

Rapport ta' Valutazzjoni

FI-Atti tas-Subbasta Nru. 29/2023

**27, Solaria, Blokk A, Appartment Nru. 6, fi Triq Ġulju ċ-Ċenturjun, Bugibba, limiti ta' San Pawl
il-Baħar.**

Ippreparat minn:

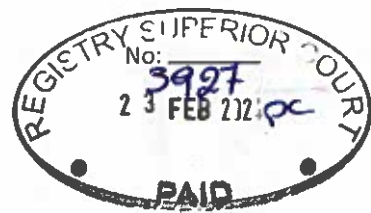
Perit Albert Spiteri

Nru. tal-Warrant 1032

M.Architecture (Melit.),

B.Sc. Built Environment (Hons)(Melit.),

Dip. Design Foundation Studies (Melit.)



19 ta' Frar 2024

L-iskop

L-iskop ta' dan ir-rapport huwa li jipprezenta l-valur u d-dettalji tal-propjeta' immobli msemmija hawn taht:

27, Solaria, Blokk A, Appartment Nru. 6, fi Triq Ġulju ċ-Ċenturjun, Bugibba, limiti ta' San Pawl il-Baħar.

Id-digriet tal-Qorti ġie mogħti nhar it-Tlieta 4 ta' Lulju 2023 u l-aċċess fuq il-post sar nhar it-Tlieta 30 ta' Jannar 2024.

Din il-valutazzjoni ġiet ippreparata abbażi ta' analiżi viżwali li saret tal-propjeta' hawn fuq imsemmija. Waqt l-ispezzjoni, ma saret l-ebda analiżi ta' l-istruttura u/jew tas-servizzi li jinsabu preżenti ġewwa l-propjeta' hawn fuq imsemmija.

Il-lokalita'

Jirriżulta li l-propjeta' hawn fuq imsemmiha tinsab f'kumpless residenzjali, Solaria, Blokk A, mibni fi Triq Ġulju ċ-Centurjun, ġewwa Buġibba, limiti ta' San Pawl il-Baħar. Iż-żona hija waħda residenzjali u fil-viċinanzi taż-żona kummerċjali, turistika u ta' divertiment ta' Dawret il-Gżejjer, kif ukoll tal-Pjazza ta' Buġibba ġewwa San Pawl il-Baħar. L-imsemmi fond jinsab fil-viċinanzi ta' varjeta' ta' ħwienet, ristoranti, bars u lukandi. Diversi waqfiet tat-transport pubbliku jinsabu fil-viċinanzi tal-binja. Din l-akwata hija okkupata minn taħlita ta' residenti Maltin u barranin. L-inħawi huma relattivament traffikużi kawża ta' l-ammont ta' ħwienet u postijiet kummerċjali li jinsabu fiż-żona, b'mod speċjali fiż-żmien tas-sajf. Fil-preżent, it-traffiku li jgħaddi mit-toroq ta' madwar il-binja huwa ta' karożzi żgħar, f'direzzjonijiet waħda u jservi l-iktar lir-residenti tal-madwar.

Konfini u Servitu'

L-appartament internament immarkat bin-numru sitta (6) fl-ogħla sular ta' blokka bin-numru sebgħa u għoxrin (27) bl-isem Solaria, Blokk A, fi Triq Ġulju ċ-Ċenturjun, Buġibba, limiti ta' San Pawl il-Baħar, flimkien mas-sehem relattiv tal-partijiet komuni tal-blokka li jinkludu l-gnien ta' quddiem, l-entrata, l-entratura, taraġ, turgien, indana u sistema ta' drenagg. Inkluz mal-flat hemm it-terz indiviż tal-parti diviża tal-bejt, cioe' dik in-nofs li qegħda fuq il-lemin meta wieħed iħares lejn il-blokka mit-triq. Dan il-bejt jinsab direttament fuq il-flat imsemmi. Il-blokka hija konfinanti mill-Lbiċ mat-triq imsemmija, mix-Xlokk ma' propjeta' ta' Joseph Borg u Edwin Pullicino jew is-suċċessuri tagħhom, u mill-Majjistral ma' propjeta' ta' Joyce Pullicino u parzjalment ma' propjeta' ta Paul Sciberras u dana kif deskritt aħjar fl-atti tan-Nutar Joseph Sciriha tat-tnejn u għoxrin ta' Novembru tas-sena elfejn (22/11/2000) li permezz tagħha Gregory Ciantar flimkien ma' Marion Ciantar akkwistaw il-propjeta' imsemmija. Marion Ciantar assenjat in-nofs indiviż tagħha permezz ta' kuntratt ta' separazzjoni u assenjazzjoni fl-atti tan-Nutar Rachel Busuttil ta' l-ewwel ta' Lulju tas-sena elfejn u disgħa (1/7/2009).

L-appartament huwa sugġet għaċ-ċens annwu u perpetwu ta' ħamsa u għoxrin ewro u tnejn u sittin ċenteżmu (€25.62), bid-drittijiet u l-pertinenzi kollha tiegħu. Inkluz ukoll l-obbligu 'pro rata' għal ħlas ta' manutenzjoni u riparazzjoni tal-bejt, ċnut u appoġġi mas-sidien tas-sehemijiet indiviżi tal-bejt. Inkluz ukoll l-obbligu ta' tishieb fl-*Owners Association* tal-istess blokk, biex din tiegħu ħsieb il-manutenzjoni u riparazzjoni tal-partijiet komuni tal-blokka, kif ukoll il-faċċata.

Deskrizzjoni tal-Propjeta'

Il-propjeta' hija mibnija b'hitin tal-brikks/franka u soqfa tal-konkos. Jidher li l-appartament ilu mitluq għal xi żmien u ma kien qed jintuża. It-tqassim tal-propjeta' huwa f'għamla tawwalija, b'bitħa interna f'nofs il-fond u bitħa oħra fuq in-naħa ta' wara tal-fond. Meta tidhol għo l-appartament issib entratura imdaqssa li twassal għal kuritur u kċina u *living room* fuq in-naħa tal-lemin li tħares fuq it-triq permezz ta' gallerija. Kif wieħed jidhol fil-kuritur, isib il-kamra tal-banju fuq il-lemin u wara jsib il-kamra tas-sodda prinċipali li tinkludi ukoll *ensuite*. Fuq in-naħa ta' wara, wieħed isib kamra tas-sodda oħra li tagħti għal fuq it-terazzin ta' wara, li dan iħares fuq il-bitħa ta' terzi.

L-appartament għandu iktar minn ħamsa u erbgħin sena u jinsab mhux okkapat. Il-fond għandu madwar 116.4m², li minnhom 3.7m² huma fil-gallerija ta' quddiem u 7.8m² huma fit-terrazzin tan-naħa ta' wara. L-għoli tal-propjeta' hija madwar 2.85 metri.

Fatturi interni

Il-propjeta' għandha daqs tajjeb; bil-kcina, il-kamra tal-ikel u l-*living room* kombinati f'kamra waħda. Il-kamra tal-banju prinċipali hija pjuttost żgħira filwaqt li d-daqs taż-żewġ kmamar tas-sodda huwa dak medju. L-*ensuite* għandha daqs adegwat għal użu tagħha. Il-fond ma għandux spazju ta' fejn wieħed jista' jerfa' xi affarijiet domestiċi u lanqas *washroom*, iżda t-terazzin tan-naħa ta' wara gie magħluq b'aperturi tal-*aluminium*.

Il-propjeta' għandha madum tat-terrazzo u madum taċ-ċeramika fil-kmamar tal-banju, kif ukoll ħitan miżbugħa. Fil-kamra ta' barra u l-entrata, is-soqfa huma miksija bis-suffetti tal-*gypsum*. Il-faccati esterni tal-fond jinsabu fi stat ħażin u għandhom bzonn manutenzjoni immedjata. Il-finituri madwar il-propjeta' kollha huma f'kundizzjoni mitluqa, fejn wieħed jista' josserva diversi difetti u tbajja'. Il-fond għandu aperturi tal-*aluminium* bi ħgiegħ *single glazing*, għajr għal bieb ta' barra li hu magħmul mill-injam. Jidher li xi servizzi ġew mgħoddija *surface* (fuq il-ħajt flok fi trinek).

Fatturi esterni

Il-propjeta' hija aċċessata minn Triq Ġulju ċ-Ċenturjun, fejn minn din it-triq hawn imsemmija, tiedhol go komun li mhux magħmmar b'lift komuni, iżda jikkonsisti biss minn tarag. Il-komun tal-blokka għandu sistema ta' dawl, mqabbda mas-sistemi nazzjonali u il-blokka hija mqabbda mas-sistema tad-drenaġġ prinċipali. It-toroq tal-madwar huma kollha ffurmati kif ukoll asfaltati. Fil-madwar wieħed jista' isib il-kumditajiet kollha assoċjati mal-ħajja ta' kuljum. Id-domanda għal propjetajiet simili fid-daqs u tqassim hija waħda tajba.

Il-faċċati tal-blokka huma kollha fuq il-fil u jinsabu fi stat mitluq. L-istess jista' jingħad għal bejt u t-tromba tat-taraġ, speċjalment fl-aħħar sular. It-taraġ li jwassal għal komun huwa lest bil-madum tat-terazzo u t-turġien huma kollha tal-irħam. L-aperturi tal-blokka m'humix kollha l-istess, bil-maġġoranza tagħhom huma ta' aluminium ta' lewn griż. Il-ħitan tal-komun huma kollha miżbugħa b'kulur abjad.

Il-permessi u l-Pjanijiet Lokali

Il-binja jidher li hija koperta b'permess b'referenza PAPB/4957/78, iżda wieħed jista' jinnota diversi diskrepanzi fil-mod ta' kif ġiet mibnija l-blokka. Il-fond mhux konformi mal- liġijiet sanitarji li jirregolaw il-bini. Apparti minn hekk, kawża tad-diskrepanzi li gew innotati, il-fond mhux konformi mal-liġijiet tal-ippjanar.

Il-propjeta' tinstab fl-iskema tal-iżvilupp u taqa' fi hdan iż-żona residenzjali indikata fil-pjanijiet lokali b'referenza: *North West Local Plan Bugibba and Qawra Policy Map.*

Valutazzjoni

Il-valutazzjoni kienet derivata billi ntuża il-metodu komparabbli ma' tranżazzjonijiet riċenti ta' propjeta' simili fl-istess lokalita'. Il-valutazzjoni tnejniet skond il-KTP Valuation Standards for Accredited Valuers. Kien innutat li appartamenti simili fil-madwar kienu jiswew madwar €1,750 kull metru kwadru. Meta tiegħu inkonsiderazzjoni il-fatturi kollha li jhallu impatt fuq il-valur tal-propjeta', il-Perit hawn taht iffirmat, jiddikjara il-valur ta' l-appartament fl-ammont ta' €200,000 (mitejn elf ewro).


Perit Albert Spiteri
Warrant No: 1032
79031192

Perit Albert Spiteri
Nru. tal-Warrant 1032
M.Architecture (Melit.),
B.Sc. Built Environment (Hons)(Melit.),
Dip. Design Foundation Studies (Melit.)

Ilum 26 ta' Marzu, 2024
Deher il-Perit Legali / Tekniku:
Albert Spiteri
Li wara li ddiġara li thallas l-ammont illu
dovut, halef/halfet li qeda/qdlet fedelment
u onestament l-inkarigu mogħti filu/ha.

Deputat Registratur

Ilum 23 FEB 2024
Ipprezentata minn Perit A. Spiteri
bla dok/b diversi dokumenti.


Carina Abella
Deputat Registratur

Dokument A – Ritratti

Handwritten notes in Italian, possibly a list or index, partially obscured by the title.

Handwritten notes at the bottom right of the page, including the number '100'.



Photo A – juri l-faċċata tal-blokka



Photo B - juri l-faċċata tal-blokka



Photo C - juri l-faċċata tal-blokka

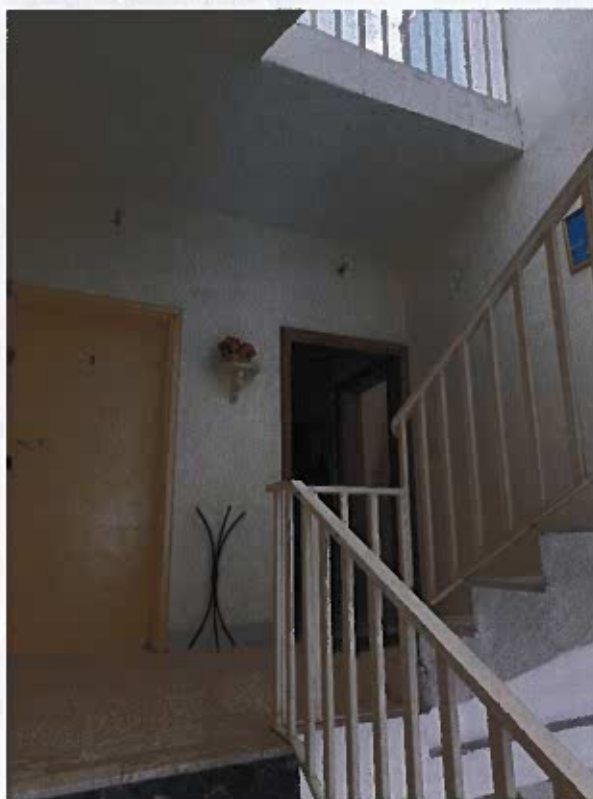


Photo 01 – juri l-komun u l-bieb tal-appartament



Photo 02 – juri l-appartament mill-bieb prinċipali



Photo 03 – juri l-living room



Photo 04 – juri l-kċina u l-mejda tal-ikel



Photo 05 – juri l-kċina



Photo 06 – juri l-entrata



Photo 07 – juri l-entrata



Photo 08 – juri l-kamra tal-banju



Photo 09 – juri l-kuritur fejn il-kmamar tas-sodda



Photo 10 – juri l-kamra tas-sodda prinċipali



Photo 11 – juri l-kamra tas-sodda prinċipali



Photo 12 – juri l-kamra tas-sodda prinċipali



Photo 13 – juri l-ensuite



Photo 14 – juri l-kuritur



Photo 15 – juri l-kamra tas-sodda l-oħra



Photo 16 – juri l-kamra tas-sodda l-oħra



Photo 17 – juri t-terrazzin ta' wara



Photo 18 – juri l-komun qabel tasal għal bejt



Photo 19 – juri l-bejt



Photo 20 – juri l-bejt



Photo 21 – juri l-bejt



Photo 22 – juri l-bejt



Photo 23 – juri l-bejt

Dokument B – Pjanta Lokali

NORTH WEST LOCAL PLAN



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

Key

- Arterial Road
- Local Access Road
- NWTR 3 - Traffic Calming Measures
- Traffic management
- NWTR 6 Strategic Road Network Improvement
- NWTR 8 Junction Improvement on the Strategic Network
- P NWSP 1 - Parking Provision Public Car Parks
- NWTR 1 & NWSP 2 Environmental Improvements
- NWTR 2 & NWSP 3 Public Transport Facilities

North West Local Plan
Bugibba & Qawra Transport Strategy

Scale: **1:7000**
Date: **June 2006**
Map: **38**

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

Base Maps - 1988 Survey Sheets
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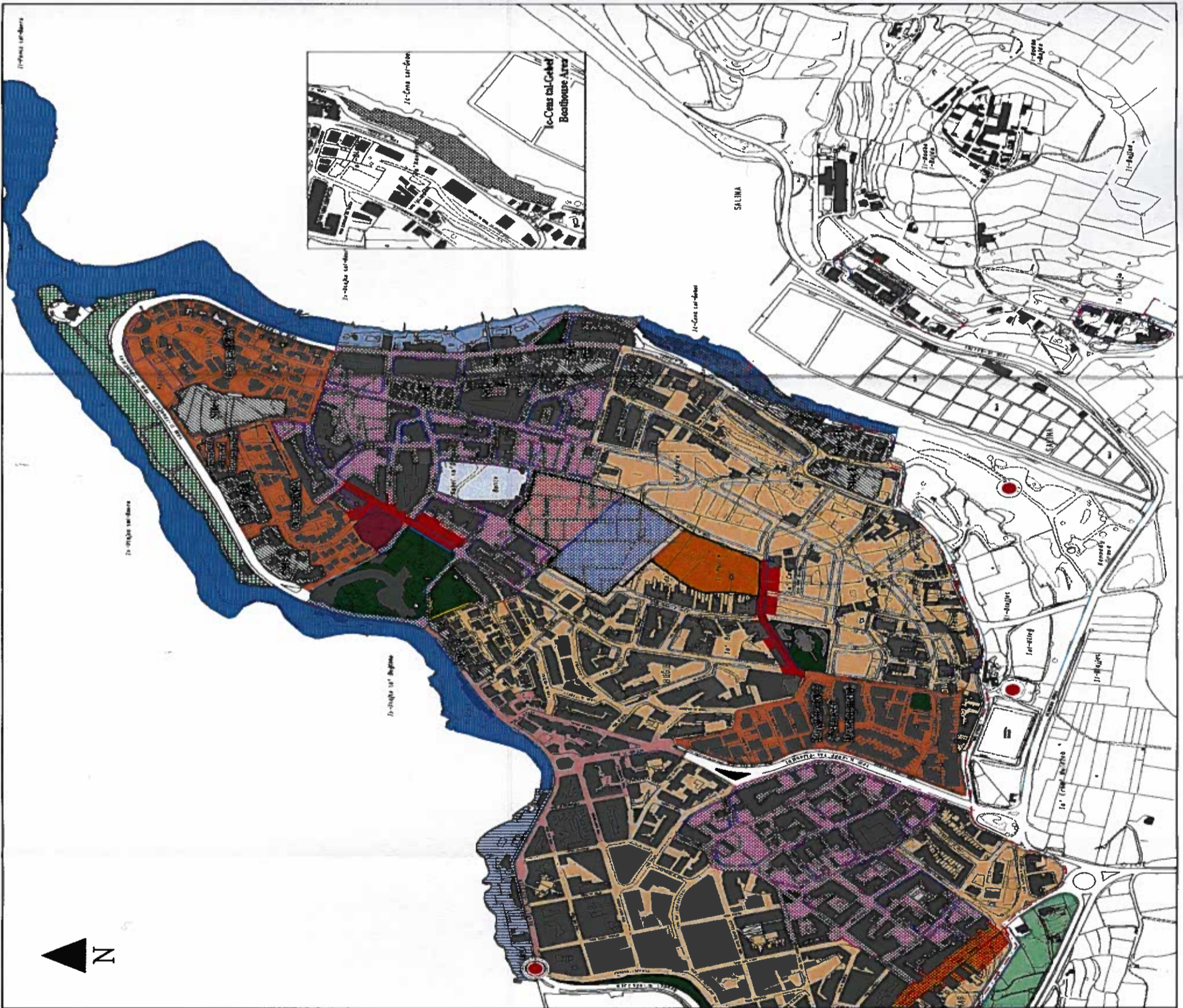


NORTH WEST LOCAL PLAN

L-Awtorità ta' Malta Dwar l-Ambjent u l-ippjanar
 Malta Environment & Planning Authority

| Key | |
|-----|--|
| | NWUS 1 Limit to Development Boundary |
| | NWCM 1 Secondary Town Centre for St. Paul's Bay |
| | NWCM 2 Local Centre for Qormi |
| | NWCM 3 The Entertainment Priority Area of Bugibba |
| | NWTO 5 Tourism Zone |
| | NWUS 3 St. Paul's Bay Village / Bugibba / Qormi Residential Area |
| | NWUS 4 Bugibba & Qormi Residential Priority Areas |
| | NWUS 6 Urban Open Space |
| | NWCO 11 Open Space Caps between Settlements |
| | NWSP 3 Site for Public Bus Terminus |
| | NWSP 4 - Foreshore within Commercial Zone Foreshore within the Tourism Zone |
| | Foreshore within the Entertainment Priority Area |
| | NWSP 5 Development on the San Antonio Hotel Site |
| | NWSP 6 Development of Dohzen Hotel Site |
| | NWSP 7 Comprehensive Development Scheme on Triq il-Port Ruman |
| | NWSP 8 Site for Primary School |
| | NWSP 8 Urban Park |
| | NWSP 8 Regional Sports Complex |
| | NWSP 11 Re-Development Schemes for villa / Bungalow sites |
| | NWSP 13 Commercial Use of Promenade and Foreshore |
| | NWSP 14 Qormi Coast Development Brief |
| | NWSP 16 Site Safeguarded for Recreation |
| | NWSP 17 Utilities provision at St. Paul's Bay |
| | Sites previously zoned for villas in TPS (1988). Refer to NWUS 4 |

| | |
|---|------------------|
| North West Local Plan | |
| Bugibba & Qormi Policy Map | |
| Scale : 1:7000 | Date : July 2006 |
| INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document. | |
| Map: 40 | |
| Base Maps - 1994 Survey Sheets Copyright Mapping Unit, Malta Environment & Planning Authority | |



NORTH WEST LOCAL PLAN



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

Key

NWUS 1
Limit to Development Boundary

2 Floors

3 Floors
plus 6 courses semi - basement

4 Floors

5 Floors

To retain existing height

Applicable Policy

NWUS 5
Building Height Limitations

North West Local Plan
Bugibba & Qawra Building Heights

Scale: 1:7000

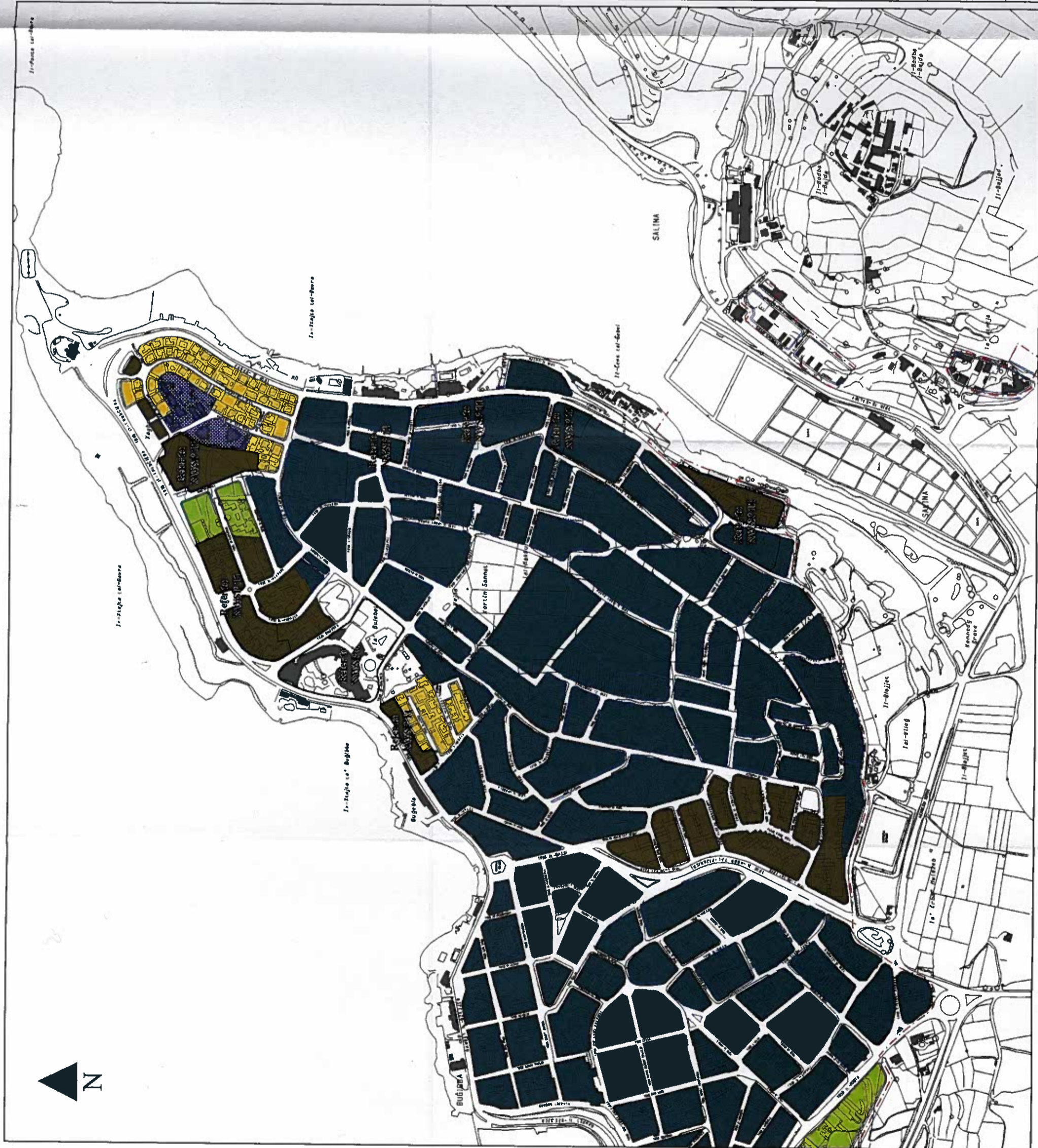
Date: July 2006

Map: 42

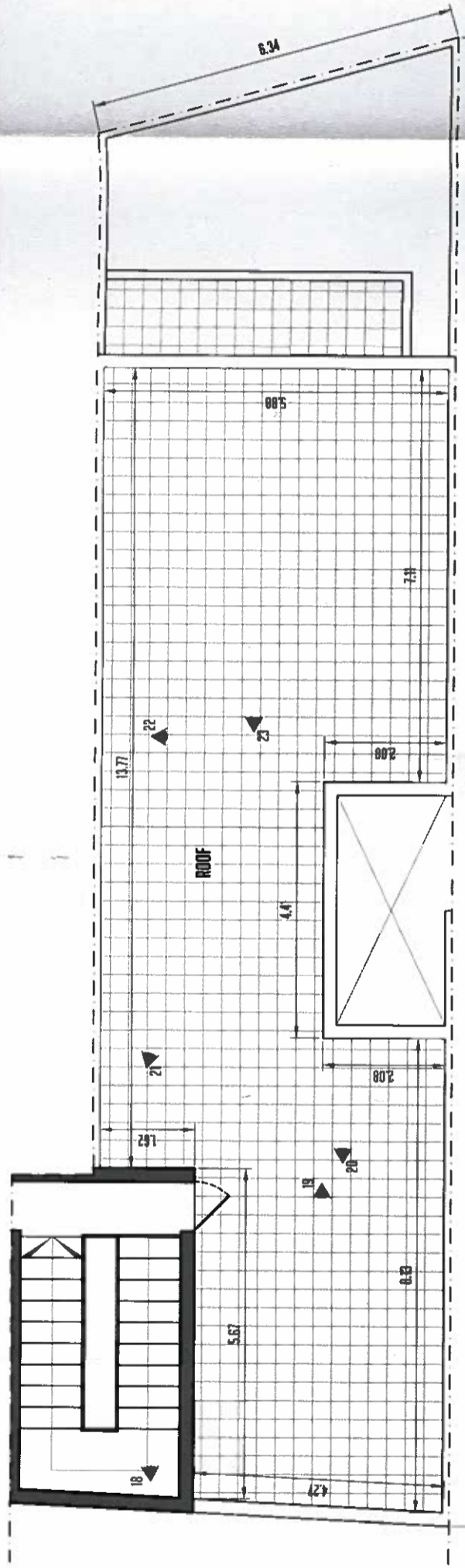
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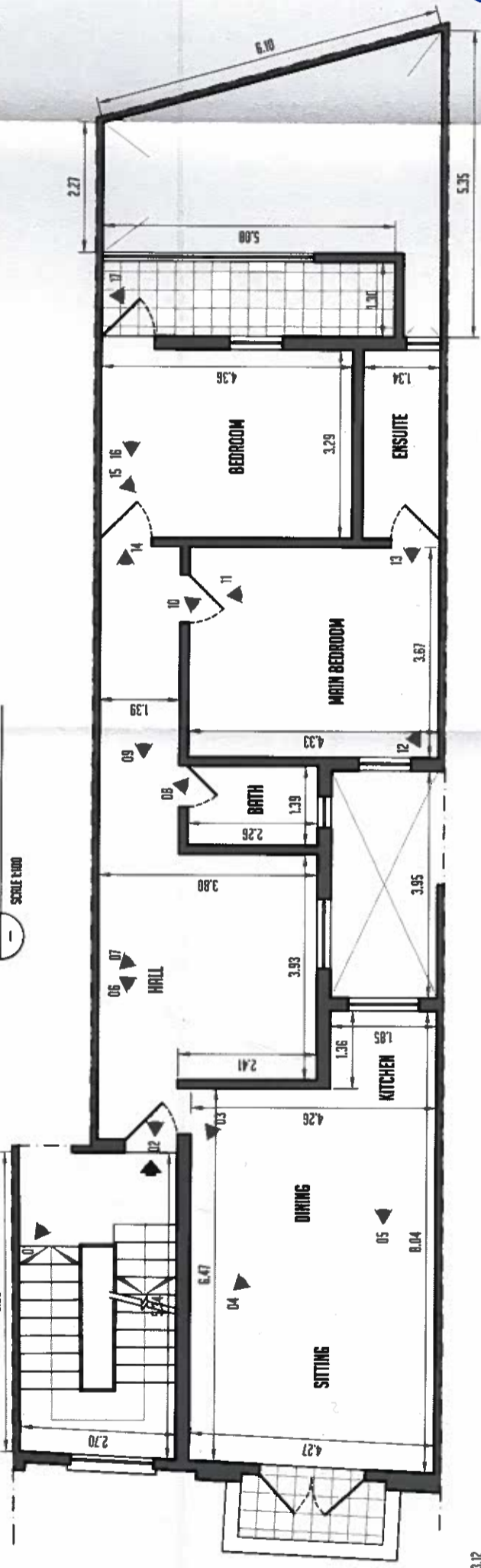


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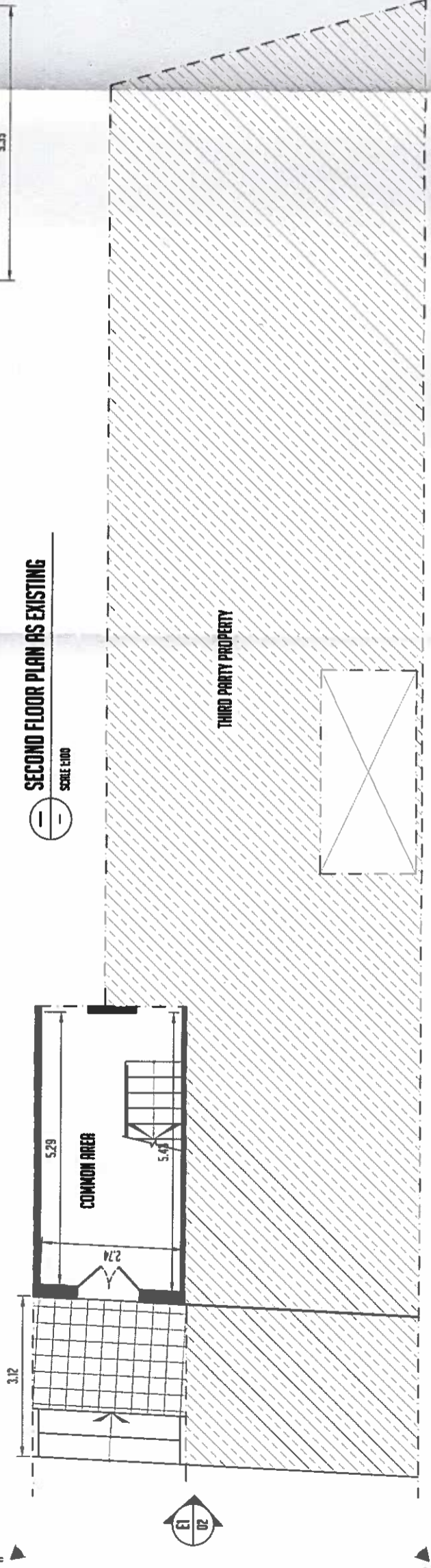
ROOF PLAN AS EXISTING

SCALE 1:100



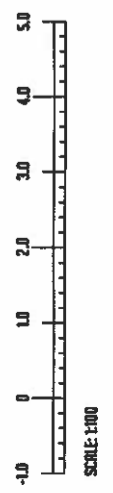
SECOND FLOOR PLAN AS EXISTING

SCALE 1:100



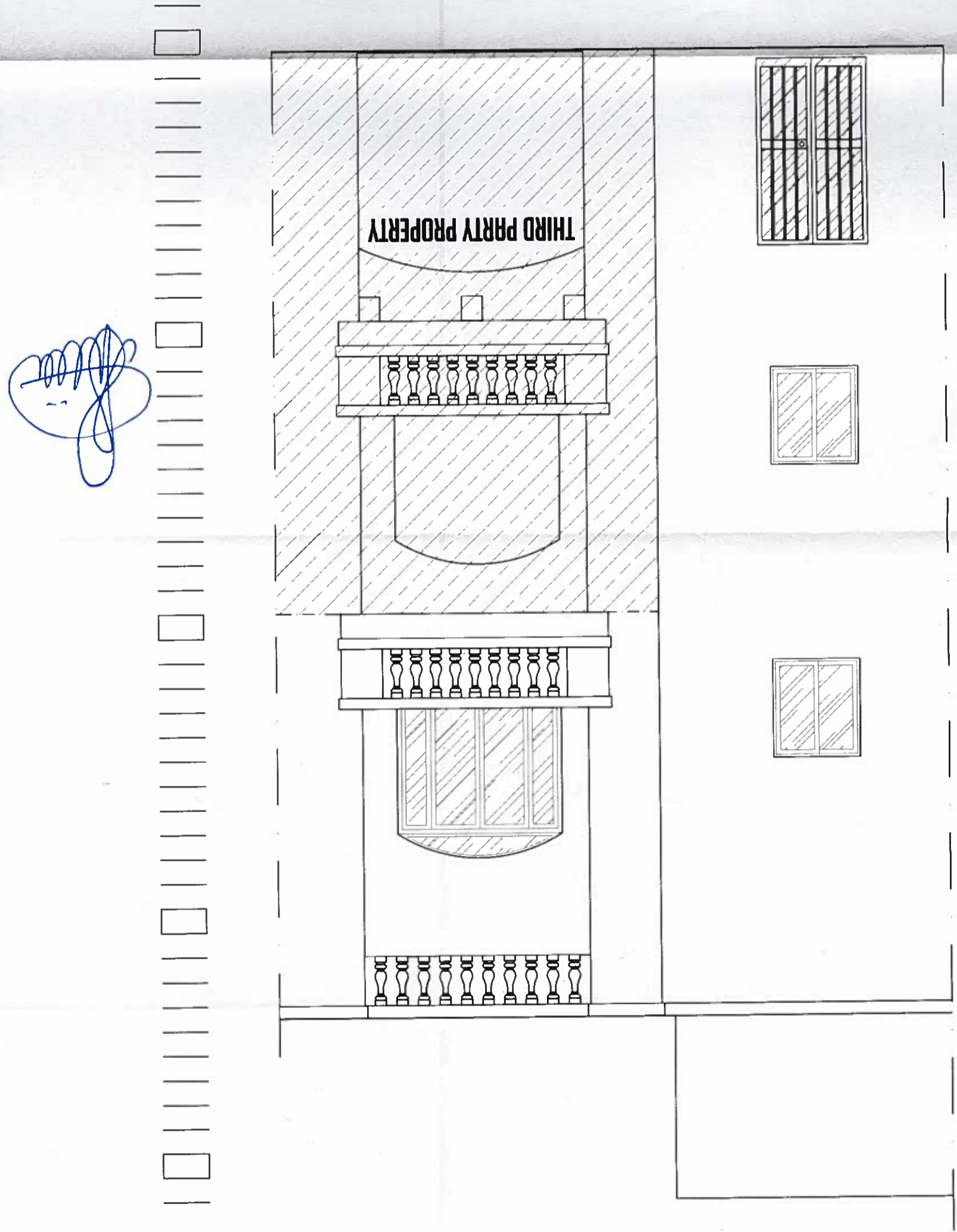
GROUND FLOOR PLAN AS EXISTING

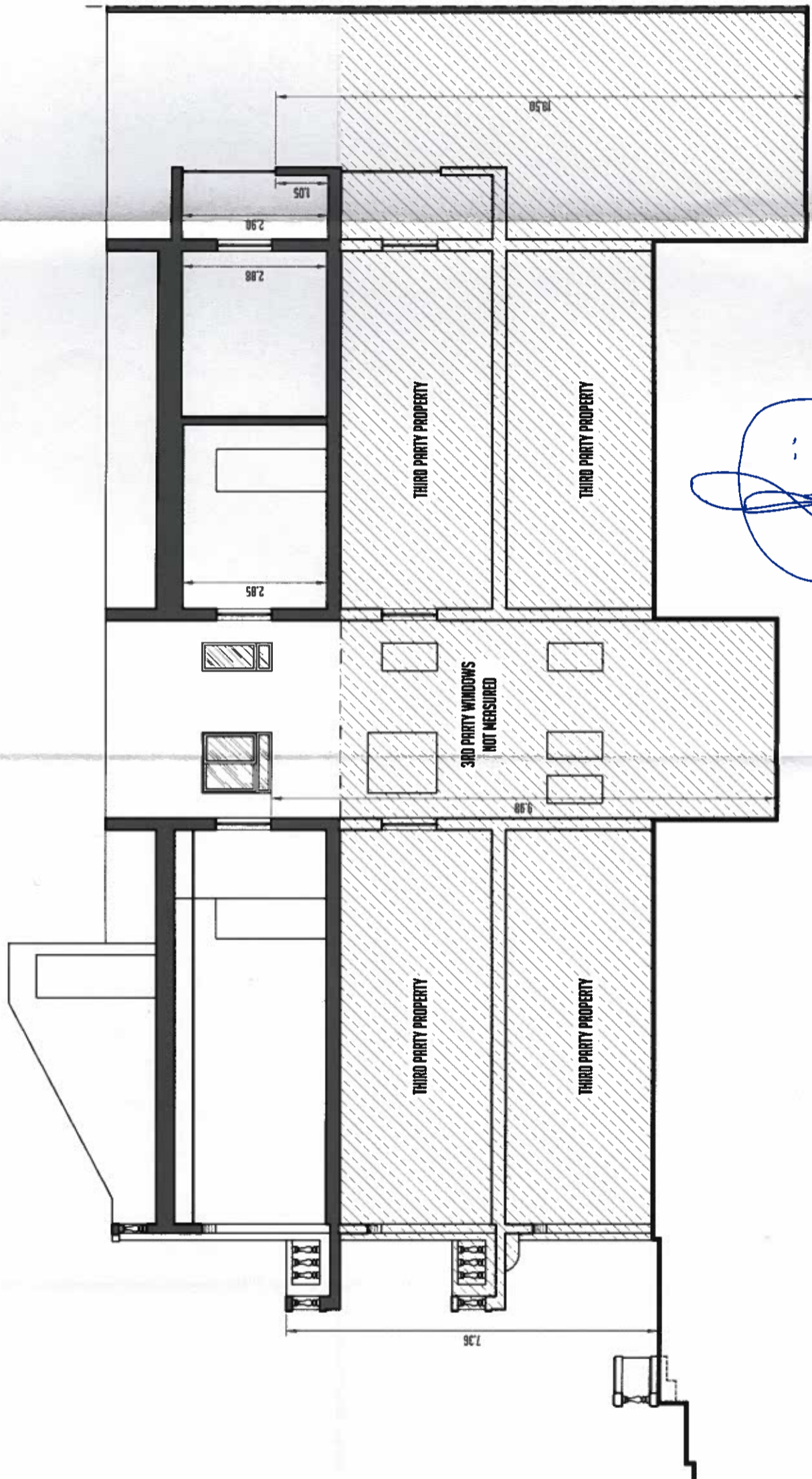
SCALE 1:100



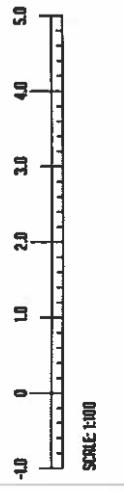
FRONT ELEVATION AS EXISTING
1/8" = 1'-0"
E1

THIRD PARTY PROPERTY

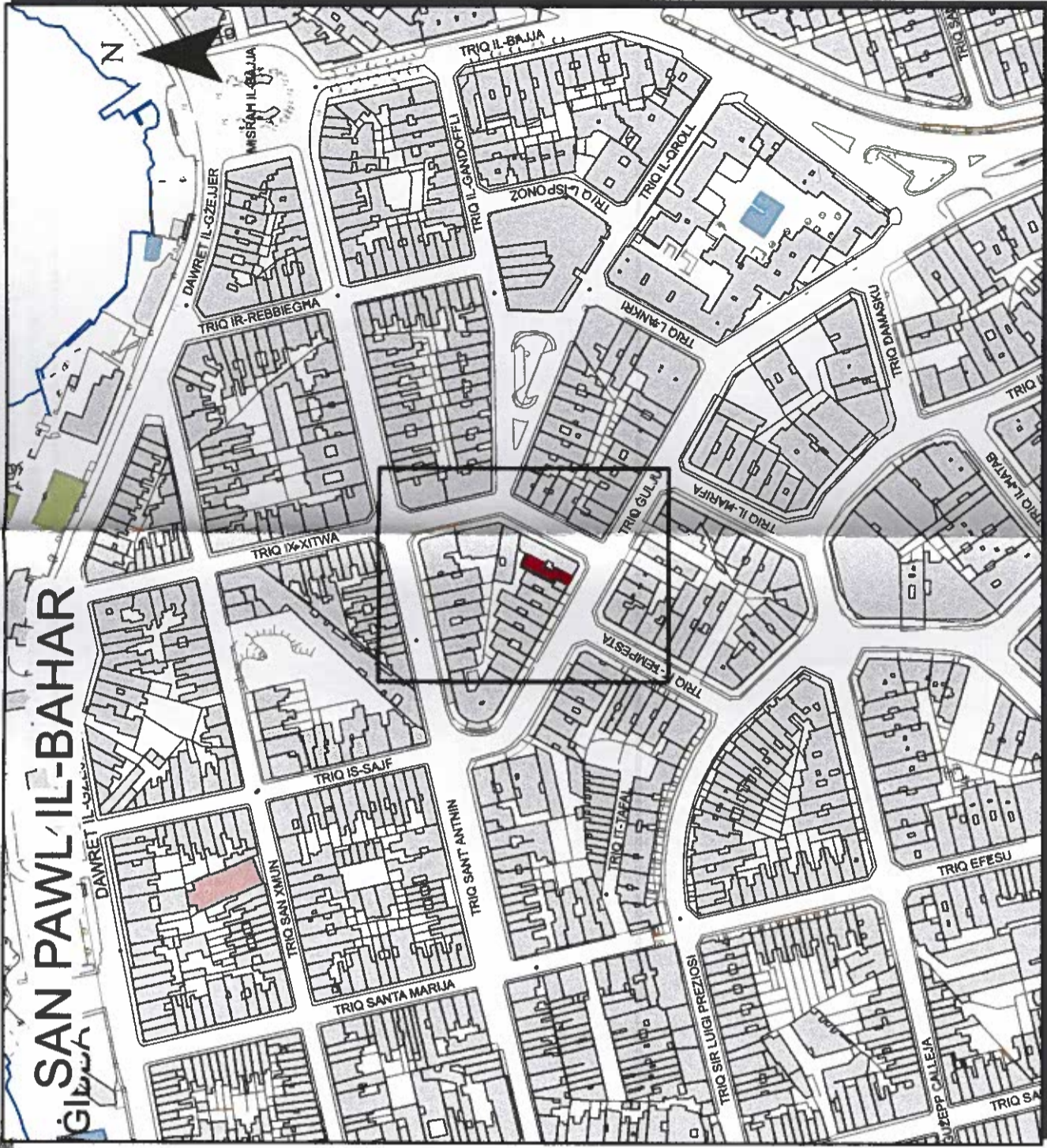
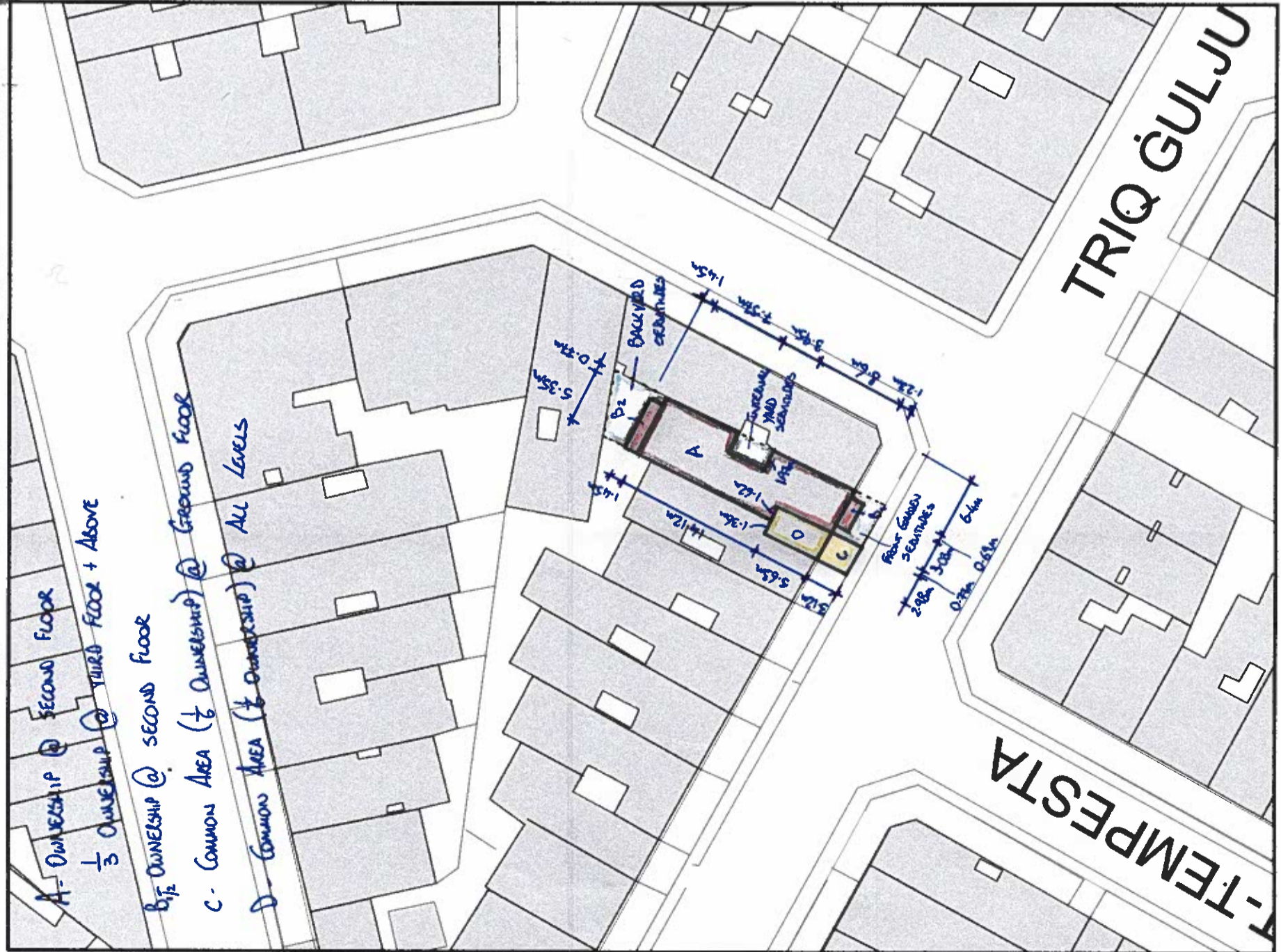




SECTION AS EXISTING
 BY SCALE 1/8" = 1'-0"



Dokument C – Land Registry Plan



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: **335825 E**
 Map Number: **4678**

Parti min S.S.: **4678**
 Extracted from S.S.: **4678**

Pozizzjoni Ċentrali: **x = 47014**
 Centre Coordinates: **y = 78836**

Data: **29/01/2024**
 Date: **29/01/2024**

Perit: 
 Architect: 
 Timbru tal-Perit: **Albert Spiteri**
 Architect's Stamp: **arrant No: 1032 79031192**

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

- A ≈ c. 104.9m²
- B₁ ≈ c. 3.7m²
- B₂ ≈ c. 7.8m²
- C ≈ c. 9.3m²
- D ≈ c. 17.0m²

Scale 1:500





Dokument D – Eighth Schedule

Dokument E – Permessi

On

Permess Nru. P.
Permit No. P. 4834/4957/78



**PUBLIC WORKS DEPARTMENT,
PLANNING AREA PERMITS BOARD
BLOCK C
BELTISSEBH**

19th December 1978

BORD GHAL PERMESSI DWAR AREA TA' PJAN REGULATUR

PLANNING AREA PERMIT BOARD

9

B'dan qiegħed jingħata permess mill-Bord għal Permessi dwar Area ta' Pjan Regulatur
Permit in terms of the Planning Area Regulations, 1962, is hereby granted by the Planning

skond ir-regulamenti ta' l-1962 dwar Area ta' Pjan Regulatur**Mr. Salvo Xuereb**
Area Permits Board

615 Mosta Road St. Paul's Bay

biex isiru xoghlijiet imfissrin fi-applikazzjoni tiegħu tal- 21.12.78.....
to carry out the works described in his application of the
fi n/s in St. Anthony Street Bugibba
at

skond il-kondizzjonijiet speċifikati hawn taħt:
under the conditions specified hereunder:

- (1) Dan il-permess huwa validu għal sena kalendarja mid data tal-ħruġ tiegħu.
- (1) *This permit is valid for one calendar year from date of issue.*

To erect dwellings and garages for private cars, subject to conditions on Form T.2. and as per amended plans submitted.

- (2) Din il-liċenza ma teħlisx lil minn tingħata mill-htieġa li jikseb minn xi Dipartiment jew
- (2) *This permit does not dispense the grantee from the necessity of obtaining from any De-*

partment or Authority a Permit, Licence or any other permission required by any law or regula-

tion in force from time to time in respect of the construction, reconstruction, repair or alteration

ksib ta' materjal għal dawn ix-xoghlijiet.
of a building or of acquiring materials for such works.

**DAN IL-POST, HAWN FUQ IMSEMMI MA JISTAX JIĠI WŻAT BĦALA "FURNISHED"
JEW "HOLIDAY FLATS" MINN TURISTI.**

Premises are NOT to be used as Furnished or Holiday Flats by Tourists.

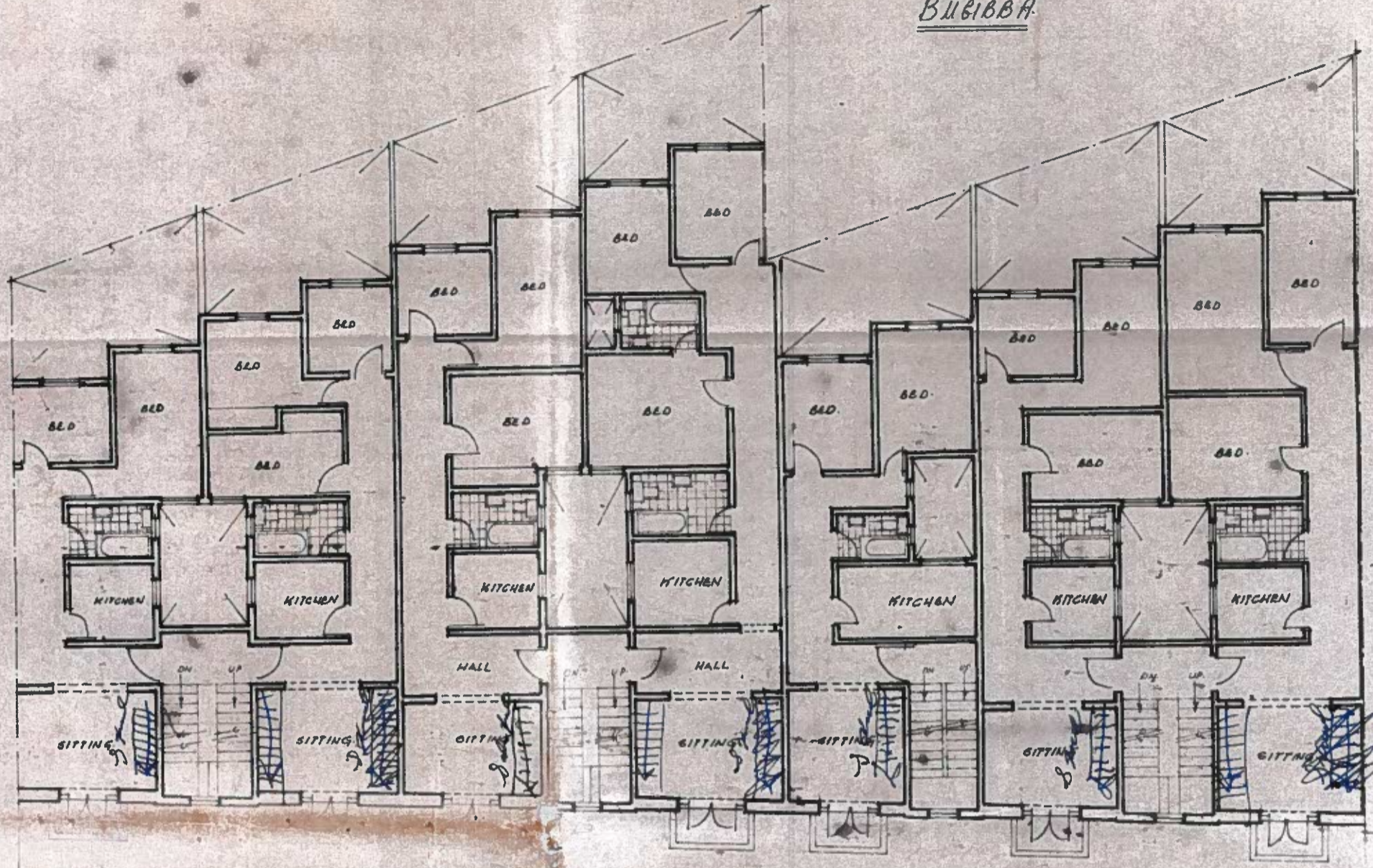
This permit may be withdrawn at any time during the course of the year for which it is valid without any compensation from Government being granted.

jp/sb

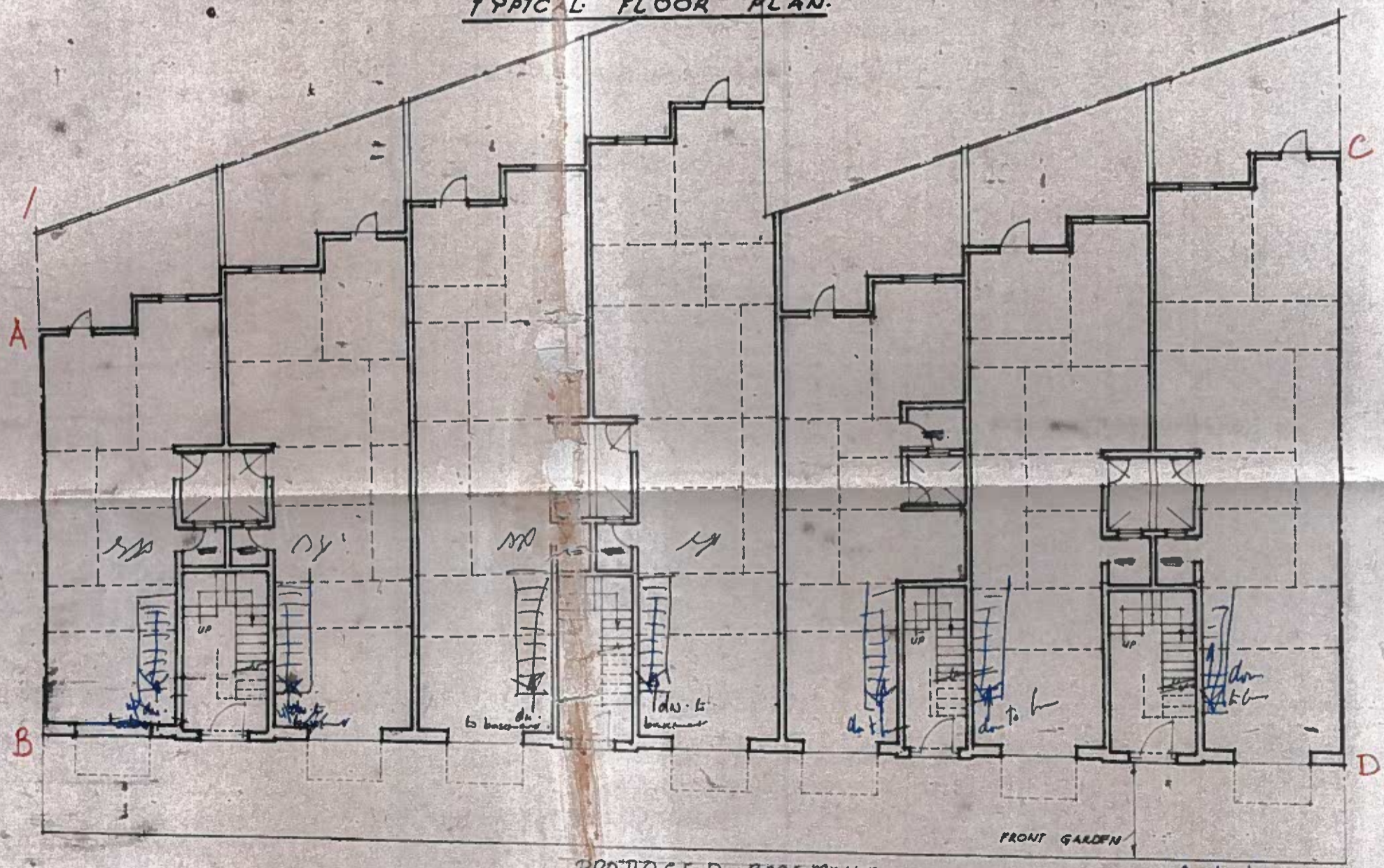
Chairman,
Chairman,

**Bord għal Permessi dwar Area ta' Pjan Regulatur.
Planning Area Permits Board.**

BUBBA



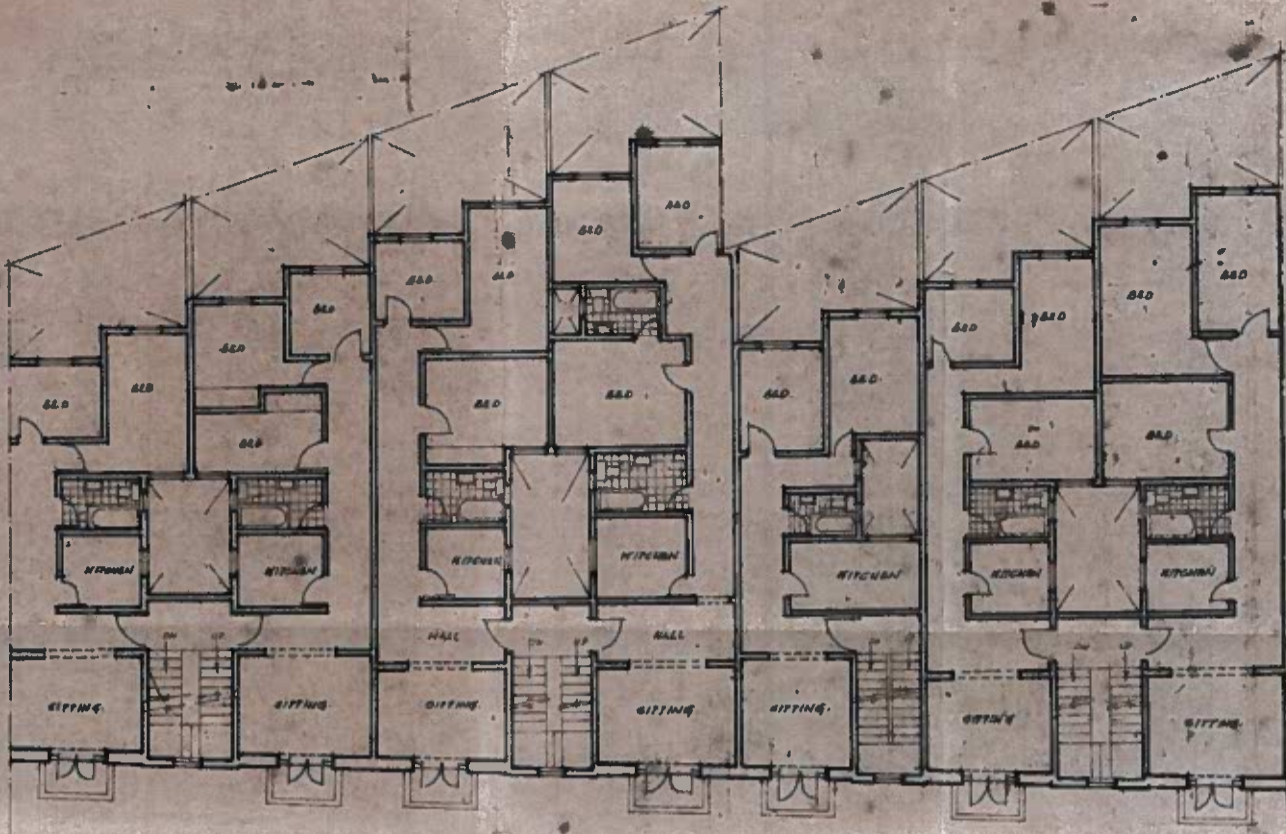
TYPICAL FLOOR PLAN.



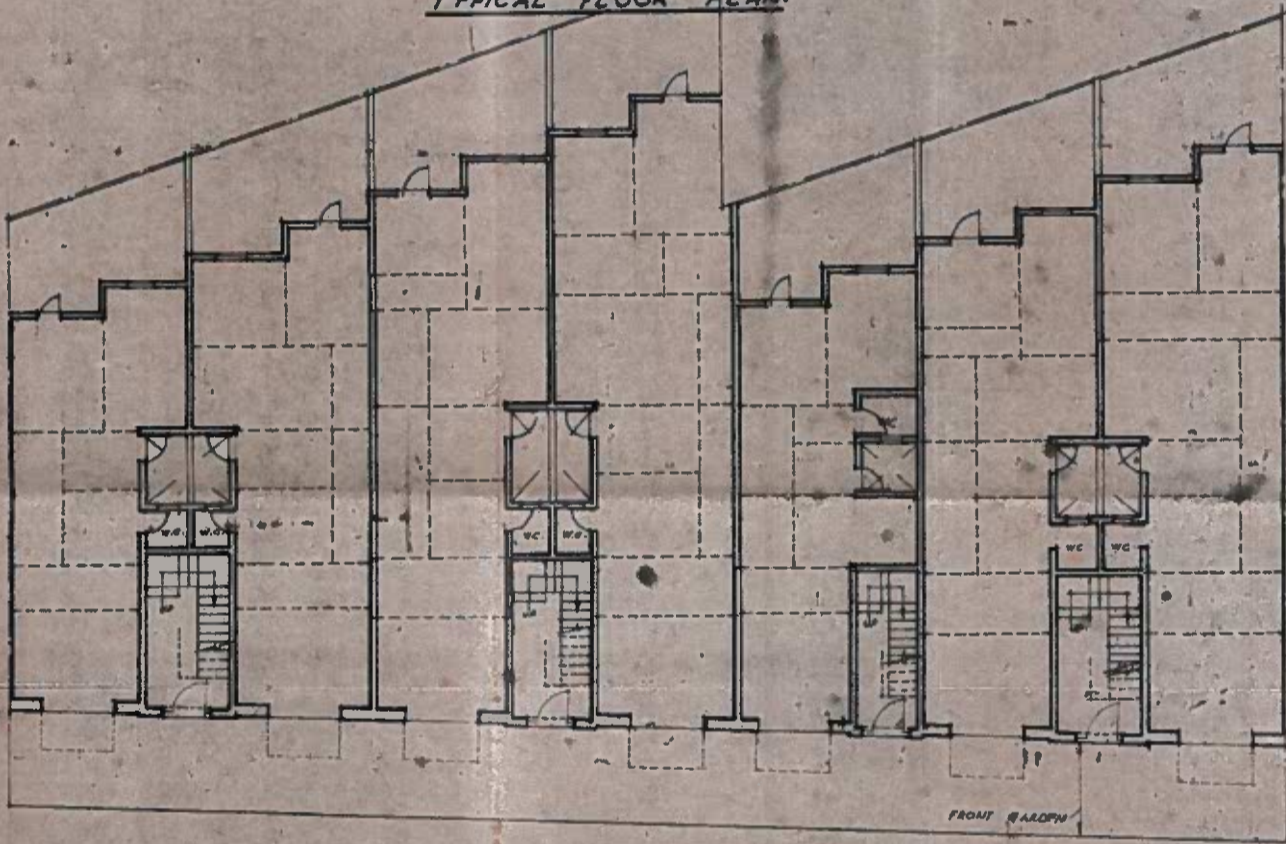
PROPOSED BASEMENT.

FRONT GARDEN

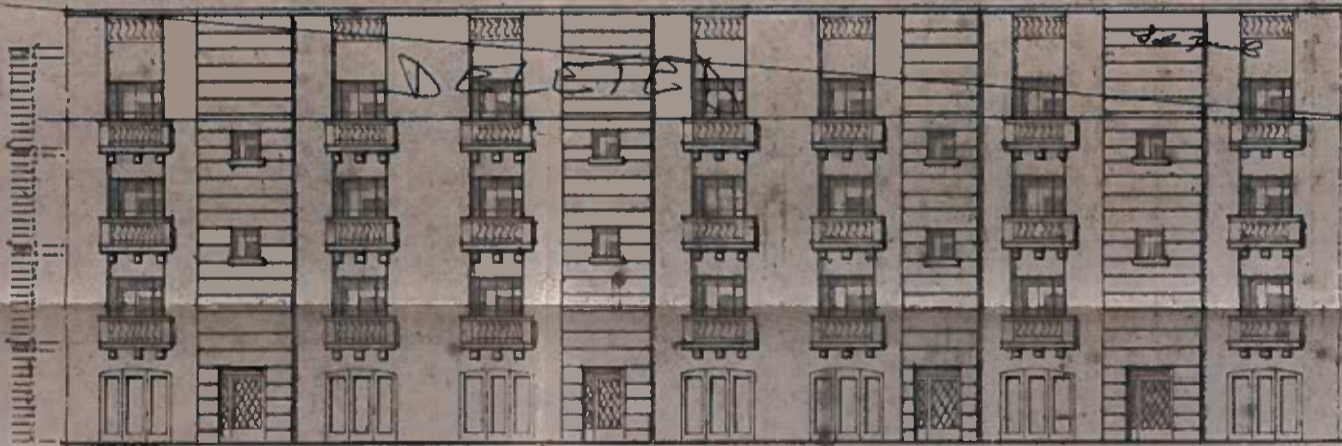
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TYPICAL FLOOR PLAN.



GROUND FLOOR PLAN.



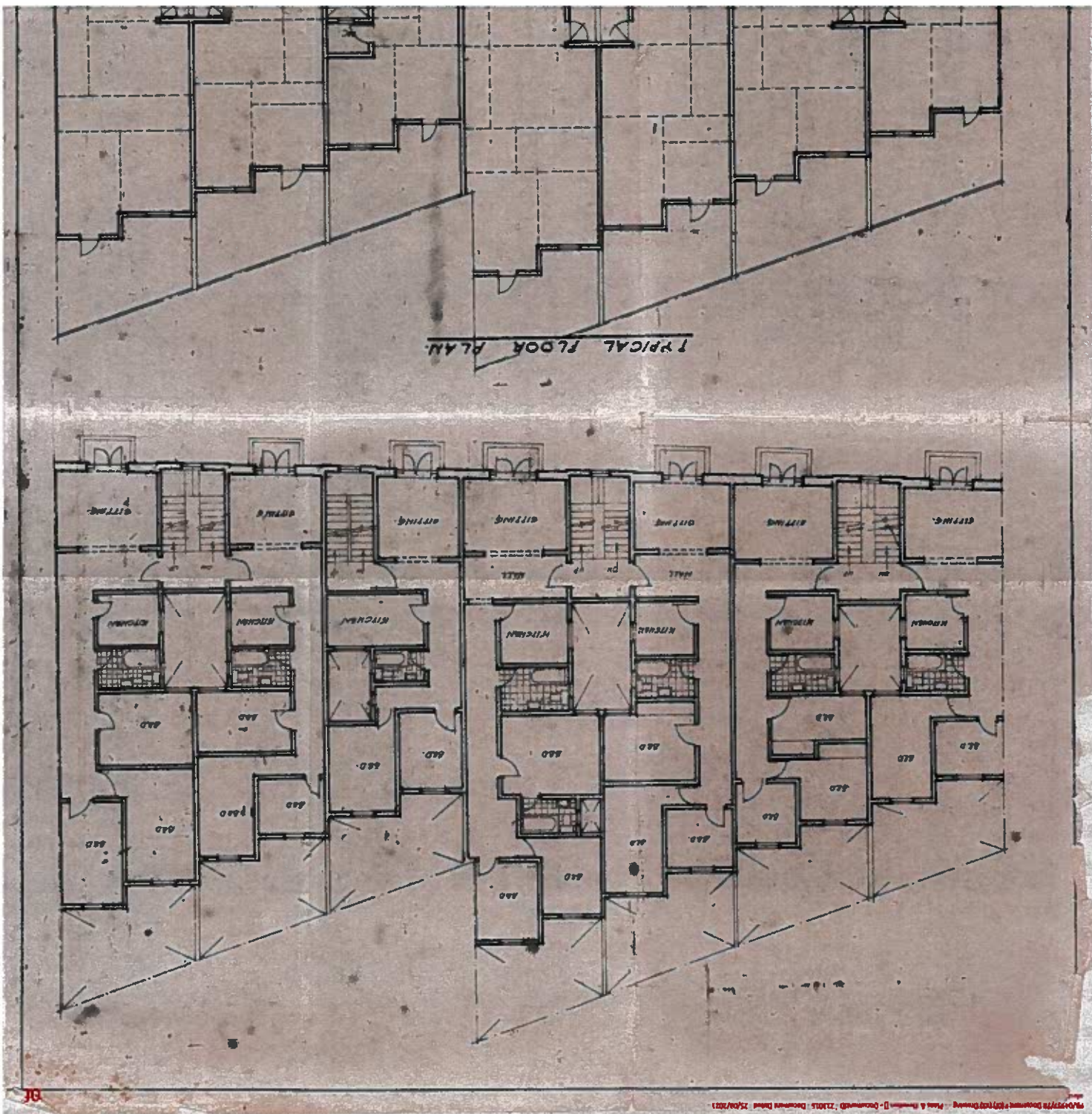
FRONT ELEVATION.

PROPOSED FLATS & GARAGES
IN N/S IN ST. ANTHONY STREET
BUGISBA.

SCALE: 1/100.



SITE PLAN: SCALE: 1/2500.



TYPICAL FLOOR PLAN.

Dokument F – Ittri/Ircevuti/Maltapost Slips

FOUR2THIRTY

E: FOUR2THIRTY@GMAIL.COM

PERIT ALBERT SPITERI

M: (+356) 79031192

21 ta' Novembru 2023

Għaziz Sinjur Gregory Ciantar,

Niktiblek b'referenza għall-Atti tas-Subbasta Nru. 29/2023 fejn fiha jiena ġejt maħtur bhala espert sabiex nagħmel deskrizzjoni tal-fond jew fondi indikati fir-rikors promotur u sabiex infisser il-piżijiet, kirjiet u jeddijiet oħra, sew reali kemm personali, li għalihom dan il-fond jew fondi huwa sugġett, kif ukoll l-aħħar trasferiment tiegħu.

Il-fond msemija fir-rikors promotur huwa s-segwent:

- 1. Il-Flat immarkat numru sitta (6), fl-ogħla sular ta' blokka bin-numru sebgha u għoxrin (27) bl-isem Solaria, Block A, fi Triq Ġulju ċ-Ċenturjun, Buġġibba, limiti ta' San Pawl il-Baħar.***

Għaldaqstant, inti qiegħed gentilment tintalab sabiex nhar **is-Sibt 02 ta' Diċembru 2023** fid-**9.00am** inti tattendi fi-indirizz hawn fuq imsemmi sabiex isir l-aċċess meħtieġ għal dan il-fond.

Jekk jogħħbok, ikkonferma dan l-appuntament billi tibagħat email fuq: peritalbertspiteri@gmail.com jew billi ċċempel fuq: **79031192**.

Grazzi,

Il-Perit Albert Spiteri



MaltaPost p.l.c.
18, Triq il-Ferrovija l-Qadima, Hamrun
Hamrun
Tel: (+356) 21224421
EXD No: EX0947
VAT No: MT15114134
TII No: ---
HMR038105S 22 Nov 2023 07:49:40
USER: ACH549
Contact Name: CASH SALE CLIENT
Vat Number: NA

Sale Number: HMR1240551B

| Qty | Description | T | € |
|-----|-----------------------|---|------|
| 1 | €2.00 Christmas 2023 | E | 2.00 |
| 1 | €0.50 Marine Life 202 | E | 0.50 |
| 1 | €0.38 Christmas 2023 | E | 0.38 |
| | | | 2.88 |

Grand Total: €2.88

Total Tendered: 3.00
Cash Tendered 3.00

Change: €0.12

VAT Analysis €

| | | |
|----------------|--------|------|
| Full | F 18%: | 0.00 |
| Reduced | R 5%: | 0.00 |
| Exempt | E 0%: | 2.88 |
| Non-Vatable NV | 0%: | 0.00 |

VAT Paid: €0.00

HMR1240551B

Receipt is invalid if
cheque is dishonoured.
This is a non-fiscal Proforma Invoice
for payments against Local Purchase Orders



(<http://www.maltapost.com/home>)




Track your Item

Tracking Number

rr432793660mt

Q Search

 Sign Up for Email Notifications

Note: 'Date' and 'Time' relate to the date and time when the item was scanned and may differ from the actual date and time of the event.

Local Barcode

RR432793660MT

Request Redelivery & Pay Charges

| Date | Time | Event | Scan Location |
|------------------|----------|---|-------------------------------|
| 24 November 2023 | 07:28:48 | Item arrived at collection point | San Pawl Il-Bahar Post Office |
| 23 November 2023 | 11:12:25 | Item could not be processed further Reason: Addressee could not be reached Action: Addressee notified | SPB 04 |
| 23 November 2023 | 07:58:06 | Item scheduled for physical delivery | SPB 04 |
| 22 November 2023 | 18:13:49 | Item to be forwarded to the delivery centre | Marsa (RLB) |
| 22 November 2023 | 18:13:48 | Item departing from inbound mail sorting centre | Marsa (RLB) |
| 22 November 2023 | 17:32:13 | Item arrived at inbound mail sorting centre | Marsa (RLB) |
| 22 November 2023 | 07:50:48 | Item created | Hamrun Post Office |

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FOUR2THIRTY

E: FOUR2THIRTY@GMAIL.COM

PERIT ALBERT SPITERI

M: (+356) 79031192

25 ta' Jannar 2024

Lil Okkupant,

Niktiblek b'referenza għall-Atti tas-Subbasta Nru. 29/2023 fejn fiha jiena ġejt maħtur bħala espert sabiex naghmel deskrizzjoni tal-fond jew fondi indikati fir-rikors promotur u sabiex infisser il-piżijiet, kirjiet u jeddijiet oħra, sew reali kemm personali, li għalihom dan il-fond jew fondi huwa suġġett, kif ukoll l-aħħar trasferiment tiegħu.

Il-fond msemmija fir-rikors promotur huwa s-segwenti:

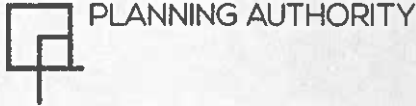
- Il-Flat immarkat numru sitta (6), fl-ogħla sular ta' blokka bin-numru sebgha u għoxrin (27) bl-isem Solaria, Block A, fi Triq Ġulju ċ-Ċenturjun, Buġibba, limiti ta' San Pawl il-Baħar.***

Għaldaqstant, inti qiegħed ġentilment tintalab sabiex nhar **it-Tlieta 30 ta' Jannar 2024 fl-10.00am** inti tassisti sabiex jingħata l-aċċess meħtieġ għal partijiet komuni ta' dan il-fond.

Jekk jogħħbok, ikkonferma dan l-appuntament billi tibagħat email fuq: **peritalbertspiteri@gmail.com** jew billi ċċempel fuq: **79031192**.

Grazzi,

Il-Perit Albert Spiteri



PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta
www.pa.org.mt

Tel: (+356) 2290 0000
VAT No: MT 1281-6708

customercare@pa.org.mt
Exemption No: EXO 1188

Cash Sale

Name: Perit Albert Spiteri
Address:

Cash Sale Number: 467761-4721-3
Date: 04 January 2024

VAT No.:

| Item Description | Qty | Unit Price (excl VAT) | Net Amount (excl VAT) | VAT Amount | VAT Rate % |
|---------------------------|-----|--------------------------|--------------------------|---------------|---------------|
| Pre-1993 Search PB4957/78 | 1 | €11.65 | €11.65 | €0.00 | 0 |
| Copy of permit PB4957/78 | 1 | €4.66 | €4.66 | €0.00 | 0 |
| Copy of plans PB4957/78 | 2 | €11.65 | €23.30 | €0.00 | 0 |

Payment Details:

Internet Payment - 2024-01-03-0007

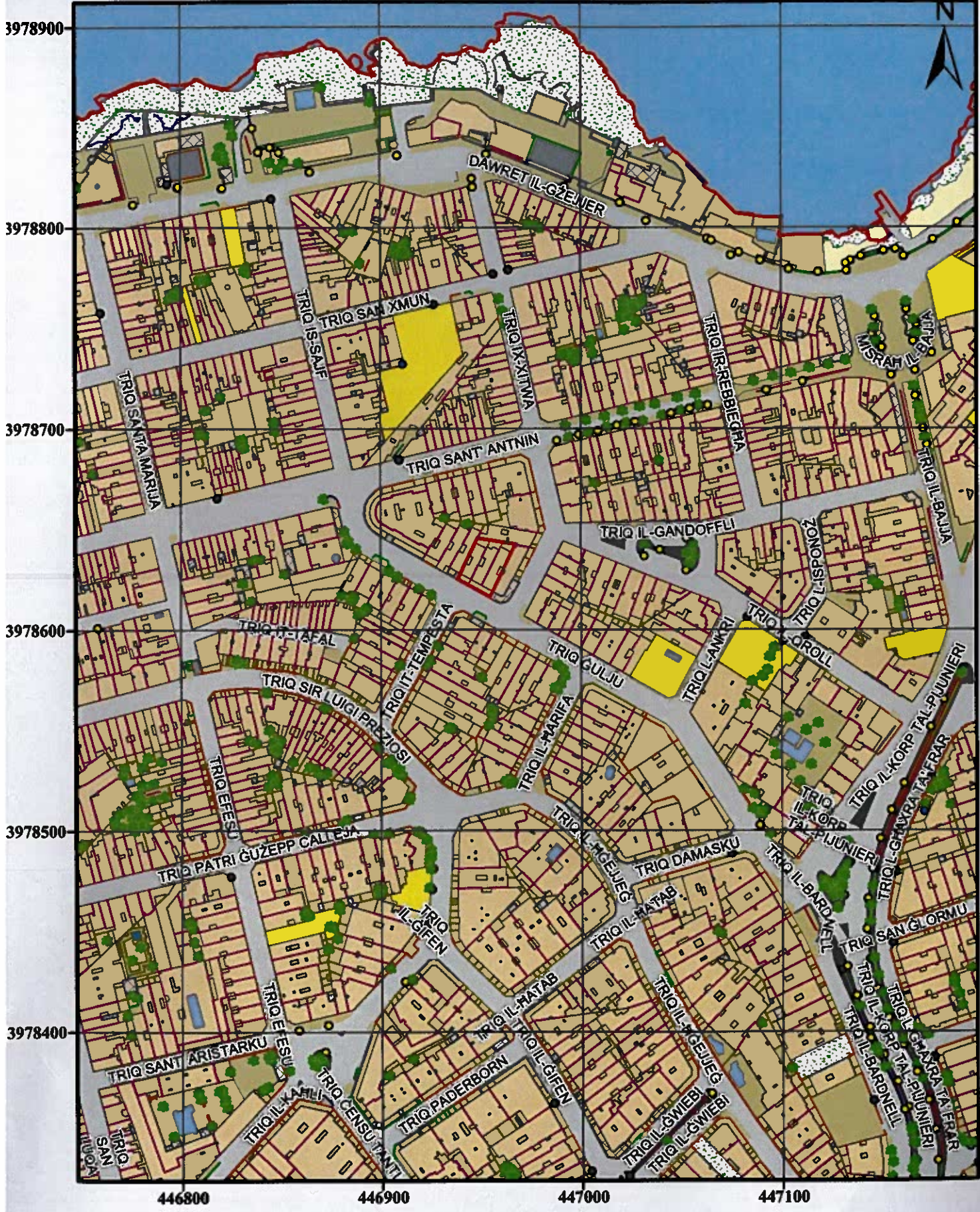
Cash Sale Status:

Settled

Total NET: €39.61
Total VAT: €0.00
Total: €39.61

Drawn up by
Elisabetta Festari

Receipt is not valid if payment is dishonoured.



1:2,500

Date Printed: 21/11/2023

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 ERDF/02.030 - Strigrafi data, (2018), Developing Spatial Data Integration for the Maltese Islands, Planning Authority.
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 WGS 1984 UTM Zone 33N EPSG: 32633 (Mean sea level). Scale factor at the central meridian 0.9998.
 Central meridian has a false origin of 500,000m at 150 East of Greenwich.
 Northern coordinates have an origin of 0m at the Equator.
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PLANNING AUTHORITY

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 Tel: +356 2290 0000, Fax: +356 2290 2295
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