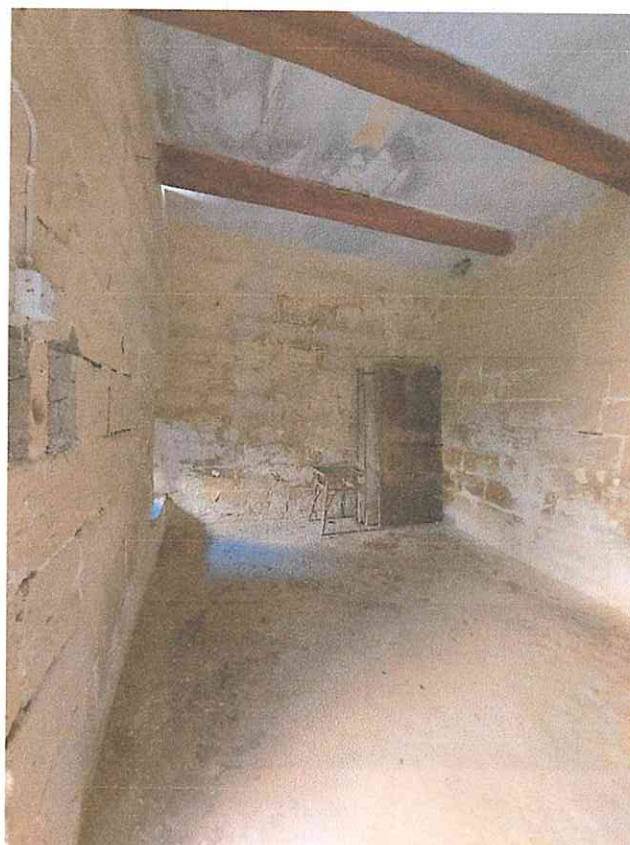


ML 24

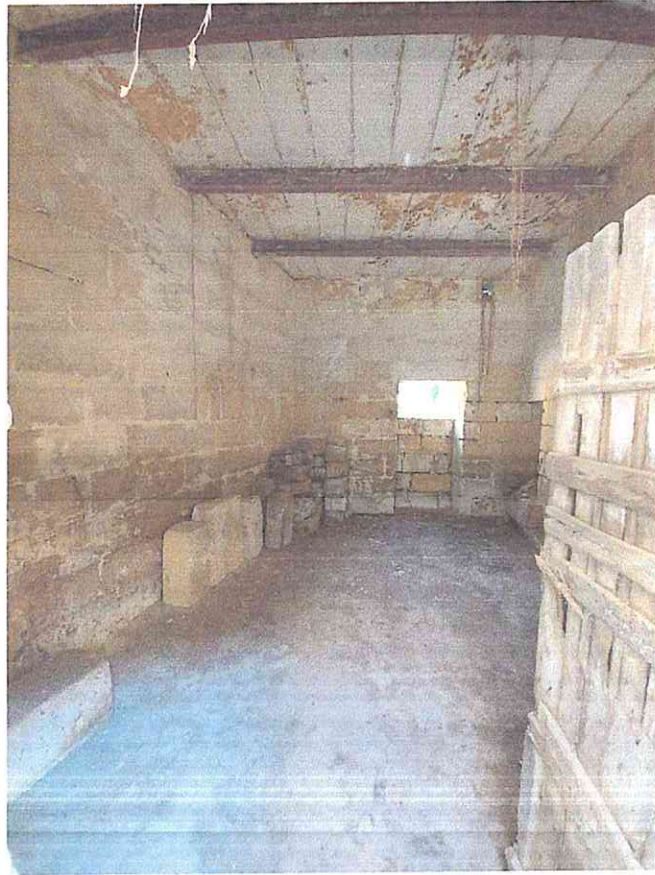
A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end. The signature is written in a cursive style.



ML 25



ML 26



ML 27

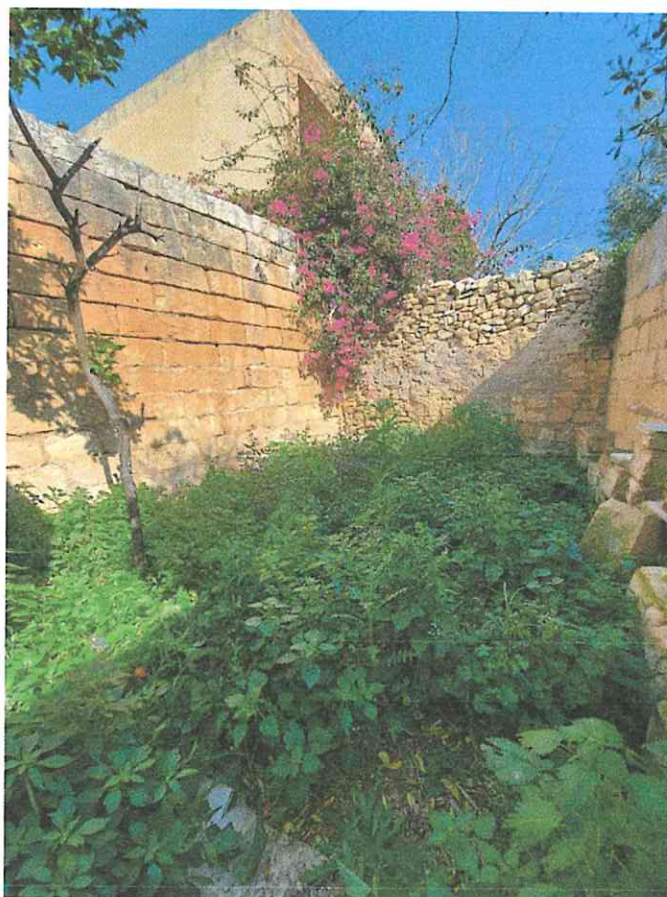


ML 28

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the bottom.



ML 29



ML 30



ML 31



ML 32

A handwritten signature in blue ink, appearing to be 'C. Cutajar', written in a cursive style.



ML 33



ML 34

A handwritten signature in blue ink, consisting of several loops and flourishes.

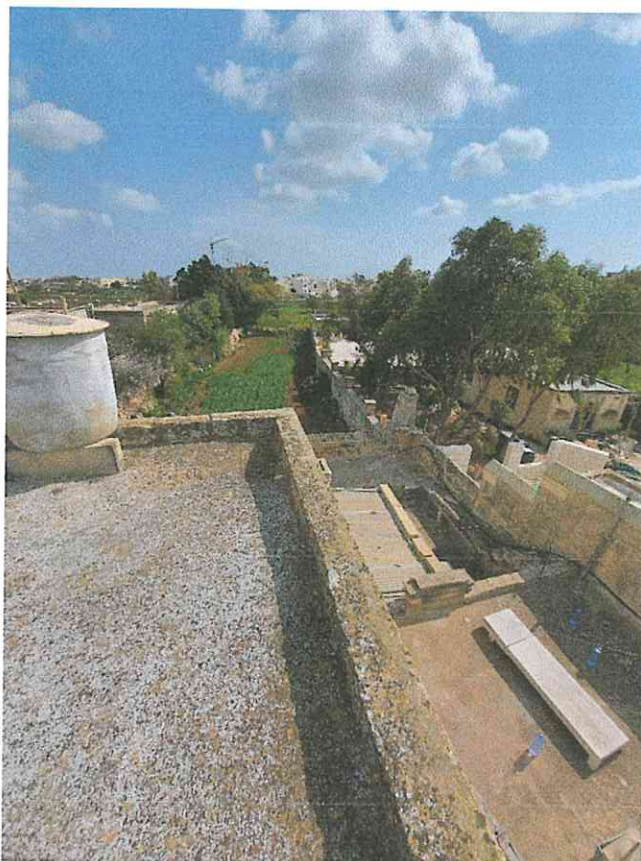


ML 35

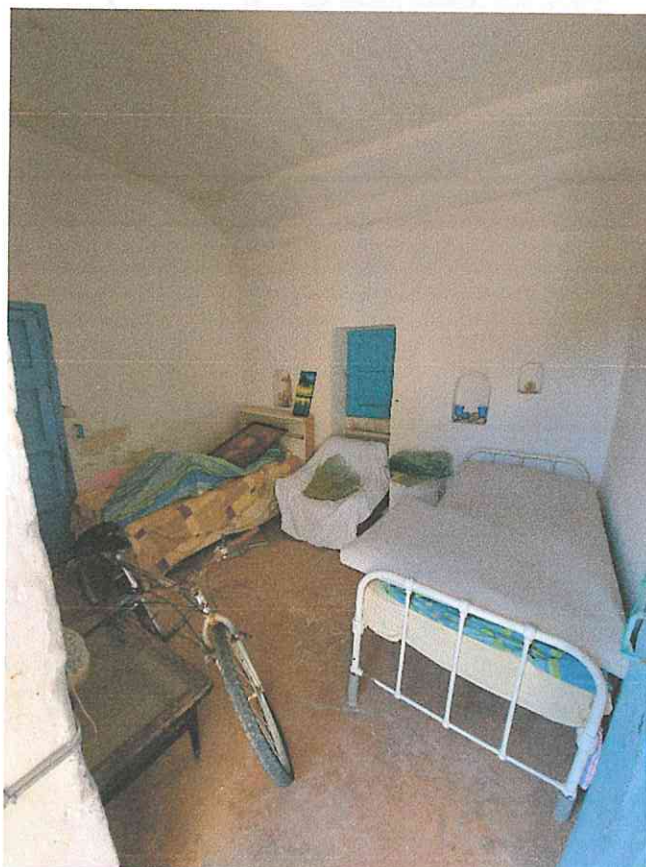


ML 36

A handwritten signature in blue ink, located in the bottom left corner of the page. The signature is stylized and appears to be the name of the person who provided the photographs.

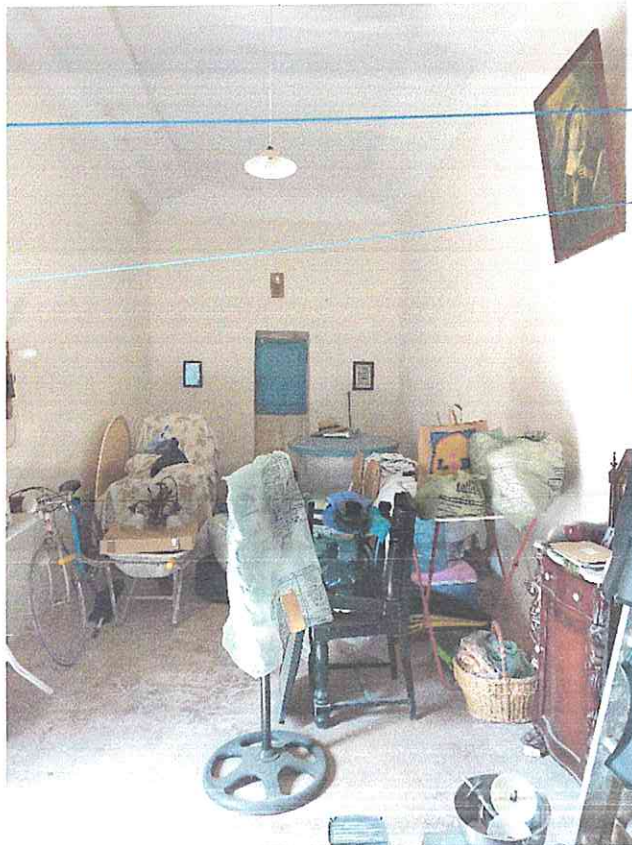


ML 37



ML 38

A handwritten signature in blue ink, consisting of stylized, cursive letters. The signature is written over a diagonal line that extends from the bottom right towards the middle of the page.

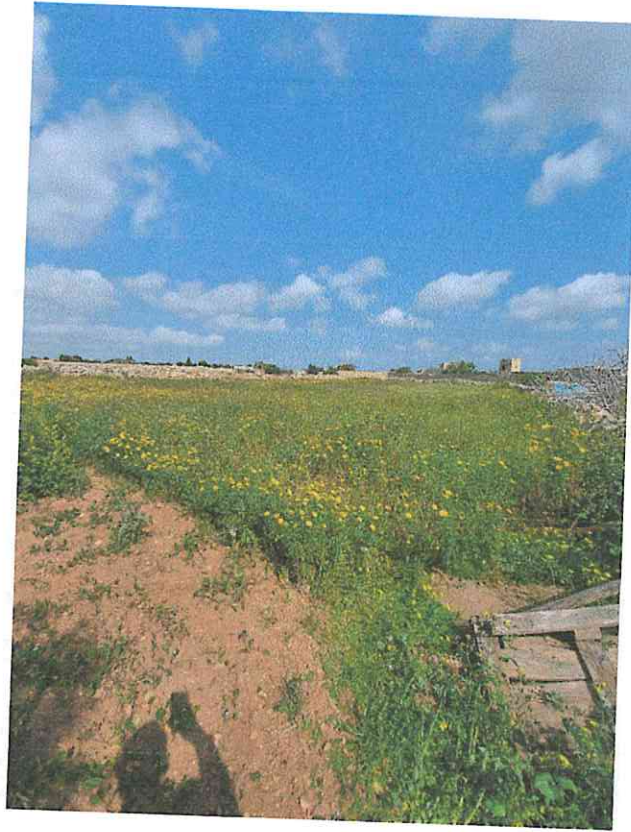


ML 39

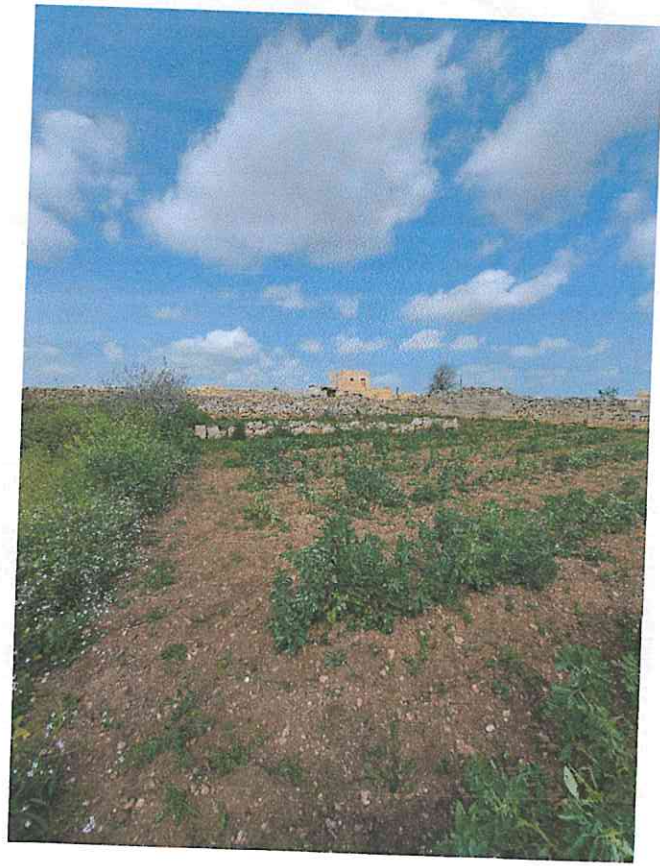


ML 40

A handwritten signature in blue ink, consisting of several stylized, overlapping lines.

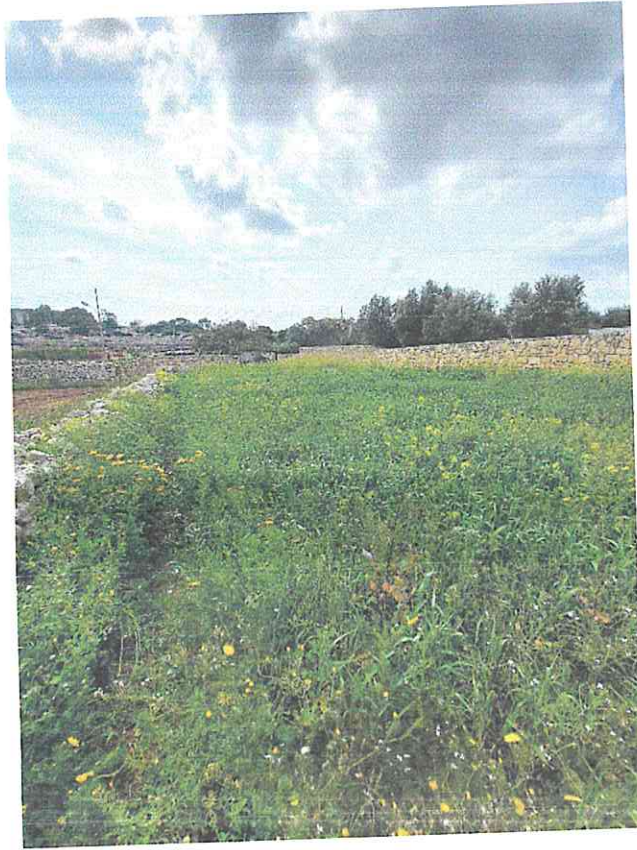


ML 41

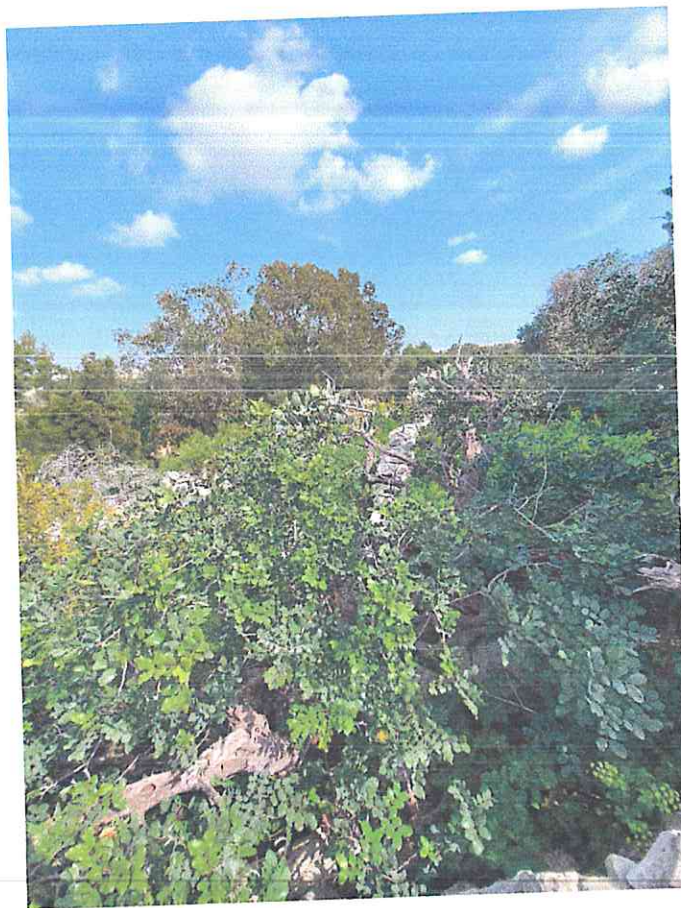


ML 42

Handwritten signature in blue ink.



ML 43

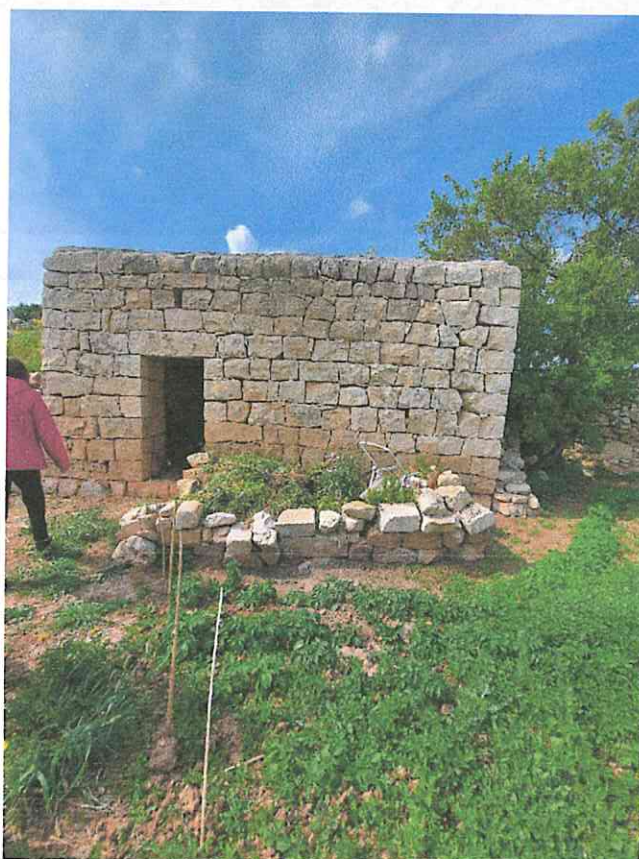


ML 44

Handwritten signature in blue ink.

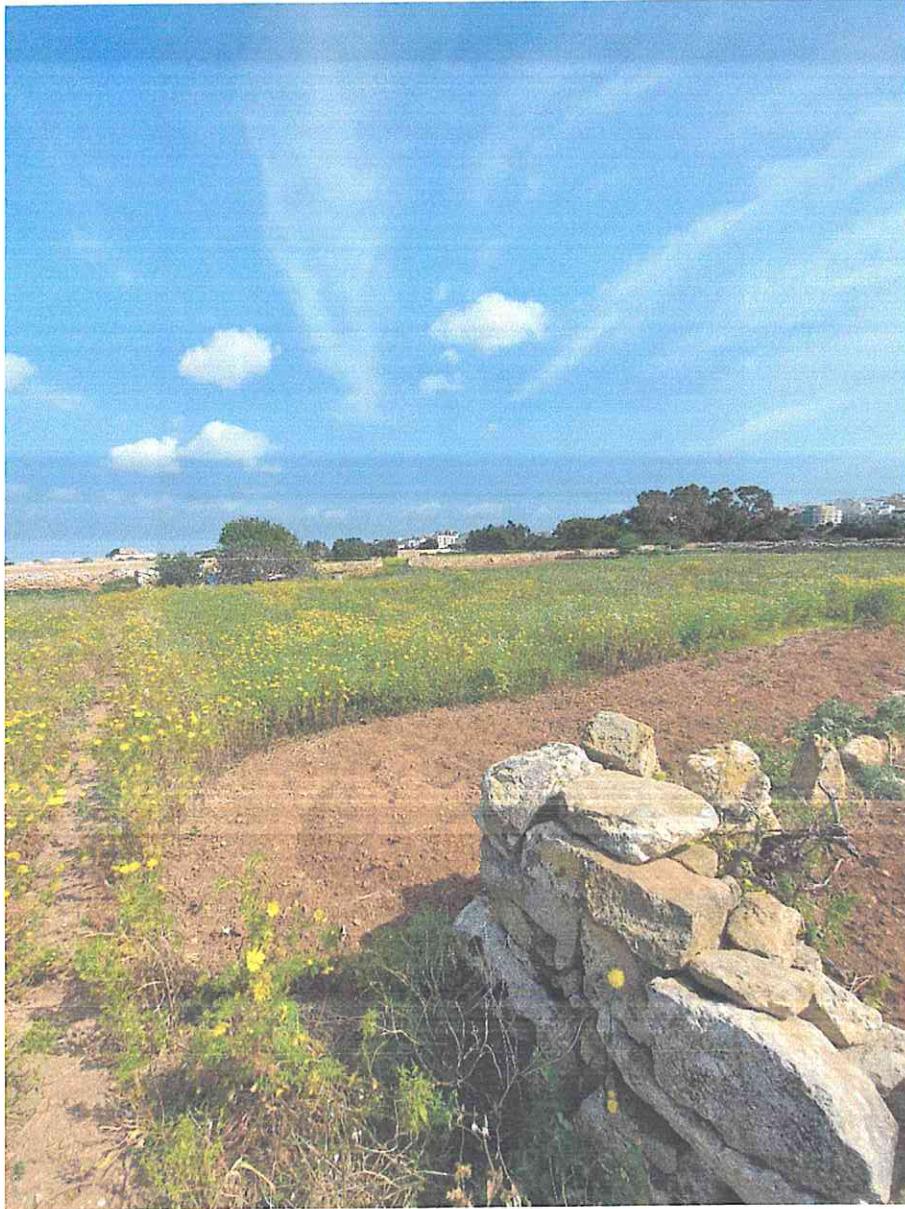


ML 45



ML 46

A handwritten signature in blue ink, written in a cursive style. The signature is located in the bottom right corner of the page.



ML 47

A handwritten signature in blue ink, written in a cursive style. The signature appears to be 'M. Canfranco'.

PERIT MICHAEL CANFRANCO
34

SOUTH MALTA LOCAL PLAN



Awtorità ta' Malta divar l-Ambjent u l-Ippjanar
Malta Environment & Planning Authority

Key

- Local Plan Boundary
- - - Local Plan Boundary
- Scheme Alignment
- Limits to Development
- Agricultural Areas - SMAG 01
(Awaiting Classification of Agricultural Value)
- ▨ Special Areas of Conservation (SAC)
(Natura 2000 Sites)
- ▤ Archaeologically Sensitive Areas - SMCO 04
- Scheduled Sites
- ▩ Retain Important Views - SMCO 10
- Birds & Wild Rabbits Protection Zone
- Water Catchment Area - SMCO 08
- Aquifer Protection Zone - SMCO 08
- ▨ Quarries - SMMW 01, SMIA 10
- Borehole - SMCO 08

DOCB

Qrendi

Environmental Constraints Map

Scale:

1:7400

Date:

July 2006

Map:

QR 3

INDICATIVE ONLY
Not to be used for measurement or direct interpretation.
Maps to be used in conjunction with Policy Document





Key

- Limits to Development
- Scheme Alignment
- - - Local Plan Boundary
- Local Council Boundary
- ▨ Archaeologically Sensitive Areas - SMCO 04
- Scheduled Sites
- ▨ Special Areas of Conservation (SAC) (Natura 2000 Sites)
- ▨ Agricultural Areas - SMAG 01 (Awaiting Classification of Agricultural Value)
- ▨ Areas of Ecological Importance & Sites of Scientific Importance - SMCO 03
- Area of High Landscape Value - SMCO 06
- Aquifer Protection Zone - SMCO 08
- Borehole - SMCO 08

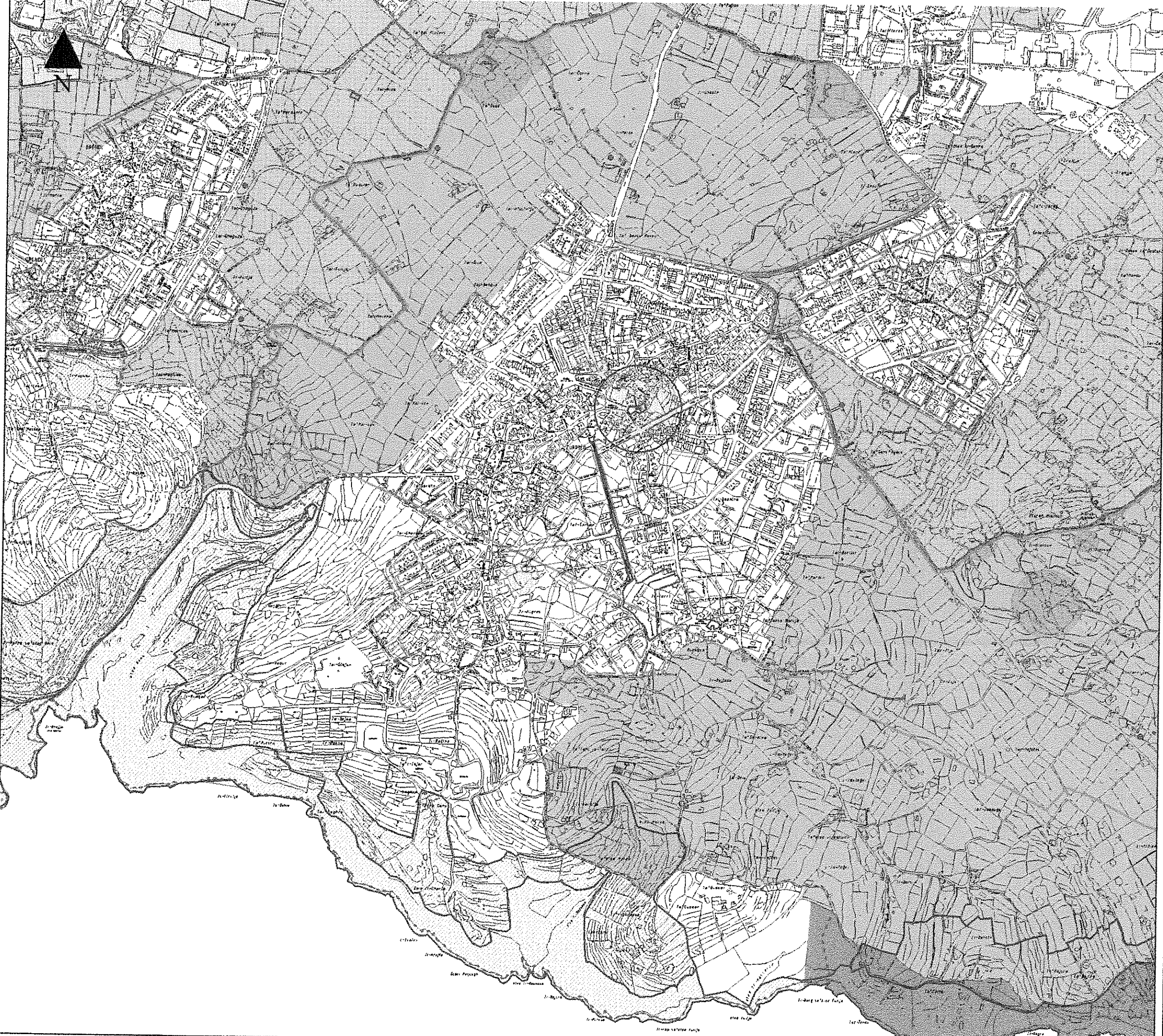
DOCC

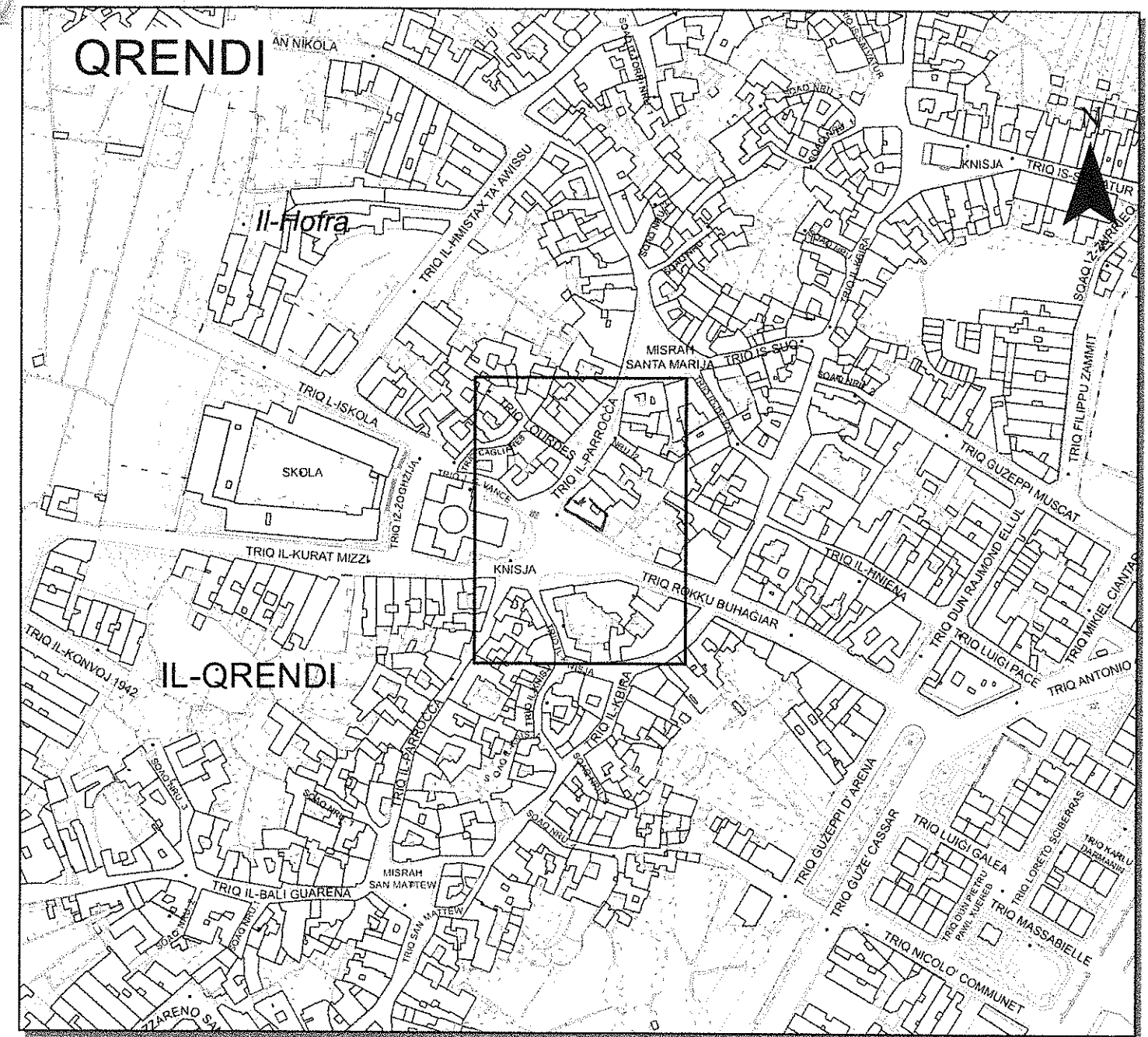
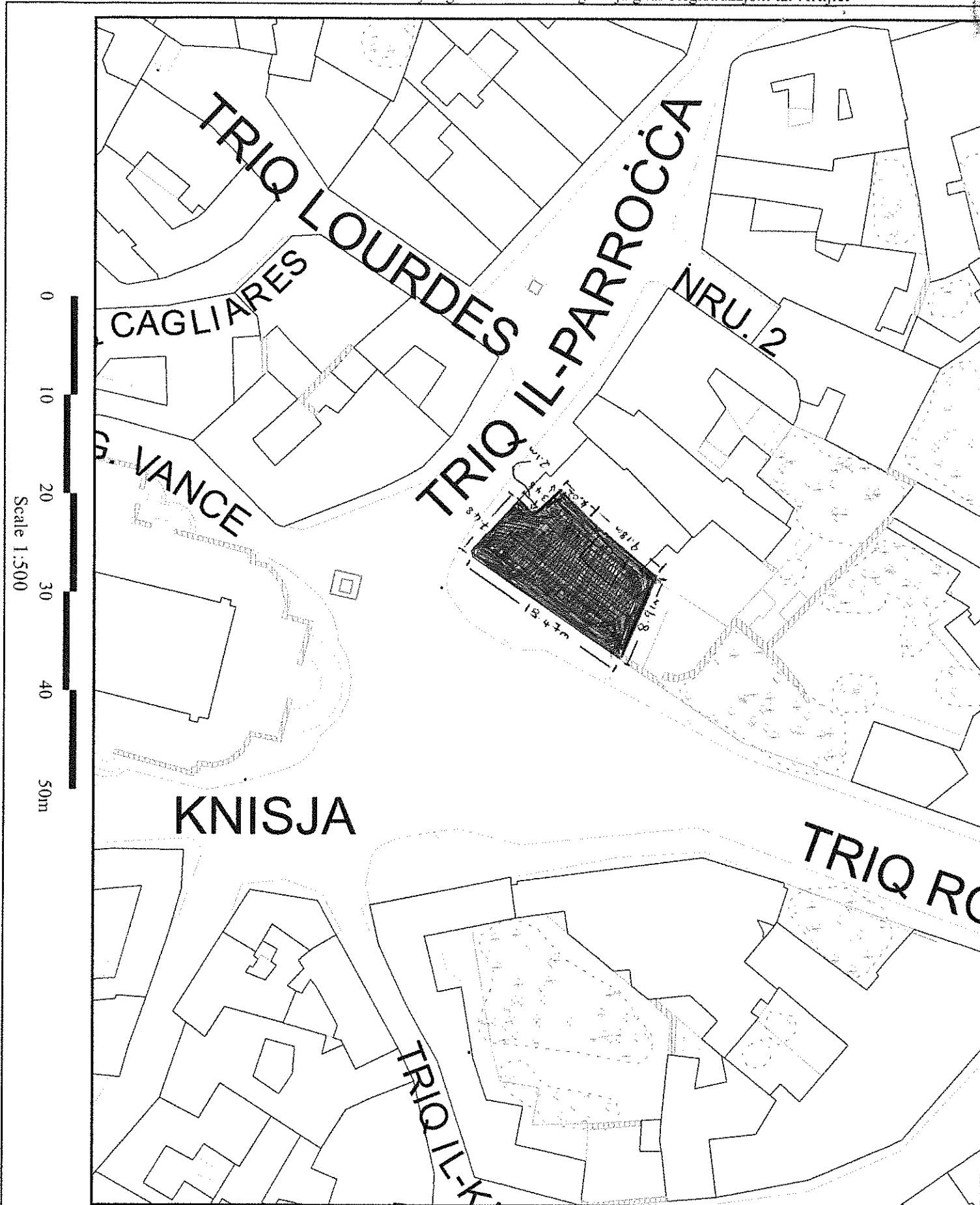
Zurrieq - West

Environmental Constraints Map

Scale : **1:11,000** Date : **July 2006**
INDICATIVE ONLY
Not to be used for measurement or direct interpretation
Maps to be used in conjunction with Policy Document

Map :
ZU 5





Pjanta tas-Sit 1:2500 Site Plan

Aġenzija 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: **202381 E**
Map Number:

Pozizzjoni Ċentrali: x = **51107**
Centre Coordinates: y = **65919**

Parti min S.S.: **5065**
Extracted from S.S.:

Data: **08/03/2021**
Date:

Perit:
Architect:

Michael Lanfranco

Timbru tal-Perit:
Architect's Stamp:

PERIT MICHAEL LANFRANCO
15, Capua Palace Str. Sliema SLM 1775
michael.lanfranco@protonmail.com
1986, 202375

Qies (metri kwadri):
Area (square metres): **0.159.1sq.m**

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

Ownership at all levels

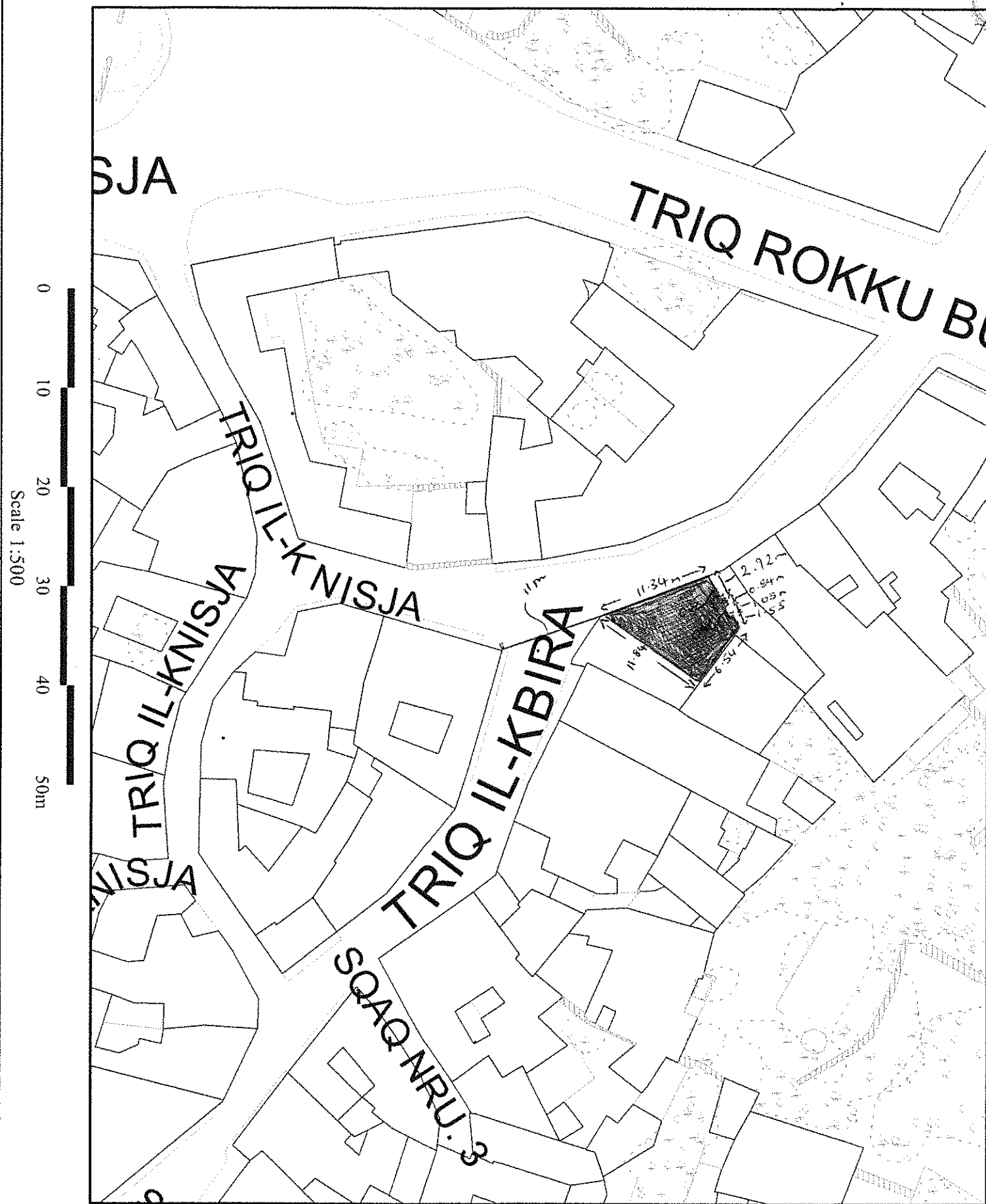
Scale 1:500



LR 197202

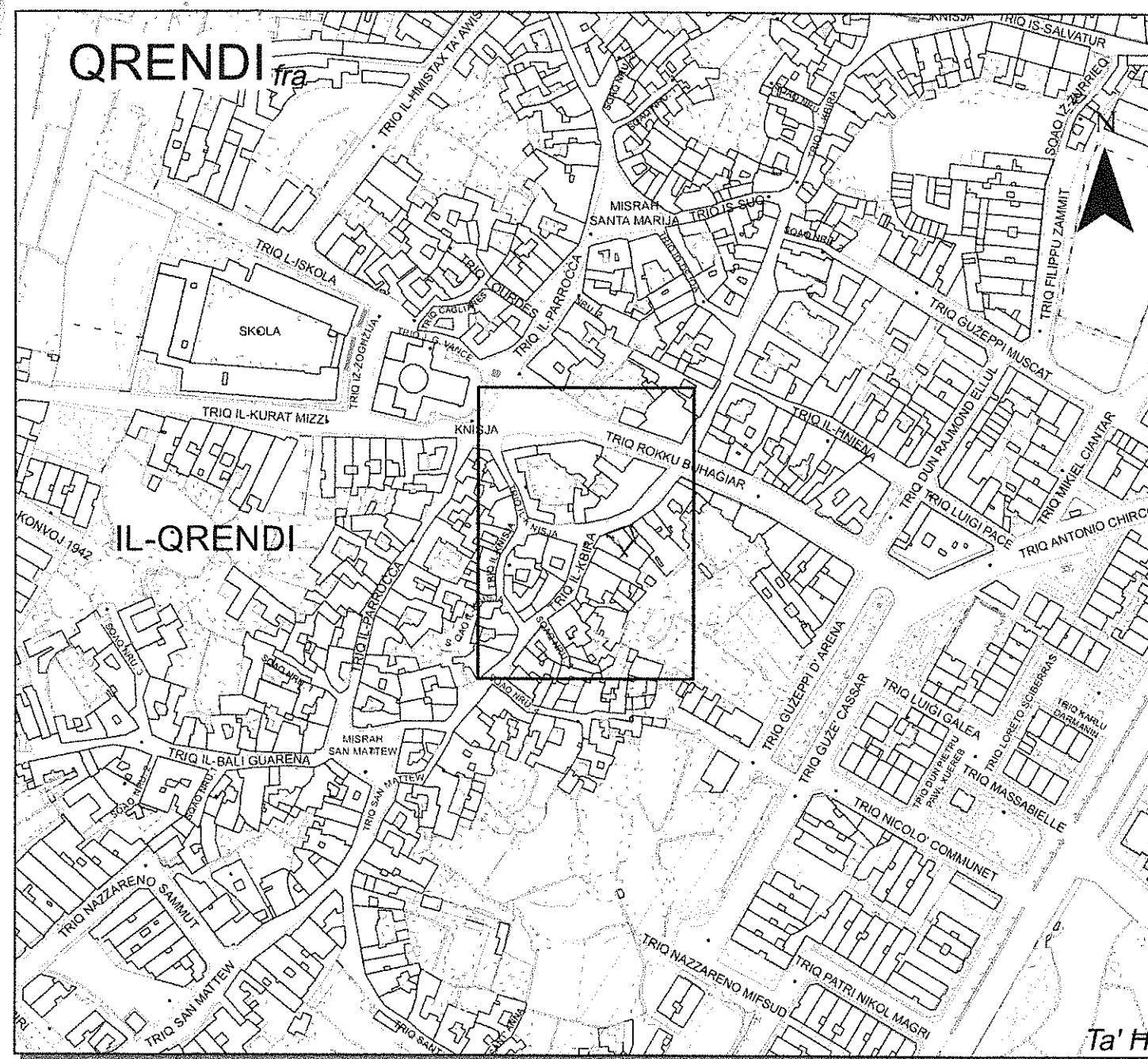
Dritt imħallas
Fee Paid

MLB



ownership at all levels

Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija 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: 201454 E
Map Number:

Pozizzjoni Ċentrali: x = 51125
Centre Coordinates: y = 65855

Parti min S.S.: 5065
Extracted from S.S.:

Data: 03/03/2021
Date:

Perit:
Architect:

Michael Lanfranco

Timbru tal-Perit:
Architect's Stamp:

PERIT MICHAEL LANFRANCO
15, Capua Palace Str. Sliema SLM 1775
michael_lanfranco@hotmail.com
1989 522573

Qies (metri kwadri):
Area (square metres): c. 74 sq.m

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

LR 195016

Dritt imhallas
Fee Paid

MLC

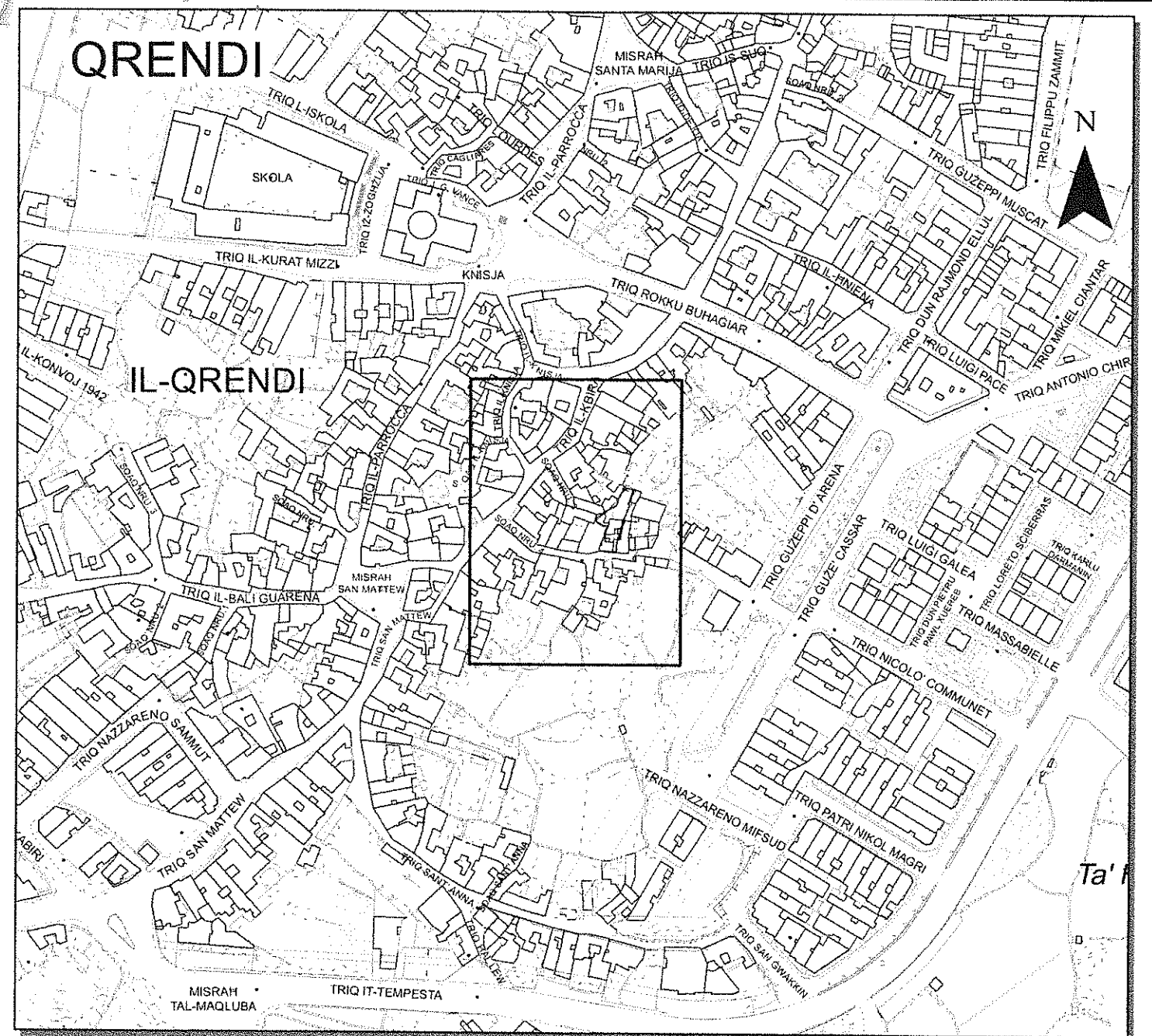


Scale 1:500

■ = A = ownership at 1st floor only and all levels overlying

▨ = B = ownership at all levels

0 10 20 30 40 50m



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija 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: **202386 E**
Map Number:

Pożizzjoni Ċentrali: **x = 51119**
Centre Coordinates: **y = 65793**

Parti min S.S.: **5065**
Extracted from S.S.:

Data: **08/03/2021**
Date:

Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:

Michael Lanfranco

PERIT MICHAEL LANFRANCO
15, Capua Palace Str. Sliema SLM 1775
michael_lanfranco@hotmail.com
(00356) 99219974

Qies (metri kwadri): **A = 0.32 sq.m.**
Area (square metres): **B = 0.168 sq.m.**

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

LR 197205

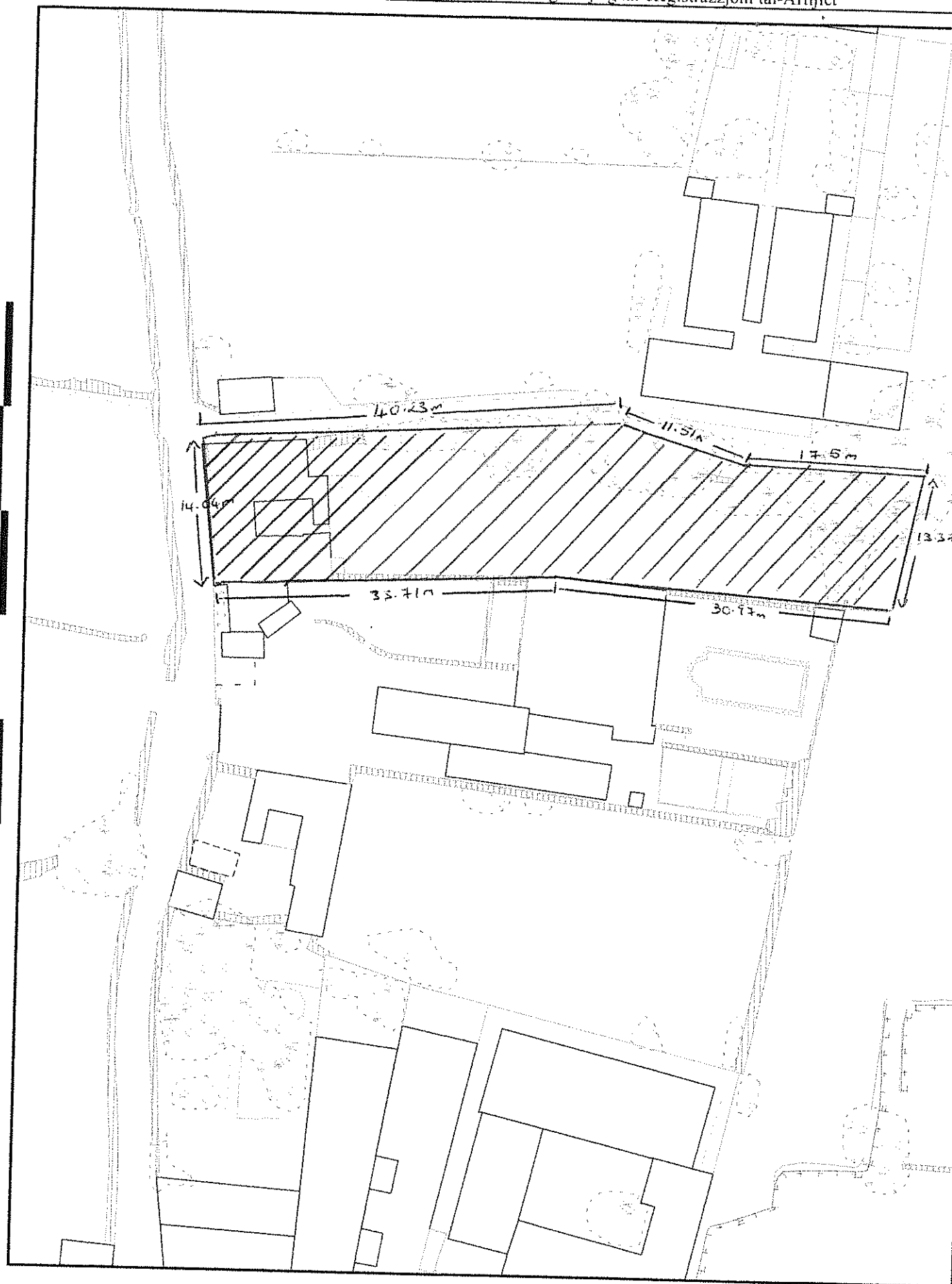
Dritt imħallas
Fee Paid

MLD

Dan hu dokument uffiċjali għall-użu biss fl-Aġenzija għar-Registrazzjoni tal-Artijiet

This is an official document for Land Registration Agency use only

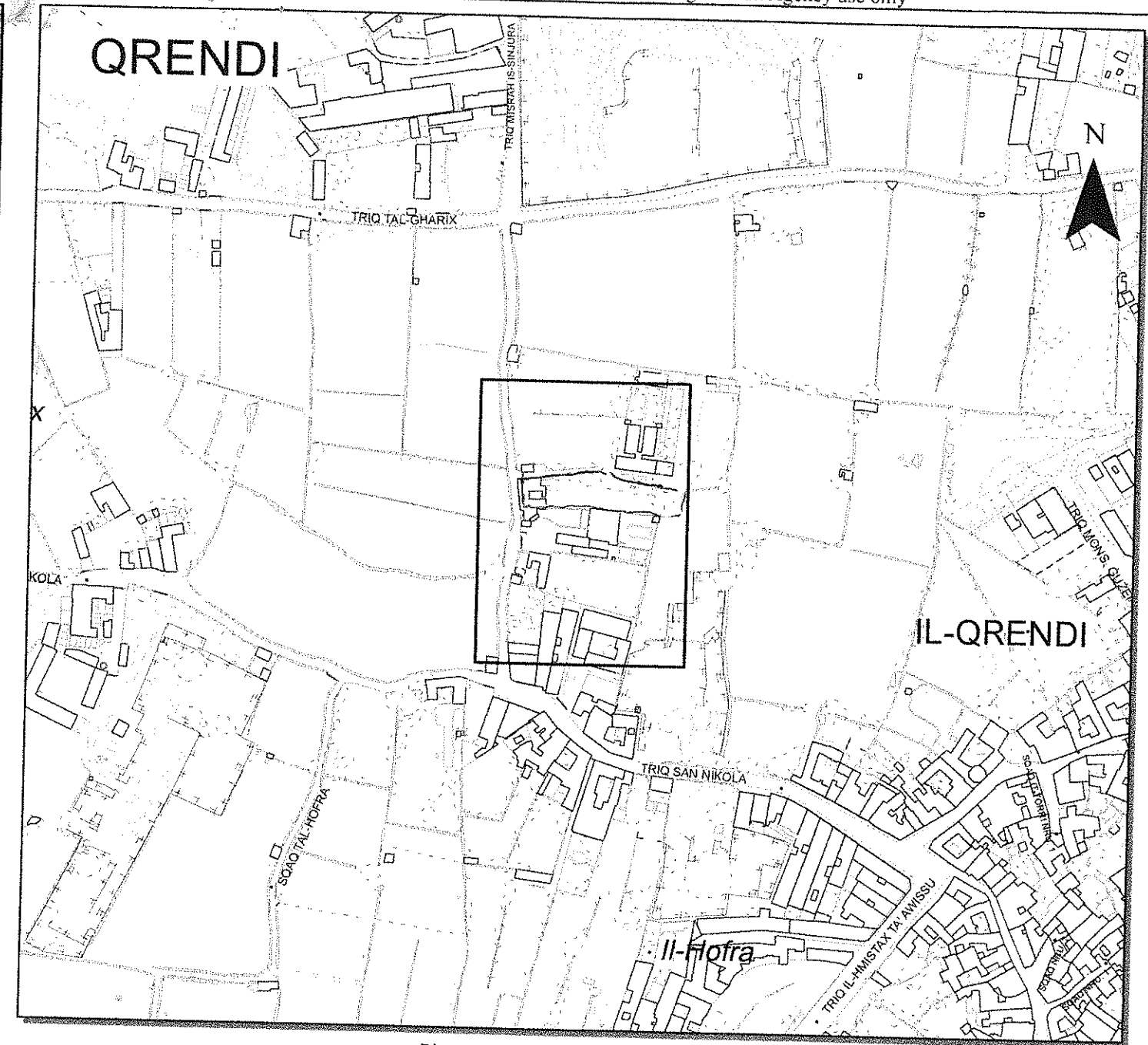
0
10
20
30
40
50m
Scale 1:500



— ownership at all levels.

Scale 1:500

0 10 20 30 40 50m



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija 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: **202388 E**
Map Number:

Požizzjoni Ċentrali: **x = 50930**
Centre Coordinates: **y = 66228**

Parti min S.S.: **5066**
Extracted from S.S.:

Data: **08/03/2021**
Date:

Perit:
Architect:

Qies (metri kwadri):
Area (square metres): **c. 926.6 sq.m.**

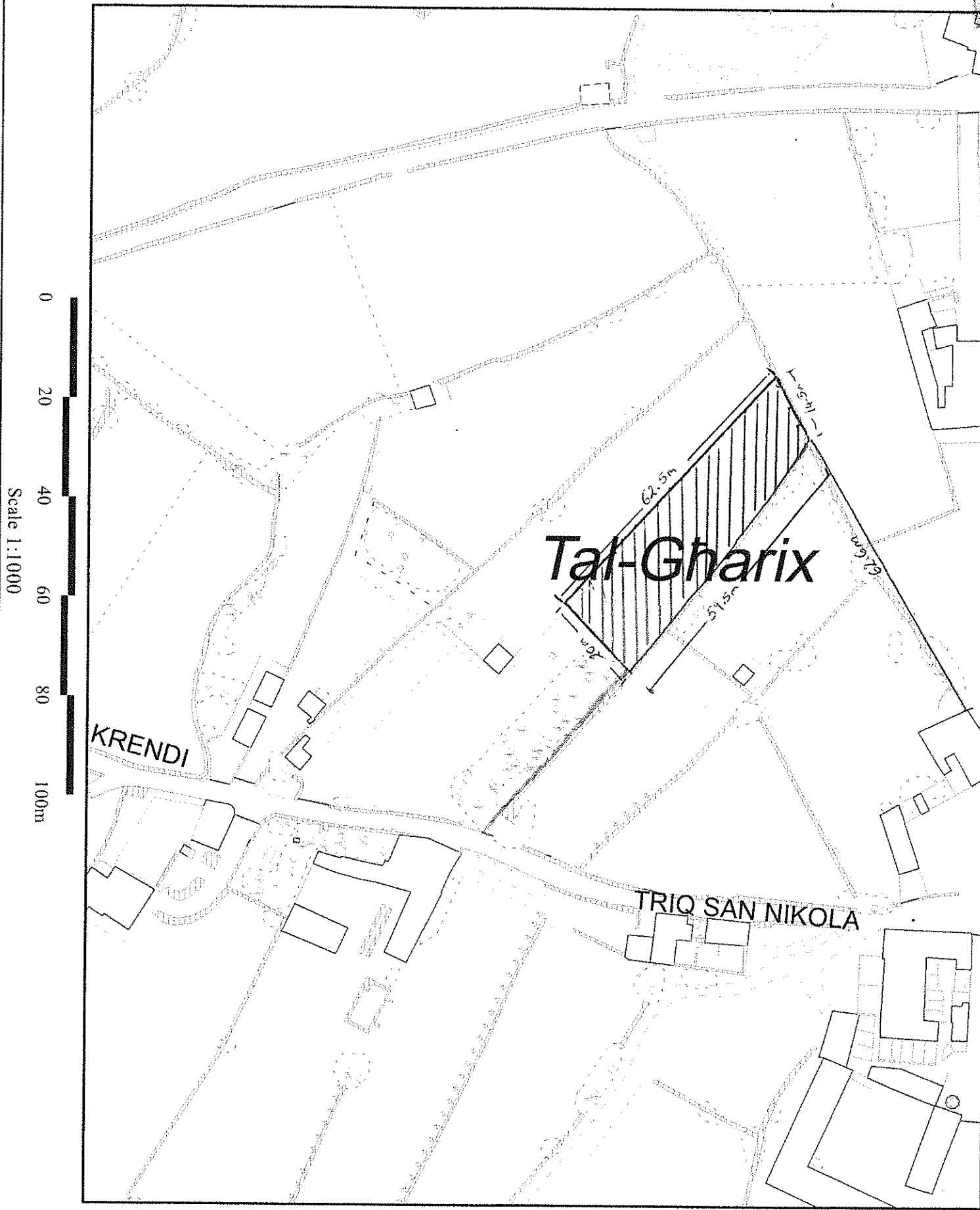
Timbru tal-Perit:
Architect's Stamp:

PERIT MICHAEL LANFRANCO
15, Capua Palace Str. Sliema SLM 1775
michael_lanfranco@hotmail.com
(356) 33210075

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

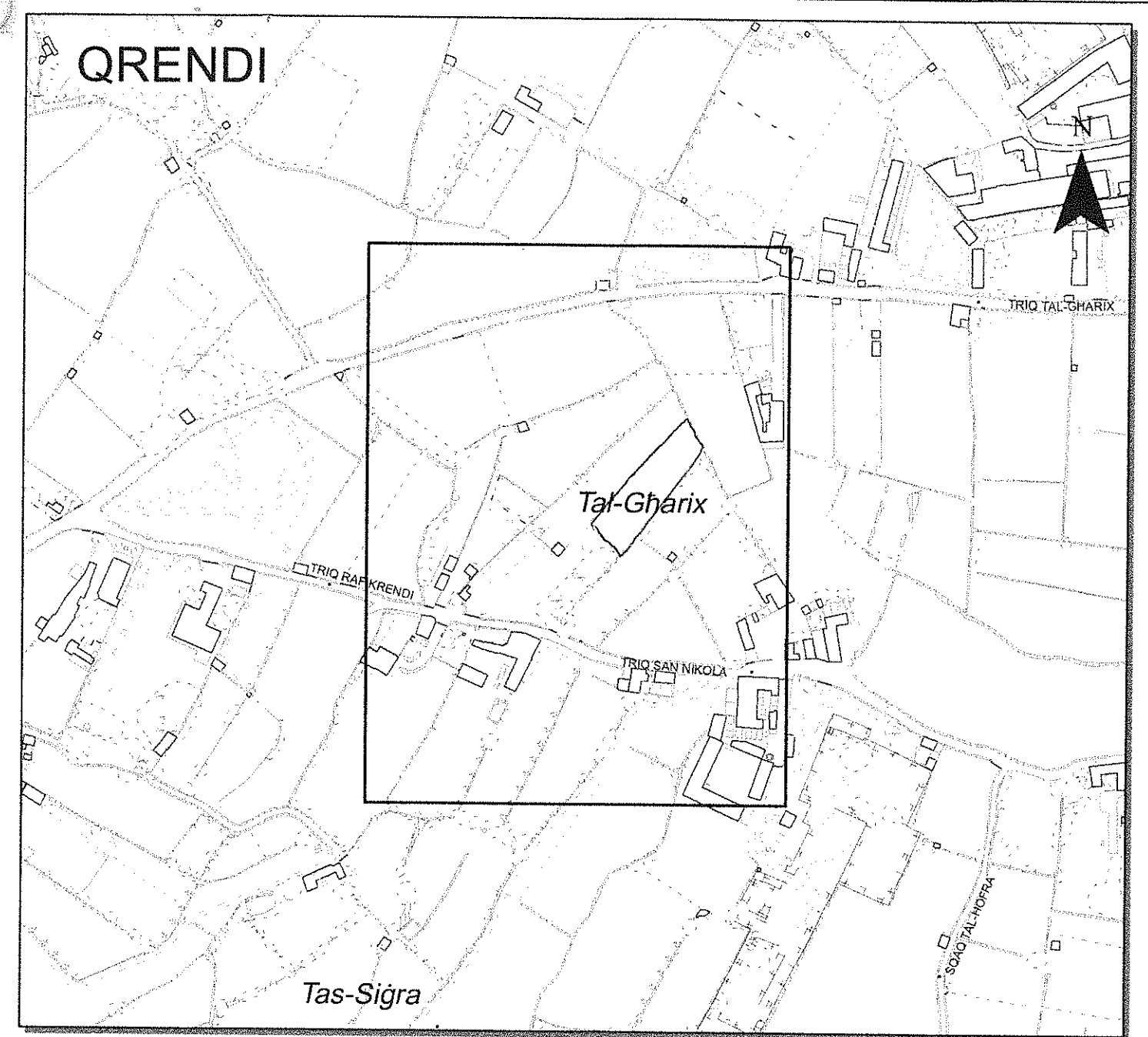
LR 197207

Dritt imħallas
Fee Paid



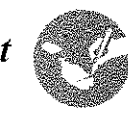
— ownership at all levels
 - - - Right of passage over 3rd parties

Scale 1:1000



Pjanta tas-Sit 1:2500 Site Plan

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



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

Nru tal-Mappa: Map Number:	201478 E	Pozizzjoni Ċentrali: Centre Coordinates:	x = 50641 y = 66261	Parti min S.S.: Extracted from S.S.:	5066	Data: Date:	03/03/2021
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Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:

Michael Lanfranco

PERIT MICHAEL LANFRANCO
 15, Capua Palace Str. Sliema SLM 1775
 michael_lanfranco@hotmail.com

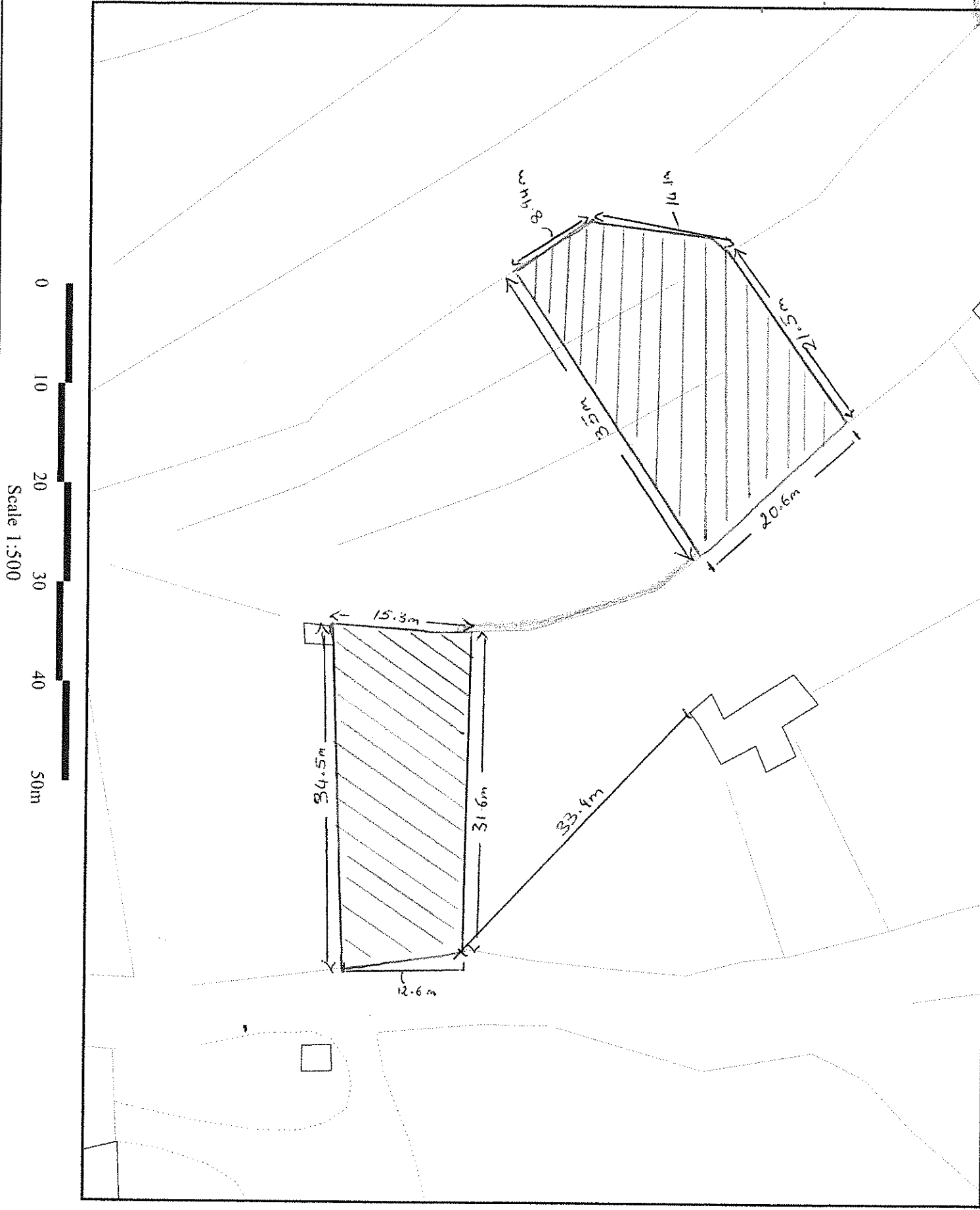
Qies (metri kwadri):
Area (square metres):

C. 1032 sq.m.

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

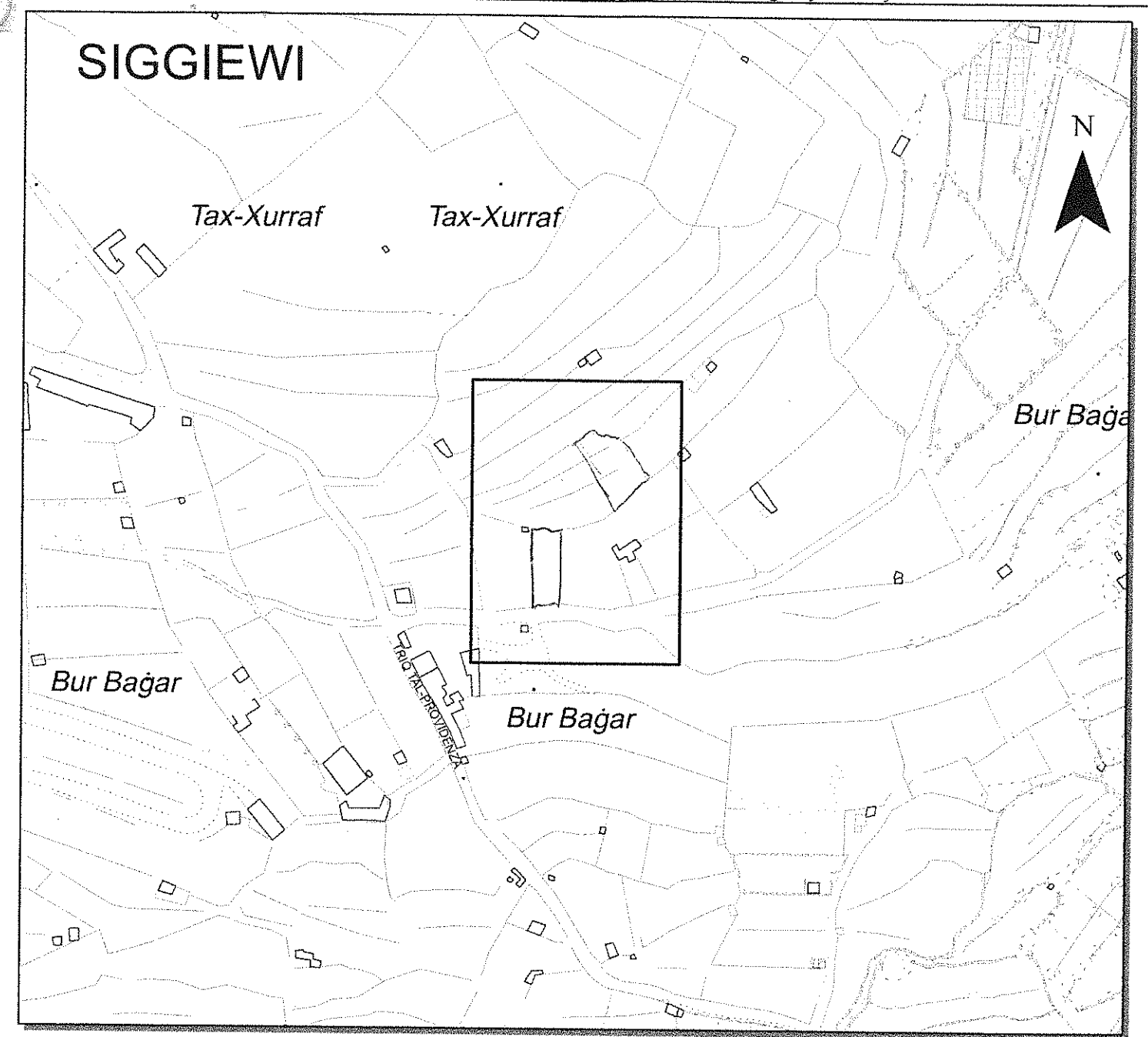
LR 195035

Dritt imhallas
Fee Paid



— Ownership at all levels
 — Right of passage over 3rd parties

Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija 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: Map Number:	201473 E	Pozizzjoni Ċentrali: Centre Coordinates:	x = 50102 y = 66524	Parti min S.S.: Extracted from S.S.:	5066	Data: Date:	03/03/2021
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Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:

Michael Lanfranco
 PERIT MICHAEL LANFRANCO
 15, Capua Palace Str. Sliema SLM 1775
 michael_lanfranco@ho.me.com

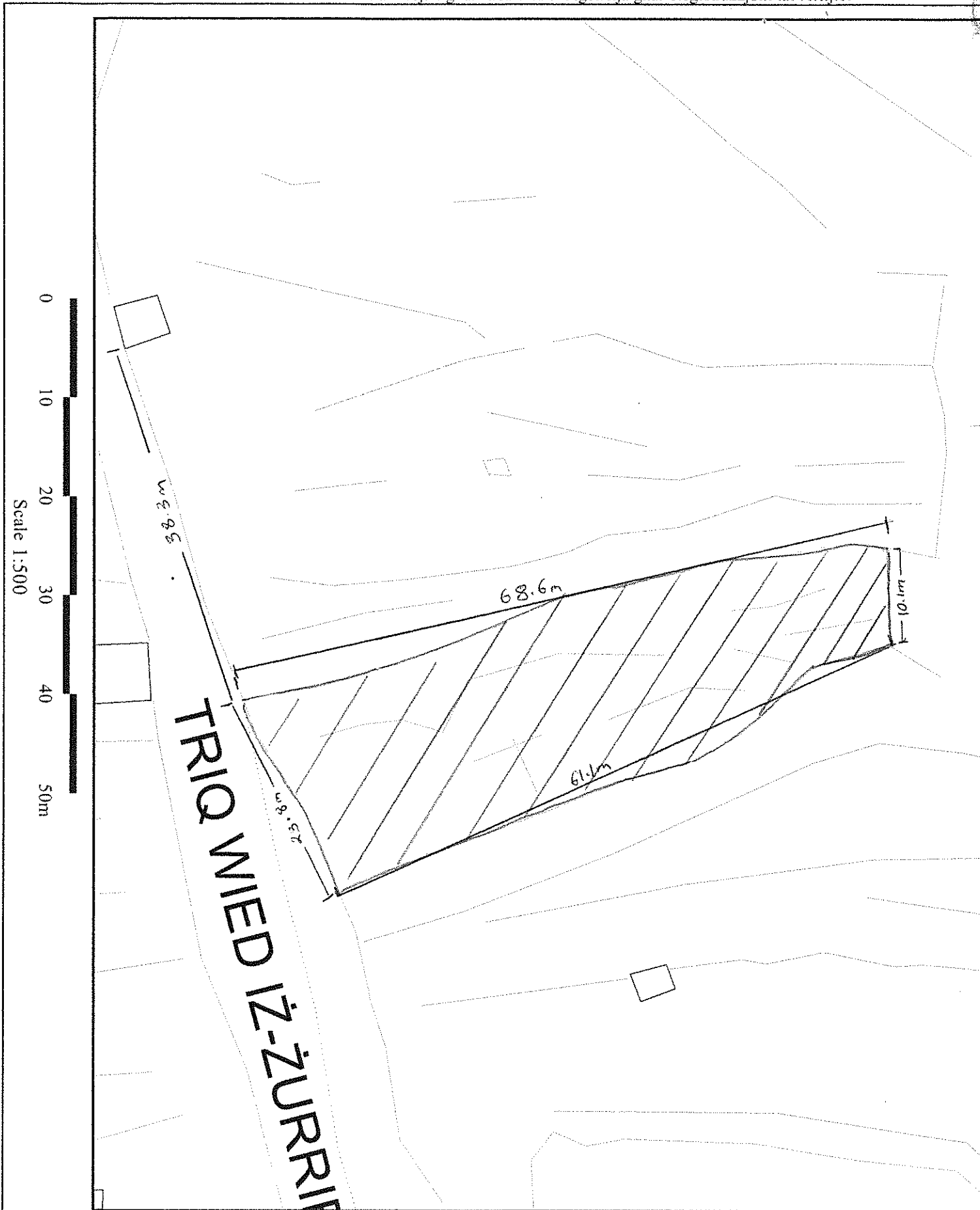
Qies (metri kwadri):
Area (square metres):

c. 1028 sq. m.

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

LR 195031

Dritt imhallas
Fee Paid

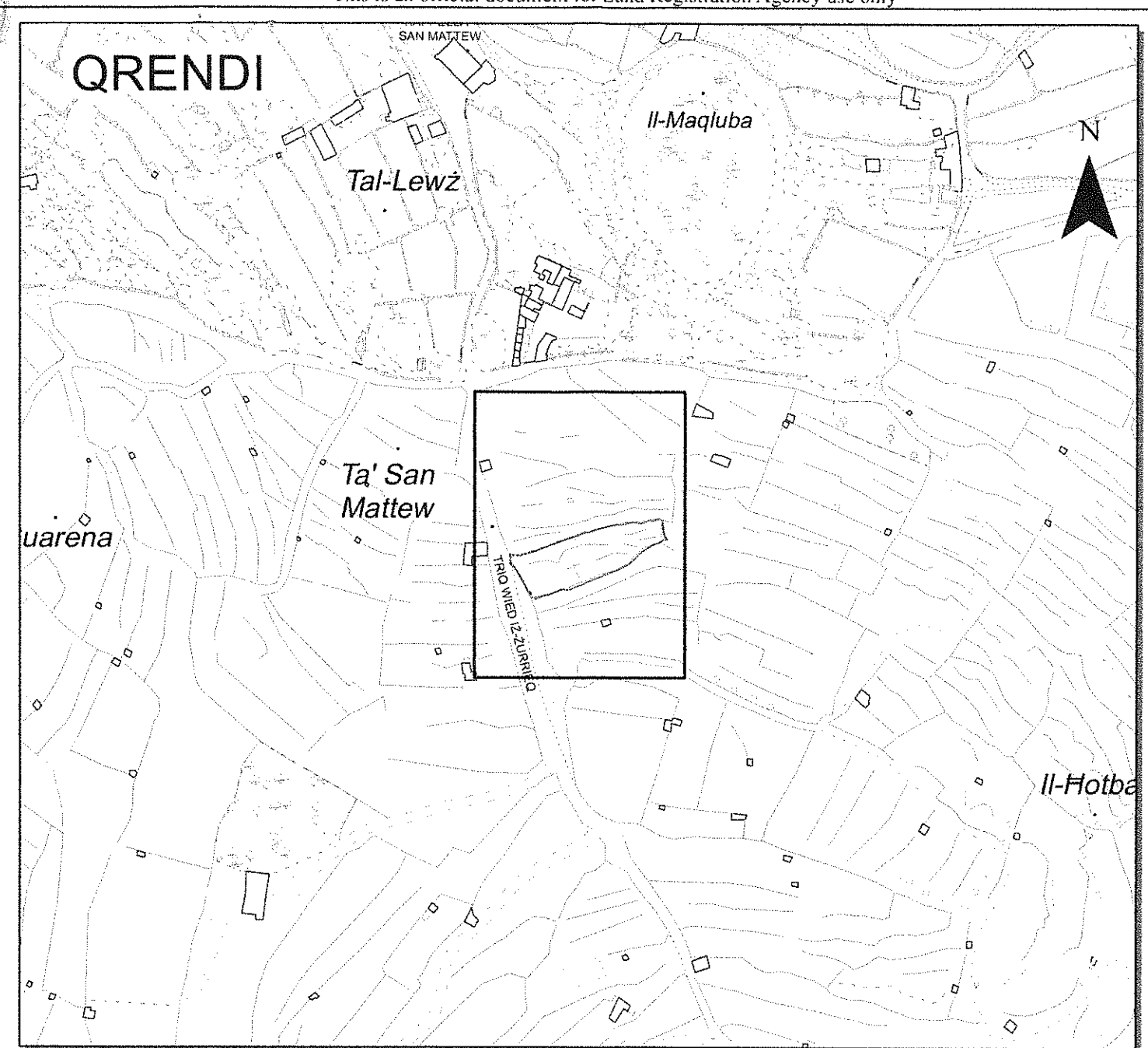


Scale 1:500



— ownership at all levels

Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija 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: **201476 E**
Map Number:

Pozizzjoni Ċentrali: **x = 51033**
Centre Coordinates: **y = 65343**

Parti min S.S.: **5065**
Extracted from S.S.:

Data: **03/03/2021**
Date:

Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:

Michael Lanfranco
PERIT MICHAEL LANFRANCO
15, Capua Palace Str. Sliema STM 1775
michael_lanfranco@hotmail.com
7907 002073

Qies (metri kwadri): **2,113 sq.m**
Area (square metres):

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

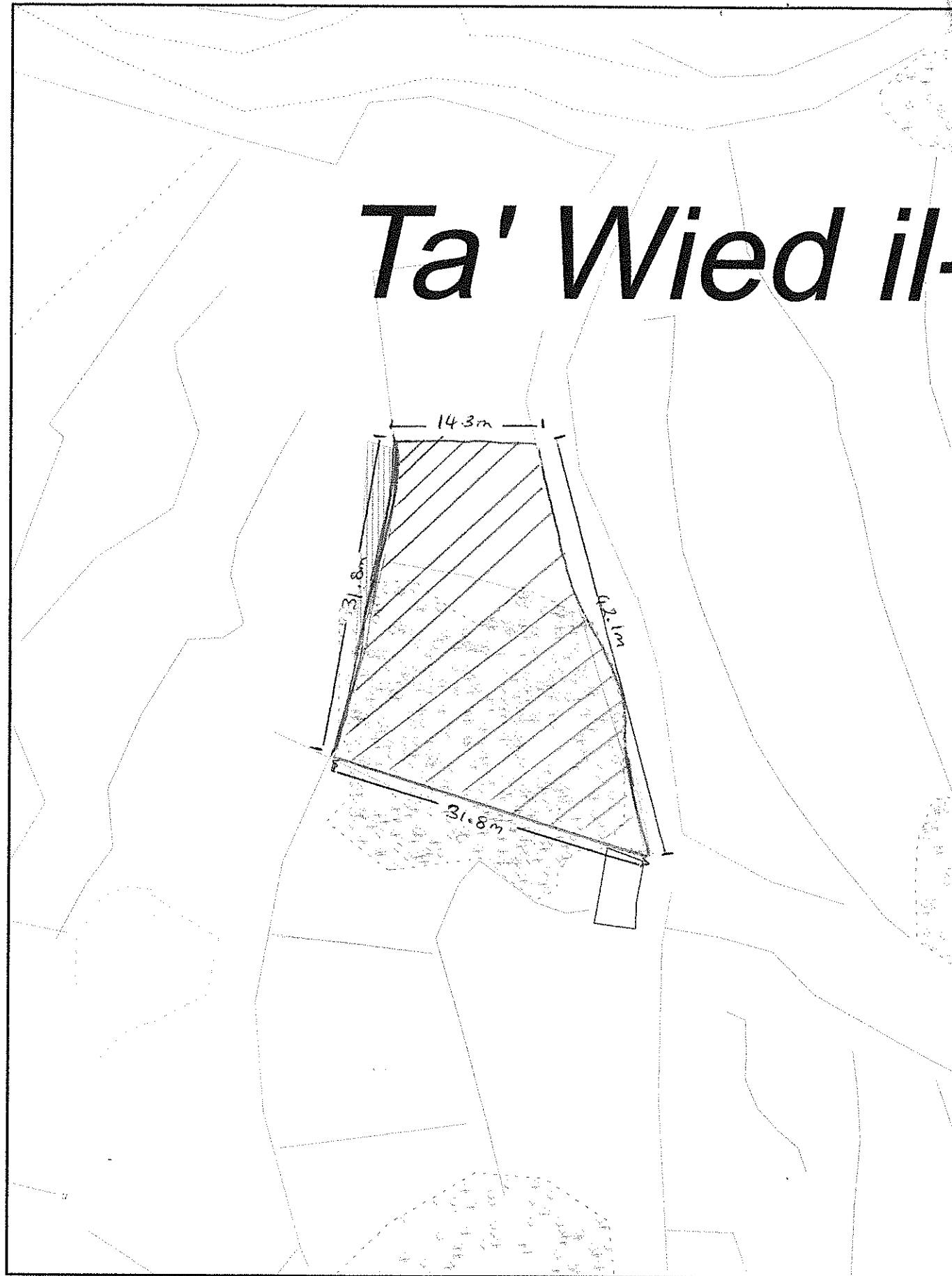
LR 195033

Dritt imhallas
Fee Paid

MLH

Ta' Wied il-

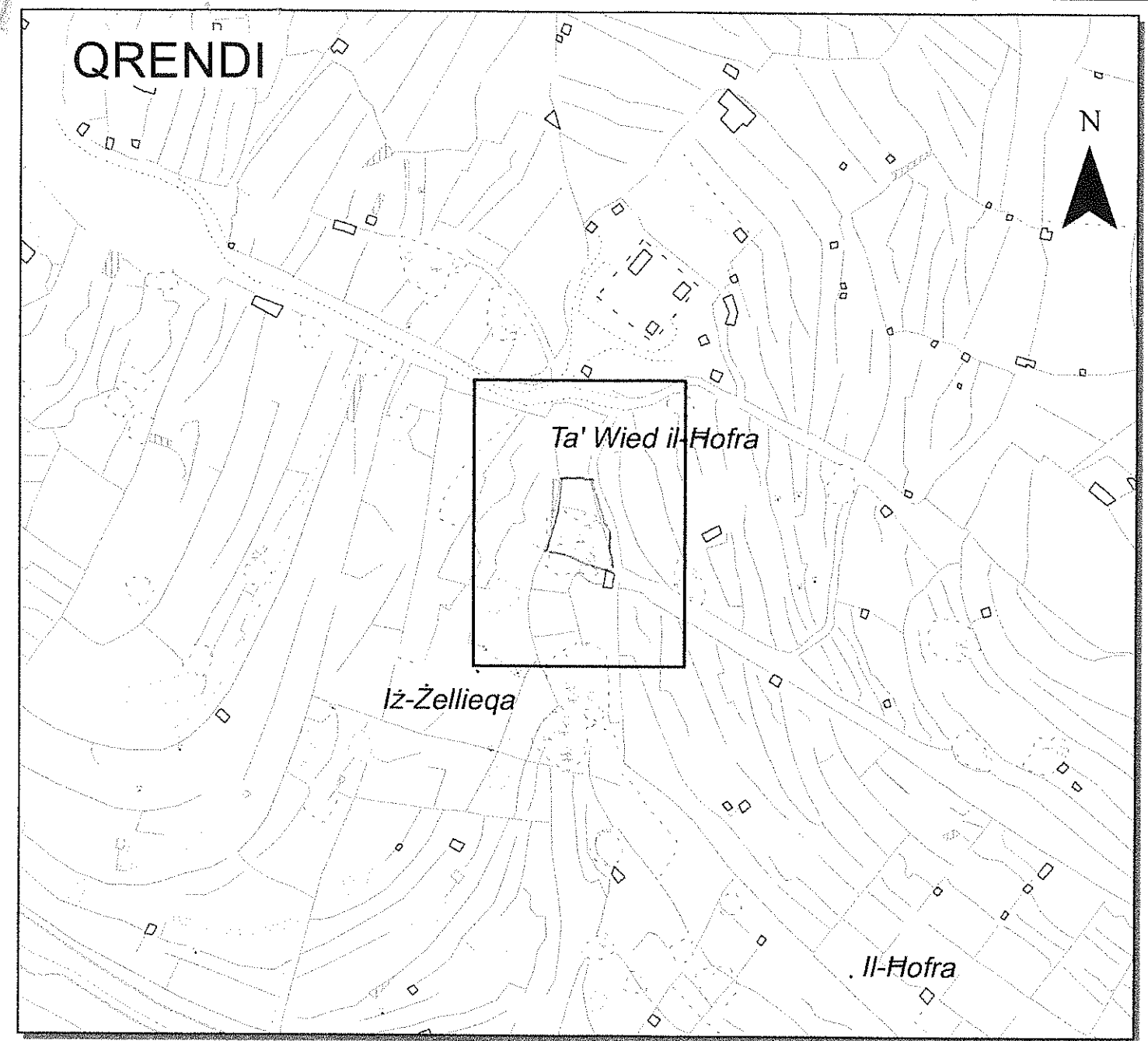
0
10
20
30
40
50m
Scale 1:500



— ownership at all levels.

Scale 1:500

0 10 20 30 40 50m



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija 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: **201477 E**
Map Number:

Pożizzjoni Ċentrali: **x = 50625**
Centre Coordinates: **y = 65015**

Parti min S.S.: **5065**
Extracted from S.S.:

Data: **03/03/2021**
Date:

Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:

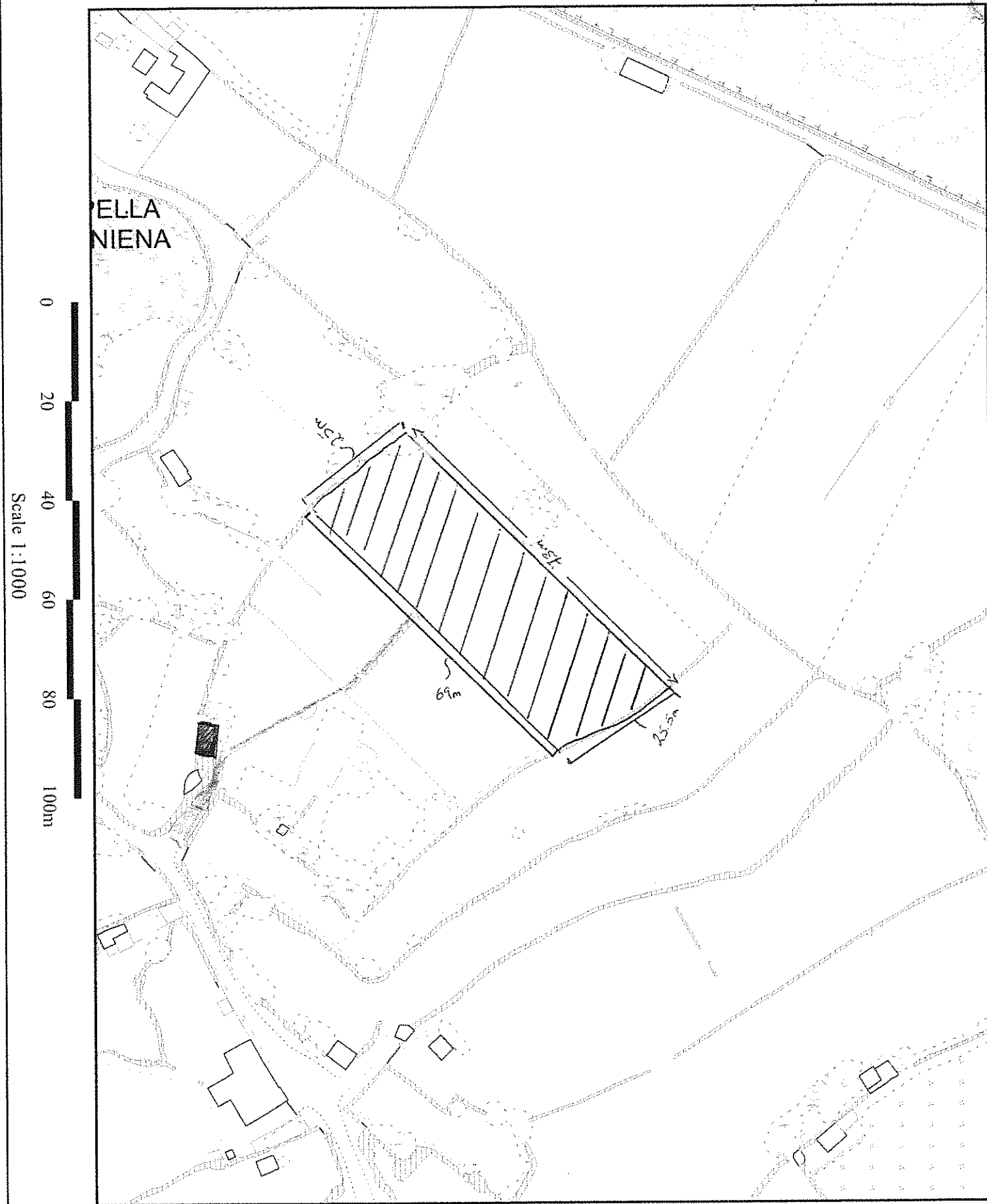
PERIT MICHAEL LANFRANCO
15, Capua Palace Str. Sliema SLM 1775
michael_lanfranco@hotmail.com
(7800) 222222

Qies (metri kwadri):
Area (square metres): **c. 777 sq. m**

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

LR 195034

Dritt imhallas
Fee Paid



Scale 1:1000

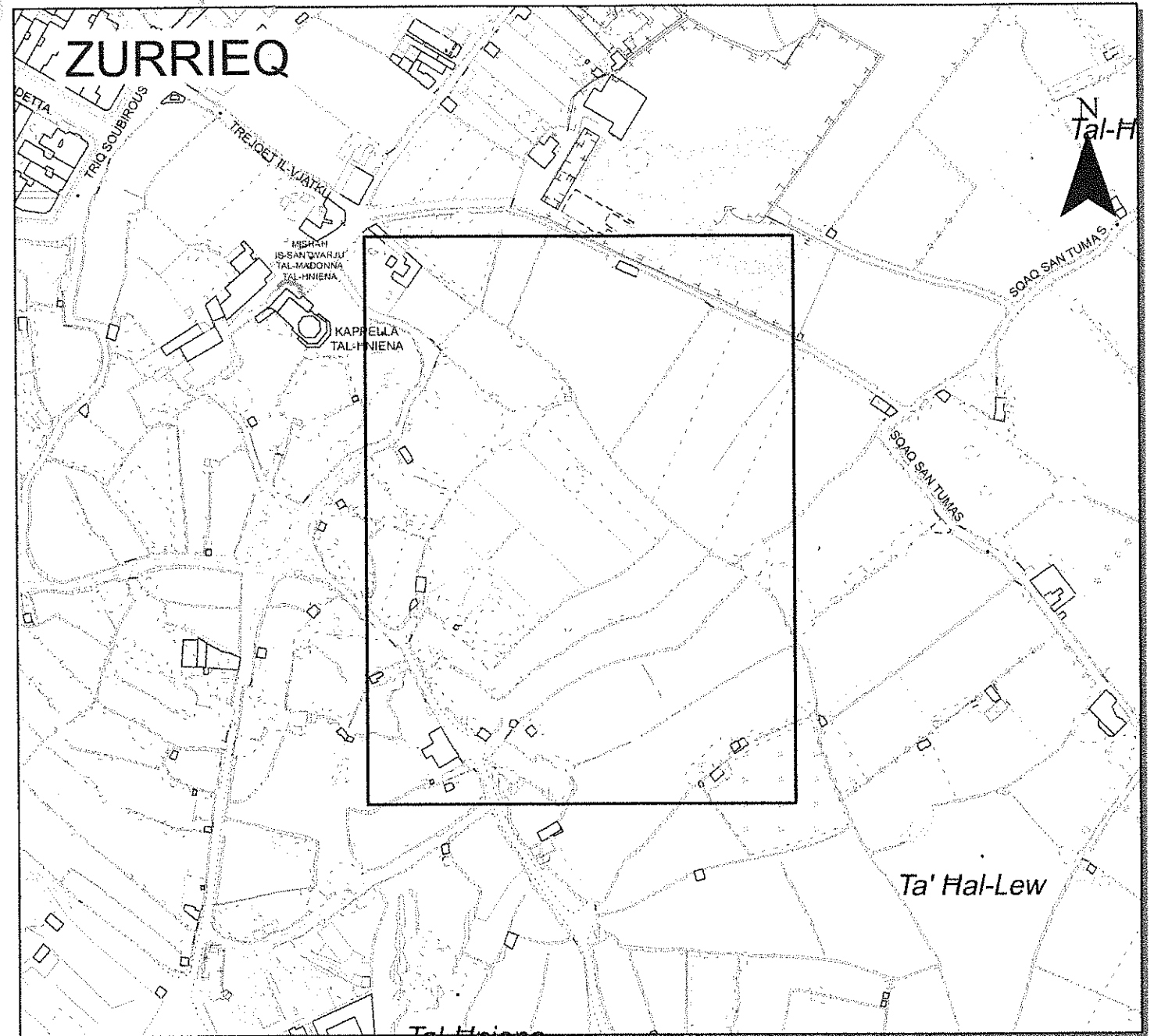
= A: co-owned Rural Room

 = ownership at all levels.

 = Right of passage

 Scale 1:1000

 0 20 40 60 80 100m



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija 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: **201479 E**
Map Number:

Pozizzjoni Ċentrali: **x = 51723**
Centre Coordinates: **y = 65537**

Parti min S.S.: **5065**
Extracted from S.S.:

Data: **03/03/2021**
Date:

Perit:
Architect:

Qies (metri kwadri):
Area (square metres): **c. 1,798 sq.m**

Timbru tal-Perit:
Architect's Stamp:

PERIT MICHAEL LANFRANCO
15, Capua Palace Str. Sliema SLM 1775
michael_lanfranco@hotmail.com
1997 2021

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

LR 195036

Dritt imhallas
Fee Paid



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	Q Rendi.
Address	31, Trig Kliskat u - Sinyura
Total Footprint of Area Transferred *	c. 926.6 sq.m.

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 type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input checked="" type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input type="checkbox"/> 0-20 years	<input type="checkbox"/> Over 20 years	<input checked="" type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input checked="" type="checkbox"/> Country View	<input 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 checked="" type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input type="checkbox"/> No Garage	<input type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof	<input 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: <u>10/03/2021</u>	Perit's Signature:
Warrant Number: <u>961</u>	Rubber Stamp:



EIGHTH SCHEDULE

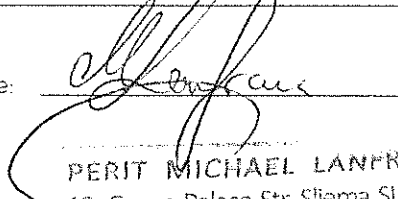
PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	Qrendi
Address	55, 56, 57, TRQ Rokku Bahajjar K/M 17 TRQ il-Parrocca
Total Footprint of Area Transferred*	c. 159.159.m.

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 type="checkbox"/> Flat/Apartment <input type="checkbox"/> Penthouse <input type="checkbox"/> Mezzanine <input type="checkbox"/> Maisonette <input type="checkbox"/> Farmhouse <input checked="" 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 checked="" type="checkbox"/> With Garden <input type="checkbox"/> With Pool <input type="checkbox"/> With Lift <input type="checkbox"/> With Basement <input type="checkbox"/> No Garage <input type="checkbox"/> One car Garage <input checked="" type="checkbox"/> Two Car Garage <input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof <input 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: <u>09/03/2021</u>	Perit's Signature: 
Warrant Number: <u>961</u>	Rubber Stamp: <u>PERIT MICHAEL LANFRANCO</u> <u>15, Capua Palace Str. Sliema SLM 1775</u> <u>michael.lanfranco@hc2mail.com</u> <u>(+356) 99213573</u>

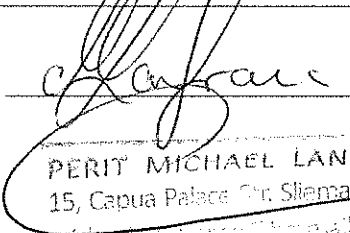
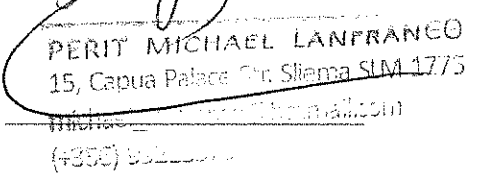


EIGHTH SCHEDULE

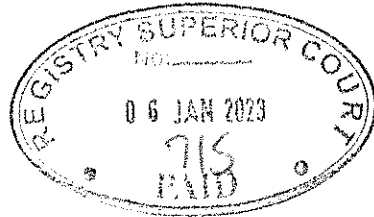
PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	Qzendi
Address	415, Spqg Nru 4 Trig il - KBIRA
Total Footprint of Area Transferred*	c. 200 sq.m

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 type="checkbox"/> Flat/Apartment <input type="checkbox"/> Penthouse <input type="checkbox"/> Mezzanine <input type="checkbox"/> Maisonette <input type="checkbox"/> Farmhouse <input checked="" type="checkbox"/> Terraced House <input type="checkbox"/> Ground Floor Tenement
Age of Premises	<input type="checkbox"/> 0-20 years <input type="checkbox"/> Over 20 years <input checked="" 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 checked="" type="checkbox"/> Shell <input type="checkbox"/> Semi-Finished** <input type="checkbox"/> Finished***
Level of Finishes	<input type="checkbox"/> Good <input type="checkbox"/> Adequate <input checked="" type="checkbox"/> Poor
Amenities <small>Tick as many as appropriate</small>	<input checked="" type="checkbox"/> With Garden <input type="checkbox"/> With Pool <input type="checkbox"/> With Lift <input type="checkbox"/> With Basement <input checked="" type="checkbox"/> No Garage <input type="checkbox"/> One car Garage <input type="checkbox"/> Two Car Garage <input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof <input 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: <u>09/08/2021</u>	Perit's Signature: 
Warrant Number: <u>961</u>	Rubber Stamp: 

KORR
AVV
6.1.23
Fl-ismijiet:



Maria Assunta Casha et

Vs

Joseph Mary Cutajar et

Nota tal-Perit Arkitett Michael Lanfranco – ID: 212090M


Illi, l-esponent ricentiment gie avvicinat mill-konsulet legali tar-rikorrenti fejn infurmah li nofs indiviz biss tal-fond 5, Sqaq Nru 4, Main Street Qrendi tiffirma parti mis-subbasta fuq indikata u li d-dipartiment tas-Subbasta tal-Qorti kellha bzonn il-valur ta' dan in-nofs indiviz.

Illi, qabel kollox l-esponent irid jispjega s-segwenti:

1. Fir-rikors promotur hemm l-indikazzjoni li nofs indiviz biss jappartjeni lill-partijiet.
2. Il-fuq imsemmi gie kkorregut bil-biro fuq il-kopja tar-rikors li kellhu l-esponent fis-sens illi hemm l-indikazzjoni li 4/7 sehem indiviz li kienet giet mixtrija minn Maria Assunta Casha et u sehem ta' 1/7 sehem indiviz kien derivanti mill-wirt ta' missierhom. Ghaldaqstant, l-esponent imbaghad assumma li jekk dan huwa l-kaz, 2/7 sehem indiviz jappartjeni lill-intimati u allura 3/7 sehem indiviz jappartjeni lill-wirt tad-defunti konjugi Cutajar.
3. Illi, meta l-esponent acceda, fuq il-post gie infurmat li l-kwoti spettanti lill-partijiet kienu differenti. Dan huwa rifless fir-rapport.

Stanti illi d-determinazzjoni tal-kwoti spettanti lill-partijiet mhuwiex parti mill-inkarigu tal-esponent u peress illi dan lanqas ma kien car, l-istess esponent kkalkula valur globali u allura minnhu jista' jigi determinat il-valur tan-nofs indiviz/kull sehem iehor.

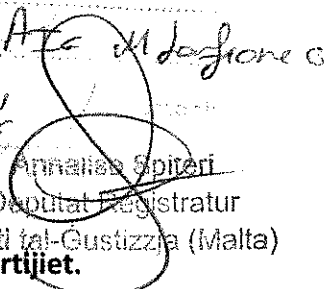
Ghaldaqstant, l-esponent jiddikjara li l-valur mitlub tan-nofs indiviz ta' dan il-fond huwa ta' Eur 185,000.


PERIT MICHAEL LANFRANCO
15, TRIQ IL-PALAZZ CAPUA
SLIEMA, SLM 1775

(N.B. Notifika elettronika michael_lanfranco@hotmail.com)

Data: 06/01/2023 - Kopja elettronika mibghuta lill-konsulenti legali tal-partijiet.

06 JAN 2023


Annalisa Spiteri
Deputat Registratur
Qorti tal-Gustizzja (Malta)

Illum

Illum 9 ta' kinnar 2023
Deher il-Perit Legali / Tekniku:
Pelit Michael Lontranca ID 210090M
Li wara li ddikjara li thallas l-ammont lilu
dovut, halef/halfet li qeda/qdjet fedelment
u onestament l-inkarigu moghti lilu/ha.


Deputat Registratur

MARVIC FARUGIA

210090M

Fil-Prim' Awla Tal-Qorti Civili

Fl-atti tal-bejgh bl-irkant numru: 33/2022 MC

Fl-ismijiet:

Maria Assunta Casha et

Vs

Joseph Mary Cutajar et



Nota tal-Perit Arkitett Michael Lanfranco – ID: 212090M

Illi, l-esponent gie notifikat bid-digriet tas-17 ta' Awwissu 2023, nhar it-23 ta' Awwissu 2023, li fiha din l-Onorabbli Qorti laqghet it-talba ta' Godfrey Camilleri maghmulha fir-rikors tieghu tal-11 ta' April 2023 fejn inter alia talab il-korrezzjoni tad-deskrizzjoni tal-ewwel parti tal-ghalqa ta' Burbagar fil-limiti tal-Qrendi/Siggiewi (deskritta f'pagna 8 tar-rapport tal-esponent Perit Tekniku) fis-sens li fl-ghalqa hemm passagg wisa' ta' metru li jghaddi minn fuq l-ewwel parti ta' din l-ghalqa.

Illi, ghal kull buon fini, l-esponent qieghed jispjega lil din l-Onorabbli Qorti li ma kienx parti mill-inkarigu tieghu li jaghmel xi ricerka/i fuq il-fondi mertu ta' dawn il-proceduri u wisq anqas fuq dawk adjacenti u ghalhekk ibbaza d-deskrizzjoni tieghu fuq konstazzjonijiet li rrizultaw waqt l-access, informazzjoni provduta fil-process u mill-partijiet waqt l-access.

Illi, stanti li din l-Onorabbli Qorti ordnat il-korrezzjoni tad-deskrizzjoni tal-imsemmija ghalqa minhabba d-dritt ta' passagg ta' Godfrey Camilleri liema dritt ta' passagg u naxxenti mill-kuntratt ta' akkwist tal-istess Camilleri tad-19 ta' Ottubru 2021 (u cioe' xhur wara li sar l-access tal-Perit Tekniku)

, fl-atti tan-Nutar Robert Aquilina (minnfejn jirrizulta titlu ulterjuri) allura, l-esponent qieghed jikkoregi d-deskrizzjoni kif gej:

6. L-Ghalqa Ta' Burbagar, limiti tal-Qrendi/Siggiewi (MLF)

Din il-proprjeta' tikkonsisti f'ghalqa tal-kejl ta' cirka 1028 metru kwadru maghruf bhala Ta' Burbagar jew tat-Tomna. L-ghalqa hija maqsuma f'zewg bicciet (ML 42-43). L-ewwel parti hija tal-kejl ta' cirka 411 metru kwadru u hija accessibli direttament minn sqaq li taghti ghal Triq tal-Providenza. Din il-parti tal-ghalqa ghandha passagg wisa' ta' metru li jghaddi minn fuq din il-parti (tul il-parti leminija taghha meta wiehed ihares lejn il-pjanta) favur terzi. Dan il-

habel kien mizrugh bil-qamh fiz-zmien li fih inzamm l-access u fit-tarf ta' din il-parti wiehed isib xatba li taghti ghal passagg bir-rigel fuq proprjeta' ta' terzi u minn fejn wiehed jista' jaccessa t-tieni parti tal-ghalqa. Din it-tieni parti tikkompreni f'tlett hbula li jinsabu fuq livelli differenti u li kienu mizrughin bil-ful fiz-zmien li fih inzamm l-access. L-art ma ghandiex bjar u tinhadem minn wiehed mir-rikorrenti u cioe' l-imsemmi Joseph Mary Cutajar.

L-ewwel parti ta' din l-ghalqa tikkonfina minn Nofs in-Nhar mal-isqaa, mal-Lvant ma' proprjeta' tal-familja Farrugia jew is-sucsessuri fit-titlu taghhom u mill-Majjistral ma' proprjeta' tal-familja Muscat jew is-sucsessuri fit-titlu taghhom jew irjeh verjuri ohra.

It-tieni parti tikkonfina mill-Punent ma' proprjeta' tal-familja Muscat jew is-sucsessuri fit-titlu taghhom, minn nofs in-nhar ma' proprjeta' tal-familja Farrugia jew is-sucsessuri fit-titlu taghhom u mit-tramuntana ma' proprjeta' tal-familja mlaqqma ta' Smina jew is-sucsessuri fit-titlu taghhom jew irjeh verjuri ohra.

L-ghalqa tinsab barra z-zona tal-izvilupp u dan kif indikat fis-South Malta Local Plan Doc A u B. L-ghalqa tinsab f'zona li hi primarjament wahda agrikola u f'post li l-Awtorita' tal-Ippjanar tiddefinixxi bhala Buffer Zone ta' 100metri u 200 metri tal-ilma ta' taht l-art. L-art mhuwiex marbut ma l-ebda permess tal-Awtorita' tal-Ippjanar.

Skond infurmazzjoni moghtija mir-rikorrenti, din l-ghalqa hija libera u franka minn kwalunkwe piz, cens, servitu jew dritt iehor salv dawk id-drittijiet diga' indikati u kull dritt iehor li jista' jirrizulta mill-posizzjoni jew tipologija tal-proprjeta'. Din il-proprjeta' tinkludi l-arja u s-sottoswol taghha.



PERIT MICHAEL LANFRANCO
15, TRIQ IL-PALAZZ CAPUA
SLIEMA, SLM 1775

(N.B. Notifika elettronika michael_lanfranco@hotmail.com)

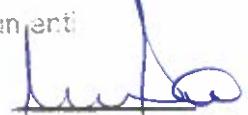
Data: 12/09/2023 - Kopja elettronika mibghuta lill-konsulenti legali tal-partijiet.

19 SEP 2023

Illum _____

Ipprezentata mill Perit M. Lanfranco

bla dok/b / dokumenti



Carina Abdilla
Deputat Registratur

Illum 19/9/23

Deher /ret Perit Tekniku AKC Michael

Karta tal-Identita Nru: 212090M-Lanfranco

Halef/halfet din in-nota/rikors/risposta/
ittra ufficjali/mandat/affidavit/att wara li
giet iffirmata u moqrja lil/Aliha.

Carina Abdilla
Deputat Registratur 