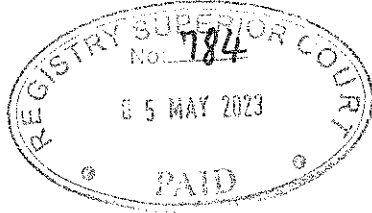


Prim' Awla tal-Qorti Ċivili
S.T.O Prim Onor Imhalled MarkCetcuti LL.D.



Fl-Atti tas-Subasta
Nru. 5/23 fl-ismijiet
Edwina Bonello KI522953M
vs
Norman Spiteri KI41461M

Relazzjoni tal-AIC Dott. Claude Busuttil.

Jesponi bir-rispett:

Illi l-Qorti nnominat lill-esponent biex jivvaluta Propjeta fi Vela Vista, Blokk C, Triq il-Bahhar, Qawra

Illi l-aċċess sar fis-17 ta' April 2023 fid-disa ta' filghodu.

Illi l-esponent ħa qisien biżżejjed tal-Propjeta biex seta' jipprepara l-pjanta hawn annessa Dok 'A' biex din tiffirma parti mid-deskrizzjoni tal-art. *Site plan* li turi fejn tinsab din l-art qed tiġi annessa ukoll – Dok 'B'.

Illi s-sit jikkonsisti f'appartament li jinstab fit-tieni pjan, immarkat bin-numru hamsa (5) formanti parti minn binja akbar maghrufa bhala 'Blokk C' li tiffirma parti minn zvilupp akbar maghruf bl-isem 'Vela Vista'.

L-appartament ghandu fond ta' 25.1 metri min-naħa ta' Tramuntana. Is-sit għandu wisgħa ta' 6.4 metri fuq quddiem u 8.8 metri fuq in-naħa ta' wara. Il-Propjeta ghandha faċċata ta' 6.7 metri fuq il parti li taghti fuq triq il-Klamari u faċċata ta' 6.4 metri fuq il-parti li taghti fuq triq il-Bahhara. L-imsemmi appartament huwa suggett għal-cens annwu ta' lira stelina u tmienja u ghoxrin pence (£1.28p) daqs ewro u hamsin centezmu (€1.5c), bil-koncessjoni enfitewtika relattiva koncessa fuq l-art li fuqha l-imsemmi zvilupp inbena ghaz-zmien ta' mija u hamsin (150) sena li bdew jghoddu min-nhar l-erbgha u ghoxrin ta' Mejju tas-sena elf disa' mija u

hamsa u sittin (24/05/1965), izda li mal-iskadenza ta' dan l-imsemmi perjodu enfitewtiku temporanju originali, jerga' awtomatikament jiggdedd ghal perjodi kull wiehed ta' mitt (100) sena adinfinitum, bic-cens rivedibbli skont kif stipulat fl-att ippubblikat fl-atti tan-Nutar Joseph Sciberras nhar l-erbgha u ghoxrin ta' Mejju tas-sena elf disa' mija u hamsa u sittin (24/05/1965) u suggett ukoll ghas-subcens annwu u perpetwu ta' tletin Liri Maltin (Lm30.00) daqs disa' u sittin ewro u tmienja u tmenin centezmu (€69.88) bil-kundizzjonijiet relattivi ghall-koncessjoni subenfitwetika skont kif stipulat fl-att ta' bejgh u xiri li bis-sahha tieghu d-debitur akkwistawh b'titolu ta' bejgh u xiri, bid-drittijiet u pertinenza kollha tieghu, u bid-dritt perpetwu u trasferibbli flimkien mal-imsemmi appartament tal-uzu tal-partijiet komuni, ippubblikat fl-atti tan-Nutar Jean Paul Farrugia nhar id-dsatax ta' Ottubru tas-sena elfejn u sebgha (19/10/2007) b'referenza I/19396/2007.

L-imsemmi zvilupp maghruf bl-isem 'Vela Vista' jikkonfina mit-Tramuntana u mill-Majjistral ma' Triq il-Bahhara, mil-Lvant ma' gid is-socjeta' PAM Limited, min-Nofsinhar ma' Triq it-Turisti u mill-Punent ma' Triq il-Klamari. Filwaqt li l-imsemmi 'BlokKC' formanti parti mill-imsemmi zvilupp maghruf bl-isem 'Vela Vita' li l-imsemmi appartament jiffirma parti minnu, jikkonfina mill-Grigal ma' Triq il-Bahhara, mil-Lbic ma' Triq il-Klamari u mill-bqija tal-irjeh ma' gid tas-socjeta' Prestige Apartment Limited, jew is-successuri fit-titolu taghom jew irjeh izjed verjuri.

Illi s-superfici ta' din l-art hi ta' madwar 150 metri kwadri.

Illi l-art hija mdaħħla fiż-żona tal-iżvilupp skont l-iskema tal-L-Awtorità tal-Ippjanar maħruġa f' Lulju 2006 u l-pjan lokali ghal-majjistral ta' Malta maħruġ mill-Awtorità tal-Ippjanar f' Lulju 2006.

Illi meta l-esponent ha in konsiderazzjoni l-lokal fejn tinsab din l-art, hu vvaluta illi din il-propjeta kolla tiswa s-somma ta' €290,000 (mitejn u disgħin elf ewro) bħala prezz skont is-suq tal-lum.

Tant għandu l-unur jissottometti għall-ġudizzju tal-Qorti.



Dr Claude Busuttil
Dr CLAUDE BUSUTTIL perit

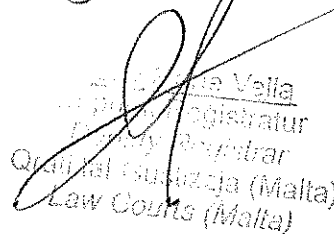
M Arch (Florence) PhD (Rouen)
Director / Conservator Architect

ARCstudio Ltd

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Mataf Saxta, HR9 9003, Malta
web: www.arcstudio.com.mt
tel: +356 2122 2257 cell: +356 7942 9141
email: claud@arcstudio.com.mt



Illum... 5th May 2023
Ippreżentata mill- DR. Claude Busuttil
L-Attor Ċivil... lewg(2).dokument



Dr. Claude Busuttil
Magħluq Registratur
Qorti tal-Ġudizzju (Malta)
Law Courts (Malta)


Illum 26 ta' Lulju 2023
Deher il-Perit Legali / Tekniku:
Claude Busutti
Li wara li ddikjara li thallas l-ammont lillu
dovut, halef/halfet li qeda/qdjet fedelment
u onestament l-inkarigu moghti lillu/ha.

Deputat Registratur



Figure 1: Front Facade



Figure 2: Common Parts



Figure 3: Front Balcony



Figure 4: Side Balcony

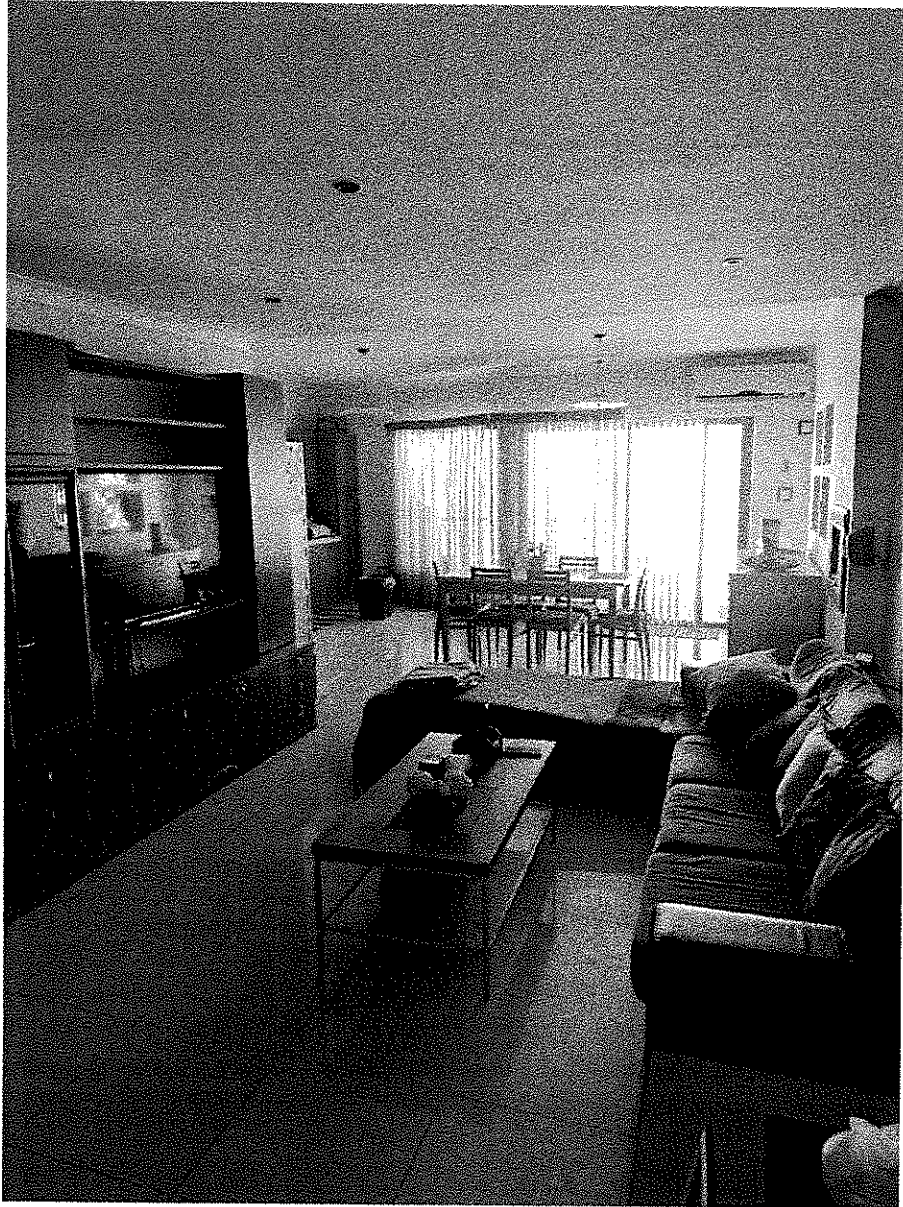
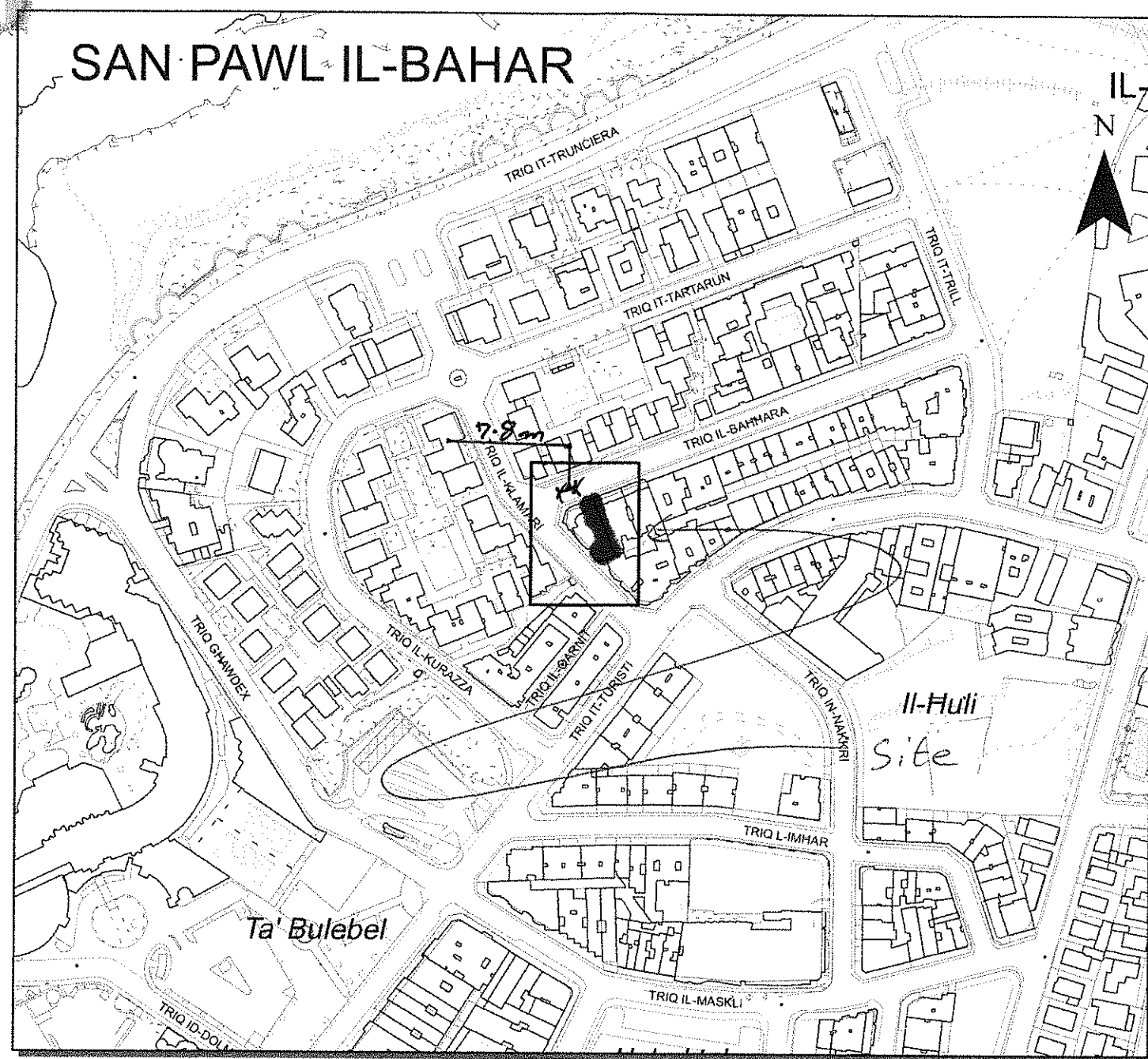


Figure 5: Living Room

SAN PAWL IL-BAHAR



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: 302643 E	Pozizzjoni Ċentrali: x = 47783	Parti min S.S.: 4679	Data: 25/04/2023
Map Number:	Centre Coordinates: y = 79361	Extracted from S.S.:	Date:

Perit:
Architect: *Claude Busuttil*

Timbru tal-Perit:
Architect's Stamp:

ARCstudio Ltd

Unit 7, Level 5, Falson House, National Road, Horta L-Sajda, HMB 9001, Malta
web: www.arcstudio.com.mt
tel: +356 2122 8257 / +356 7942 5143
email: claude@arcstudio.com.mt

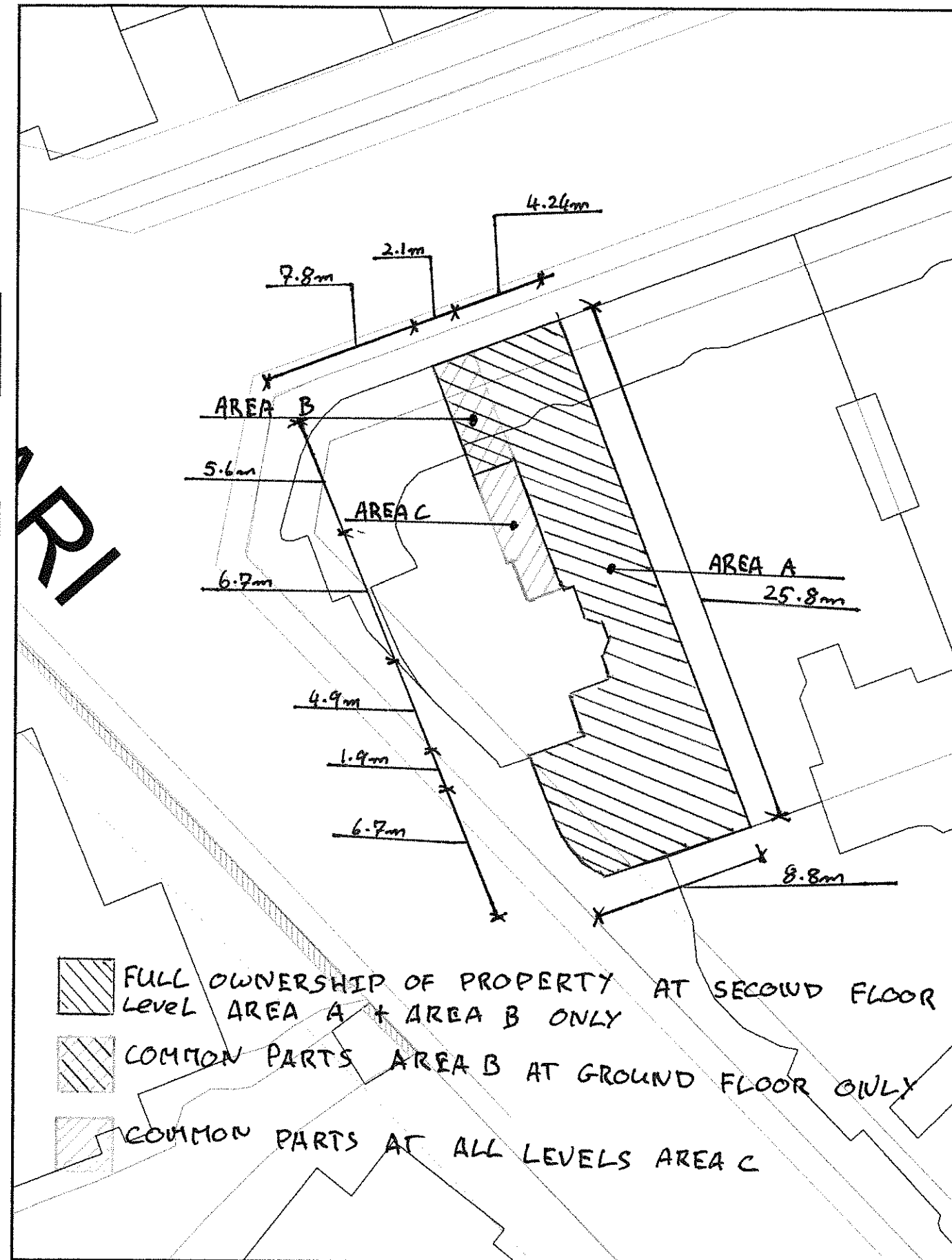


Qies (metri kwadri): **c. 150m²**
Area (square metres):

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

LR 304991

Dritt imhallas
Fee Paid



- FULL OWNERSHIP OF PROPERTY AT SECOND FLOOR LEVEL AREA A + AREA B ONLY
- COMMON PARTS AREA B AT GROUND FLOOR ONLY
- COMMON PARTS AT ALL LEVELS AREA C

Scale 1:250



A B C D E F

1

2

3

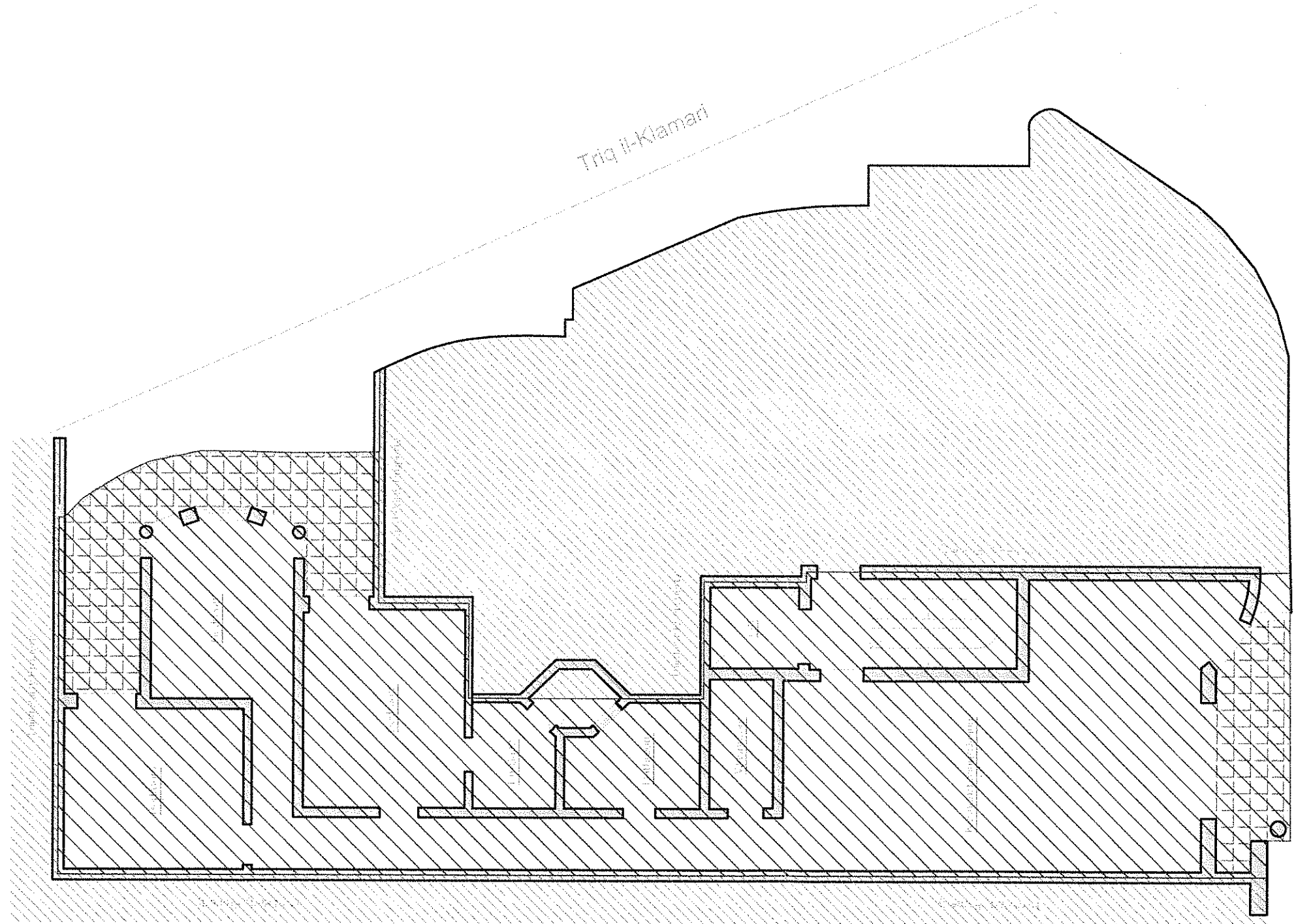
4

5

6

7

8



Existing Second Floor Plan
1:100

Triq il-Bahara

Title Existing Second Floor Plan	
Address 5, Vela Vista, Blokk C, Triq il-Bahar, Qawra	
Client Coorti Civili	

VER	DATE	DRWN	CHK	DETAILS
1	04/05/2023	DB	CB	IS

<input checked="" type="checkbox"/>	Notes Full Ownership Of Property
Scale 1:100	Scale A3
Dwn No. 13/23_01	

Claudio Busuttill
 Date: 04/05/2023
BUSUTTILL
 Claudio Busuttill
 201, St Paul's Street, Valletta
 Tel: +356 2142 1111
 Fax: +356 2142 1111

1/100 0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5 8 8.5 9 9.5 10m
 This drawing remains the property of BUSUTTILL Engineering Ltd.
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EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY	
Locality	Qawra
Address	5, Vela Vista, Blokk C, Triq il-Bahhar
Total Footprint of Area Transferred *	c. 150 m 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 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 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 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: 20/04/2023	Perit's Signature:
Warrant Number: 543	Rubber Stamp:

Dr. CLAUDE BUSUTTIL perit

M Arch (Florence), PhD (Rouen)
Director / Conservator Architect

ARCstudio Ltd

Suite 7, Level 3, Falson House, National Road
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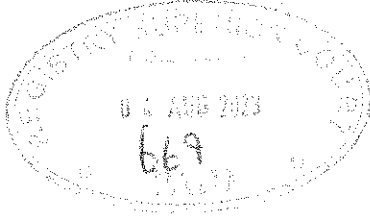


Registratur tal-Qorti

Prim' Awla tal-Qorti Ċivili

NOTA KORRETTORJA/ADDIZZJONALI DWAR IS-SUBBASTA 5/2023

Fl-Atti tas-Subasta
Nru. 5/2023 fl-ismijiet



Edwina Bonello KI522953M

vs

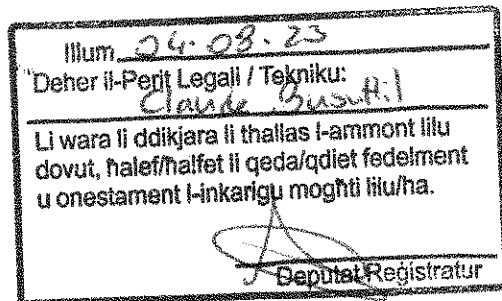
Norman Spiteri KI41461M

B'referenza ghar-rapport tiegħi nixtieq is-segwenti:

NOTA ADDIZZJONALI

1. Illi jirrizulta wkoll li c-cens ta' £1.28, biz-zmien LM1.28ċ, huwa ta' €2.98ċ u mhux kif erronjament indikat fir-rikors promotur bhala €1.50ċ

Dr Claude Busuttill
Perit Tekniku



Illum 04 AUG 2023
Ippreżentata mill Dr. Claude Busuttill
bla dok/b _____ dokumenti