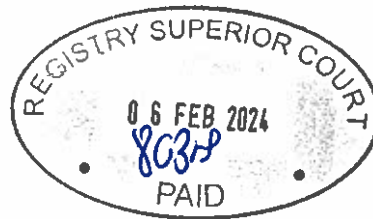


N Debattista A & CE
16/6b 'Highrise'
Triq L-Imradd
Ta' Xbiex XBX 1150

Tel/Fax: 21 334403
V.A.T. No. 1109 -9808

1st February 2023

Ref: Debnoe
Ms Marvic Farrugia
Deputy Registrar
Prim Qawla
Law Courts
Valletta



Dear Madam,

Please find below list of service rendered re Subbasta 19/2023

SERVICES RENDERED:

Access – 15 mins x 1 (10.10.23) , 45 mins x 1 (21.12.23)
Transport
Typing -9 pages
Copies 22 pages x A4, 9 pcs x A3
Plan of garage and common parts drawn out –No 633.02
Plans – Land registration A3 plan
Photos – 0 in number
Letter – 1 Schedule 8
Notifications 2
Valuation - €22,000.00.


Noel Debattista

Noel Debattista A & CE
6b/16, Triq L-Imradd,
Ta'Xbiex XBX 1150

Tel: 21334403

30 ta' Jannar 2024

Registratur tal-Qorti Civili
Atn. Ms Marvic Farrugia
Deputat Registratur
Prim Awla tal Qorti Civili
Valletta

Ref: Kawza fil Qorti Civili Prim Awla
Kawza - Atti tas-Subbasta 19/2023
BOV Plc vs Vincent Spiteri et

Lil min hu kkoncernat.

Kawza Subbasta - 19/2023

B'din l-ittra niccertifika li fil 21 ta' Dicembru 2023, mort u spezzjonajt garaxx Nru 3, 155, Sqaq 2, Triq il-Kbira , Zabbar

Spezzjonajt l-garaxx li naghti deskrizzjoni tieghu hawn taht ghal fini ta' valuazzjoni.

L-Garaxx huwa f'livell tat-triq il-Kbira u ghandu access min fuq din it triq. L-access huwa min sqaq numru 2 go triq Il-Kbira kif muri fil pjanti annessi. Fit-tarf ta lis-sqaq, hemm kancell tal hadid li jkun msakkar b'katnazz. Dan il kancell jinfetah manwalment. It trejqa komuni wara il kancell li minnha hemm dhul ghal seba garaxxijiet hija 10.7 m twila u wiesa biss 2.2 m.

Me b

Min got-trejqa wiehed jsib ruhu go fetha/ bitha miftuha (12.5m x 5.67m) fejn hemm seba garaggijiet bhal pjanta tal perit Randolph Bartoli annessa.

Il garaggijiet huma daww murija fuq il lemin tal pjanta, i.e. 'Existing Ground Floor Plan as Built (to Sanction).

L-Garaxx numru 3 huwa mibni u komplet bil madum , mizbuh u ghandu roller xutter bhala bieb.

Il Garaxx m'ghandux meter ta l-eletriku u lanqas dak l-ilma.

Fil garaxx toqogħod karozza wahda meta wiehed jiehu in-norm ta post għal karozza hija ta 2.4mx 4.8m.(Planning Authority policies) Il-post jikopri circa 30 sq.m. (Tletin metri kwadri).

Il-garaxx huwa fi stat tajjeb u ma dehru l-ebda sinjali ta' hsara.

L-arja tq fuq il-garagg nru 3 huwa tat terzi.

l-cens mhallas fuq dan il garagg huwa ta €28.28 p.a. (Tmienja u ghoxrin Euro u 28c fis sena) . l-cens originali ta €198 p.a. gie mqassam fuq is-sebgha garaxxijiet. Fuq il-garaxx nru. 3 jithallas l-ammont ta €28.28 p.a. cens perpetwu.

Għal fini ta valutazzjoni , wiehed għandu jgħies zewg punti barra il qies u l-post tal garaxx. Dawn huma id djuq tal access għal bitha min fuq lis-sqaq. Dan il passagg huwa ta 2.2m biss u allura wiehed jista jgħies l-access m'huwiex wiehed komdu għal xi sewwieqa.

Il-punt l-iehor huwa li habba li hemm hajt karta-bum mal-bieb ta 2.73m wiesa, u il hajt għandu koxxa fin nofs li tohrog il barra mill linja tal bieb tal garaxx, wiehed għandu problema biex jimmanuvra għal gol garaxx. Dan jifisser li is' – swept path' tal vettura m'hiex kontinua u pulita. Zied ma dan kollu, il bieb ta

Seb

garaxx huwa dejjeq skond ir rakkamadonijiet tal-'policies' tal Planning Authority

Permess kien gie mahrug fuq dan il garaxx (PA 676/13). Dan il-permess mahrug ghax kien gie mizjud garaxx nru 2a kif jidher fil pjanti. Dan il permess kien ta sanzjonar u allura kien ga lest ix-xoghol u l-Awtorita tat il permess ghalkemm il wiesa tal bieb huwa idjaq min dak li is –soltu jintalab meta garaxx jkun l-ahhar fil komun (L-ahhar fringila ta garaxxijiet).

F'dan il kas, jidher li parti mil garaxx nru 3 originali ittiehed ghal parti mil garaxx 2a. Dan jfisser li il-garaxx illum jikejjel xi 30 metru kwadru meta qabel kien vicin 36 metri kwadri (sitta u tletin metru kwadru)

Il-bitha li minnha hemm id dhul ghal dawn is sebgha garaxxijiet hija ta 5.67m wiesa u allura trid tiehu kaz li jew tidhol mis-sqaq b'lura (qiebsa habba il wiesa tal passagg) jew trid iddawwar il-karozza f'dan id djuq ta bitha !

L-gholi ta gewwa tal garaxx nru 3 huwa ta 3.15 m. Ma hemmx l-ebda servitu fuq dan il garaxx. L-access huwa komuni ghalih u is-sit garaxxijiet l-ohra li jinsabu l-gewwa mil kancell msemmi aktar il-fuq.

Fil garaxx illum jinstabu zewg karozzi (jew partijiet tagghom) li jidhru li mhux tajbin ghat triq.

Ma hemmx xi ligijiet tas sanita fuq dan it-tip ta propjeta.

Meta tikkonsidra il-lokalita, l-access, il kumdita nieqsa tal uzu-tal garaxx (wiesa tal bieb, wiesa ta l-access u tal bitha komuni) ta karozza wahda kif ukoll tqabbell ma prezzijiet ta propjeta simili jien nistma dan il-garaxx bi prexx, fis suq liberu u minghajr l-ebda pizzijiet, ta €22,000 (tnejn u qoxrin elf euro).


Noel Debattista A & CE

Noel Debattista B.E.& A.A.& C.E..
6B/16, 'Highrise', Triq L-Imradd,
Ta' Xbiex, XBX 1150, Malta
Tel/Fax : 21334403

illum 06 FEB 2024
lpprezentata mill- Noel Debattista
bla dok/b idwasi dokument


Carina Apollia
Deputat Registratur



KARATTERISTIĊI FIŻIĊI TAL-PROPJETA' IMMOBBLI

Lokalita'	Zabbar
Indirizz	Garage 3, 155, Soqqa NR 2, TRIQ ILM-KBIRA Zabbar
Qies tal-Binja kollha trasferita*	30 m ²

IMMARKA FEJN APPLIKABBLI (Imla kaxxa waħda f'kull każ minbarra fejn indikat mod iehor)

Tip ta' Propjeta'	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Flat/Appartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanin	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input type="checkbox"/> Terraced House	<input type="checkbox"/> Terran	<input checked="" type="checkbox"/> Garage	
Kemm ilha mibnija	<input checked="" type="checkbox"/> 0-20 sena	<input type="checkbox"/> Aktar minn 20 sena	<input type="checkbox"/> Qabel it-Tieni Gwerra	
Il-Madwar	<input type="checkbox"/> Veduta tal-bahar	<input type="checkbox"/> Veduta tal-kampanja	<input checked="" type="checkbox"/> Urbana	
Ambjent	<input checked="" type="checkbox"/> Zona kwieta	<input type="checkbox"/> Zona Traffikuża	<input type="checkbox"/> Zona ta' divertiment	<input type="checkbox"/> Zona Industrijali
Stat ta' Kostruzzjoni	<input type="checkbox"/> Ġebel u saqaf	<input type="checkbox"/> Nofsu Lest**	<input checked="" type="checkbox"/> Lest*** - garage	
Kundizzjoni	<input type="checkbox"/> Tajjeb	<input checked="" type="checkbox"/> Adekwat	<input type="checkbox"/> Hazin	
Facilitajiet Tista' timmarka aktar minn waħda	<input type="checkbox"/> Bil-Ġnien	<input type="checkbox"/> Bil-Pool	<input type="checkbox"/> Bil-lift	<input type="checkbox"/> Bil-Basement
	<input type="checkbox"/> Bla Garaxx	<input checked="" type="checkbox"/> Garaxx karozza waħda	<input type="checkbox"/> Garaxx żewġ karozzi	<input type="checkbox"/> Garaxx ta' aktar karozzi
Arja	<input type="checkbox"/> Bl-arja tiegħu	<input checked="" type="checkbox"/> Minghajr l-arja	<input type="checkbox"/> Bl-arja ma' terzi	

* Jinkludi l-artijiet kollha u għonna imma jinkludi sulari addizzjonali, soqfa u washrooms

*** Jinkludi tikkil, elettriku, ilma u madum

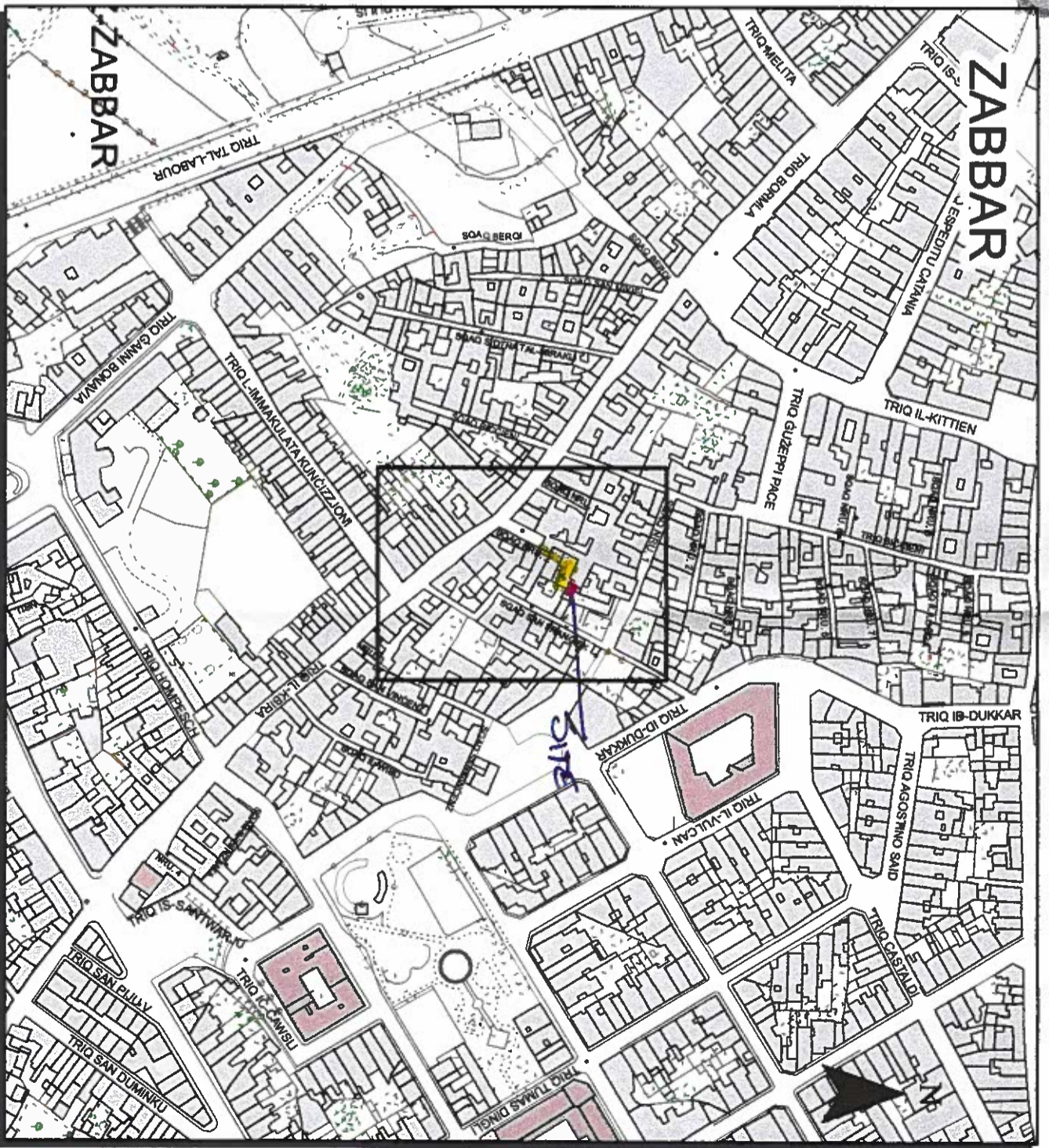
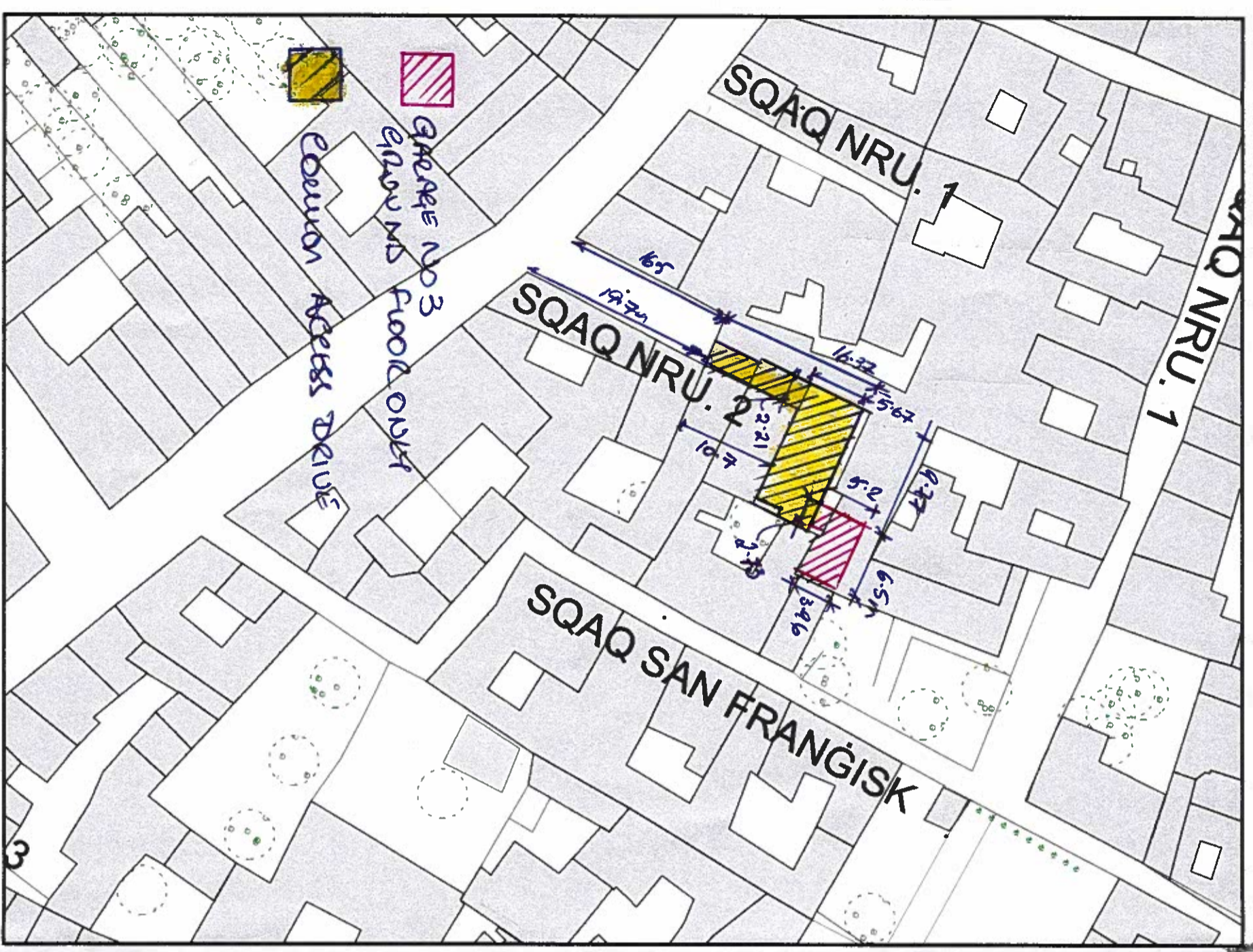
** Jinkludi ** kif ukoll kmamar tal-banju w aperturi

Data: 1. 2. 2024

Firma tal-Perit:

Numru tal-Warrant: 137

Timbru: Noel Debattista B.E. & A.A. & C.E.
6B/16, 'Highrise', Triq L-Imradd,
Ta' Xbiex, XBX 1150, Malta
Tel/Fax : 21334403



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: 332406 E	Posizzjoni Centrali: x = 58001	Parti min S.S.: 5870	Data: 02/01/2024
Map Number:	Centre Coordinates: y = 70617	Extracted from S.S.:	Date:

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

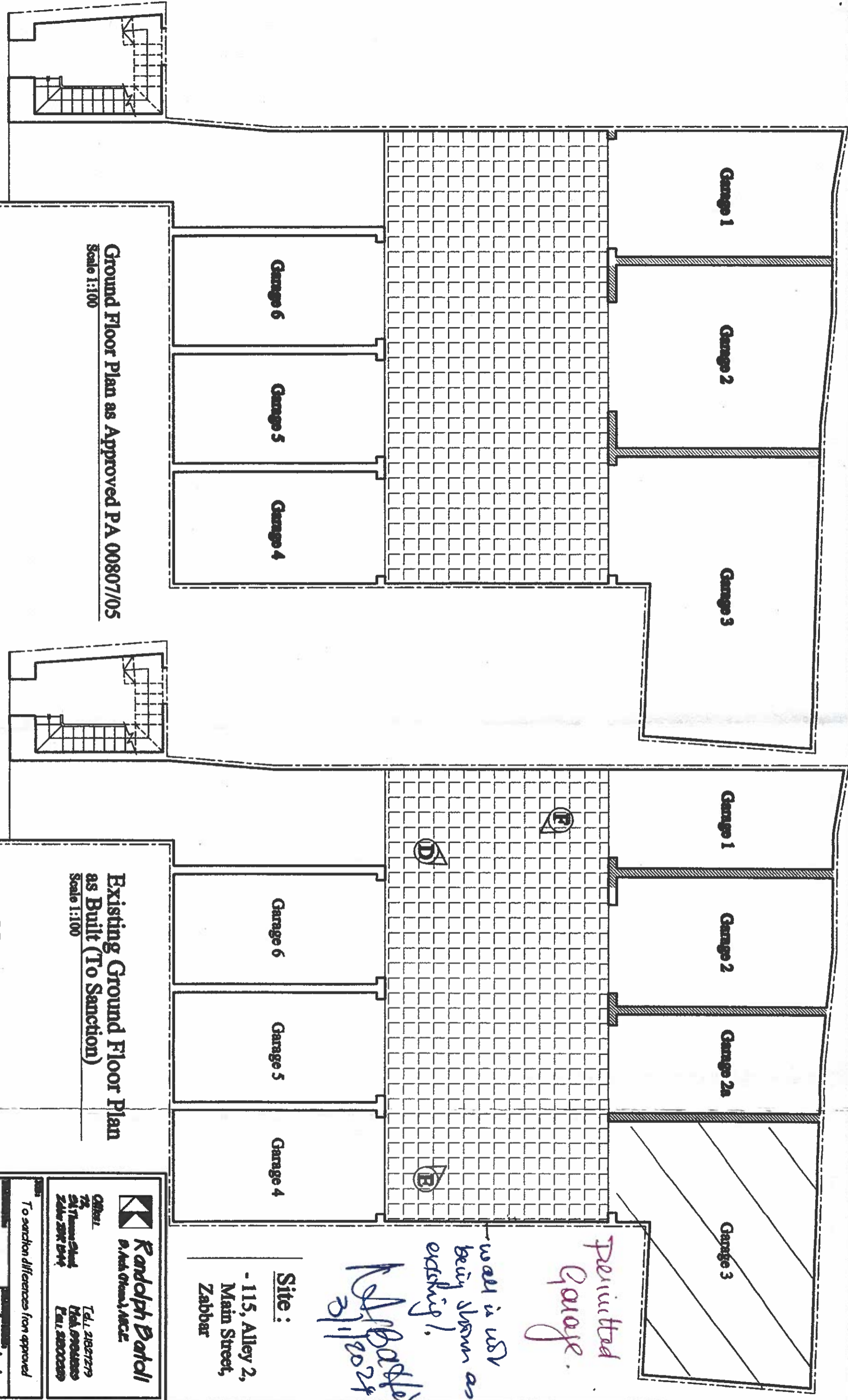
Noel DePattista
Noel DePattista B.E. & A.A. & C.E.
6B/16, 'Highrise', Triq L-Imrad, Ta' Xbiex, XBX 1150, Malta
Tel/Fax : 21334403

Qies (metri kwadri):
Area (square metres):
Firma ta' l-Applikant:
Applicant's Signature:

30sqm.

31.1.2024

LR 335179 Drit imballas Fee Paid



Ground Floor Plan as Approved PA 00807/05
Scale 1:100

Existing Ground Floor Plan
as Built (To Sanction)
Scale 1:100



Note:

- As Constructed, To Sanction
- Approved but not Constructed, To Sanction

Permitted Garage.

wall is not being shown as existing!

Rafiq Badi
31/1/2024

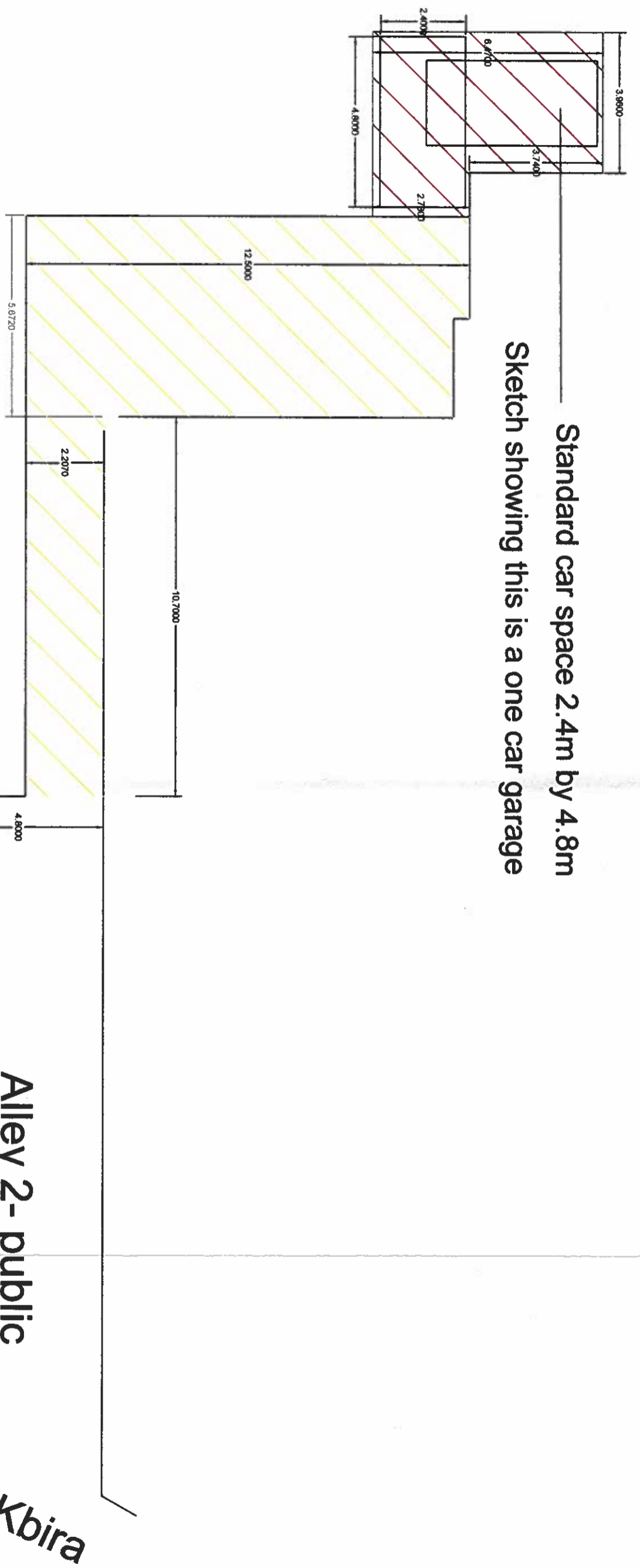
Site:
- 115, Alley 2,
Main Street,
Zabbar

Randolph Badi D. Arch. (Qual.) M.C.E.		TdL 21827279 Mob. 99008889 Fax. 21800089
To sanction differences from approved		
Other: Mr. Thomas D'Amico Zabbar SWR 044	Approved and Existing Plan 30/04/12 RD.	1/00
Copyright © Randolph Badi 30 April 2012		

internal height 3.15m

Standard car space 2.4m by 4.8m

Sketch showing this is a one car garage



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Client: Kawza BOV vs Spiteri		Job No: Debnœ 2621		Noel Debuttista A & CE Add: 6B/16, 'Highrise', Triq l-Imradd, Ta' Xbiex, XBX 1150 e-mail: perit.debuttista@gmail.com tel/fax: 21 33 44 03
Project: Garage nru 3, sqaq 2, Triq Il-Kbira, Zabbar		Dwg No: 261/02		
Drawing Title: Existing plan		Drawn by: N.D.		Date: 03-01-2024
Scale: 1:125		Date:		

(Handwritten signature)

Fil-Qorti Civili- Prim Awla
Belt
Valletta

COPY

Fi-Atti tal-Mandat ta' Qbid
Ta' Hwejjeg Immobbli (subbasta)
Nru. 19/2023 fi-ismijiet

Bank Of Valletta Plc C2833

- vs -

Vincent Spiteri K176046M et

Appuntata: Mejju 2023

03 ta' Jannar 2024

Rikors tal-Perit Noel Debattista (ID 743854 M)

Jesponi bir-rispett:

**Rapport tal-access li sar fuq il propjeta:
Garage Nru 3, Sqaq Nr 2, Triq il-Kbira, Zabbar**

1. Nikkonferma li mort fuq il-lant biex nispezzjona l-garaxx msemmi fil gurnata ta 21 ta Dicembru 2023

Prezenti ghall-access: Sur Genuis, Marixxall tal-Qorti
Sur Vincent Spiteri

2. Saret l-istima u hija mhemuza ma dan ir-rikors.
3. Il-kont ta' l-ispejjez ta' stima huwa wkoll mehmuz ma dan ir-rikors.



Noel Debattista A.&C.E.

COPY

NOEL DEBATTISTA A & CE
6B / 16 'Highrise'
Triq L-Imradd
Ta' Xbiex XBX 1150

Tel/Fax (356) 21 334403

7 ta Novembru 2023

ref tieghi 2621a

Ms Rose Cortis,
Litigation Executive,
Bank of Valletta

Ref: Atti tas-Subasti 19/23 -- Bank of Valletta PLC vs Vincent & Mary Grace Spiteri

Din l-ittra biex nikkonferma li is seduta saret fil hin propizzju imma ma kienx possibli li nara il post ghax is -Sur Spiteri ma kellu access u qal li il post huwa tat tifel tieghu.

Issa nistenna direzzjoni kif jimxi il kaz,

Grazzi

N Debuttista A & CE


Cc.

Mr Vincent Spiteri, 108, Mary, Triq Il-Gdida , Paola

Ms Mary Grace Spiteri, 9, Mannico, Triq Kordin , Paola

Avv. Dominic A. Cassar, 162, Omega House, Naxxar Road, San Gwann SGN 9030

Ms Marvic Farrugia Deputat Registratur, Prim Awla tal Qorti Civili, Belt Valetta

COPY

NOEL DEBATTISTA A & CE
6B / 16 'Highrise'
Triq L-Imradd
Ta' Xbiex XBX 1150

Tel/Fax (356) 21 334403

22 ta Settembru 2023

ref tieghi 2621

Mr Vincent and Mrs Maria k/a Mary Grace Spiteri
108, Mary,
Triq Il-Gdida,
Paola

Ref: Atti tas-Subasti 19/23 -- Bank of Valletta PLC vs Vincent & Mary Grace Spiteri

Nixtieq navza li sejjer inzomm seduta fuq il-post b'ghan ta valutazzjoni tal propjeta immobli, Garaxx Nr 3/155, Sqaq nru 2, Main Street, Zabbar nhar : **it-Tlieta 10 ta Ottubru 2023 fis-9.15 a.m.**

Dan kif gejt appuntat bhala espert fl-atti tal mandate tal-Qbid ta' Hwejjeg immobli – Prim Awla tal;Qorti Civili –

Il-partijiet koncernati ghandhom jkunu fuq il-post biex jinfetah ghal l-spezzjoni.



Grazzi,

N Debattista A & CE

Cc.

Ms Rose Cortis, Litigation Executive, Bank of Valletta

Ms Mary Grace Spiteri, 9, Mannico, Triq Kordin , Paola

Avv. Dominic A. Cassar, 162, Omega House, Naxxar Road, San Gwann SGN 9030

Ms Marvic Farrugia Deputat Registratur, Prim Awla tal Qorti Civili, Belt Valetta