

Prim' Awla tal-Qorti Civili

Fl-Atti tas-Subbasta

Nru.34/23

Francesca Zammit Caruana

Vs

John Caruana



Relazzjoni tal-AIC Ivan Giordano

Jesponi bir-rispett:

Illi l-Qorti nnominatu biex jivvaluta l-fondi b-indirizzi uffiċjali

- Penthouse (inkluż l-arja tagħha) B5, 'The President', Triq Birbal, Balzan.

Illi l-aċċess sar fit- 3 ta' Ottubru 2023, fid-disgħa ta' filgħodu, fejn l-esponent żar is-sit f'Mal Balzan. Kien preżenti wkoll l-Intimat John Caruana, li fetaħ l-fond għall-esponent.

Illi l-esponent ħa informazzjoni biżżejjed fil-post biex seta' jipprepara dan id-dokument, u d-dokumenti kollha hawn annessi. Id-dokumenti hawn annessi huma; Dok A li juri 'Site Plan' tal-'penthouse'. Dok B juri pjanta interna tal-'penthouse' kif approvata mill- Awtorita' tal-Ippjanar. Dok C juri ritratti tal-faċċata tal-blokka, u Dok D tal-'penthouse' minn għewwa, kif ukoll tal-bejt.

Illi l-'penthouse' in kwistjoni ma fihex ċens kif indikat fil-kuntratti u titli relattivi.

Illi dak kollu li nstab mibni fuq il-post huwa skond il-permessi tal-Awtorita' tal-Ippjanar, bir-riferenza PA/0920/11, ħlief għal-kambjamenti zagħar fl-aperturi interni.

Illi skond l-Awtorita' ta' l-Ippjanar, u 'local plans' relattivi, is-sit jaqa' taħt 'development zone' u jiffirma parti minn Residential Area CG07. Iż- 'zoning' huwa to 3 sulari u 'semi-basement'. Dan jiġi tradott skond id- 'DC15' b'ħala 17.5 metru għoli mi-livell tat-triq. Dan ifisser illi il-'penthouse' hija mibnija fuq l-ogħla livell u ma tistax tiġi estiżi iktar.

Illi meta l-esponent żar il-penthouse, innota is-segwenti;

A handwritten signature in blue ink, located in the bottom right corner of the page.

-Il-kostruzzjoni tal-penthouse saret skond il-permessi relattivi u hija fi stat 'finished' u 'furnished', u bħalissa hija mikrija.

-Il-'finishes' qiegħdin fi stat tajjeb għajr bżonn ta' manutenzjoni generali f'partijiet.

- L-esponent ma nnota ebda problemi strutturali meta żar l-fond waqt l-aċċess.

- L-esponent għamel aċċess ukoll għal-fuq il-bejt/saqaf tal-'penthouse', u jidher illi l-'membrane' qiegħed f'kundizzjoni tajba.

- il-kejl, kif meħud fuq il-post u kkonfermat mal-pjanti, huwa ta' madwar 125 metri kwadri internament, kif ukoll madwar 19 metru kwadru fit-terrazzin ta' quddiem, u madwar 7.5 metri kwadri oħra fit-terrazzin ta' wara.

Illi meta l-esponent ħa inkonsiderazzjoni l-lokal fejn tinstab il-proprjeta', is-superfici interna, il-kwalita' ta' kostruzzjoni u l-fatt illi hija 'finished', hu vvaluta li l-fond flimkien mal-'airspace' jiswa s-somma ta' ħames mija u ħmista il-elf ewro (€ 515,000).

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



Ivan Giordano  
Perit Tekniku  
Warrant no.972

24 OCT 2023




Carina Abdilla  
Deputat Registratur

Illum \_\_\_\_\_

Ipprezentata mill Perit Ivan Giordano

bla dok/b erbgħa (4) dokumenti

Illum 24 ta' Novembur 2023  
Deher il-Perit Legali / Tekniku:  
ALCIAM GIORDANO KI 3 4790M  
Li wara li ddikjara li thallas l-ammont ilu dovut, halef/halfet li qeda/qdlet fedelment u onestament l-inkarigu mogħti ilu/ha.  
  
Deputat Registratur

MARVIC FARUGIA

Dok A

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

This is an official document for Land Registration Agency use only



Scale 1:500

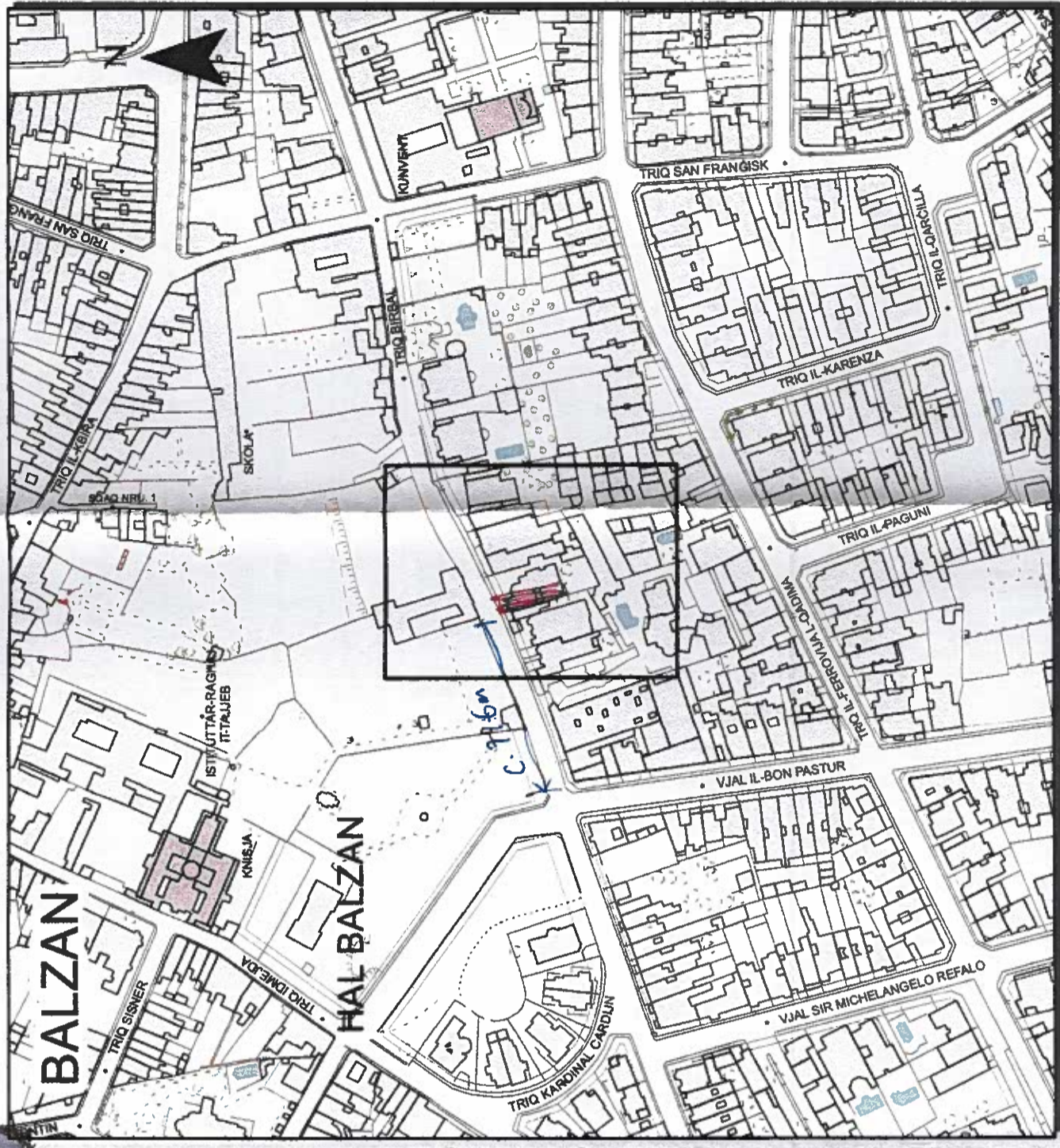
Ownership at penthouse level + airspace above

Common shafts

Common parts at penthouse level

Common parts at ground floor

NB: all dimensions are in metres



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: **324098 E**  
 Map Number:  
 Pożizzjoni Centrali: **x = 50687**  
 Centre Coordinates: **y = 72747**

Parti min S.S.: **5072**  
 Extracted from S.S.:  
 Data: **19/10/2023**  
 Date:

**Perit Ivan Giordano**  
 BE & A (Hons.), M.Sc Cons. Tech  
 A: 20, Triq Vilia Rosa, Swieqi  
 Email: [Peritgitgiordano@gmail.com](mailto:Peritgitgiordano@gmail.com)  
 M: +356 99287550

Qies (metri kwadri): **c. 165m<sup>2</sup>**  
 Area (square metres):  
 Firma ta' l-Applikant:  
 Applicant's Signature:

LR 327132

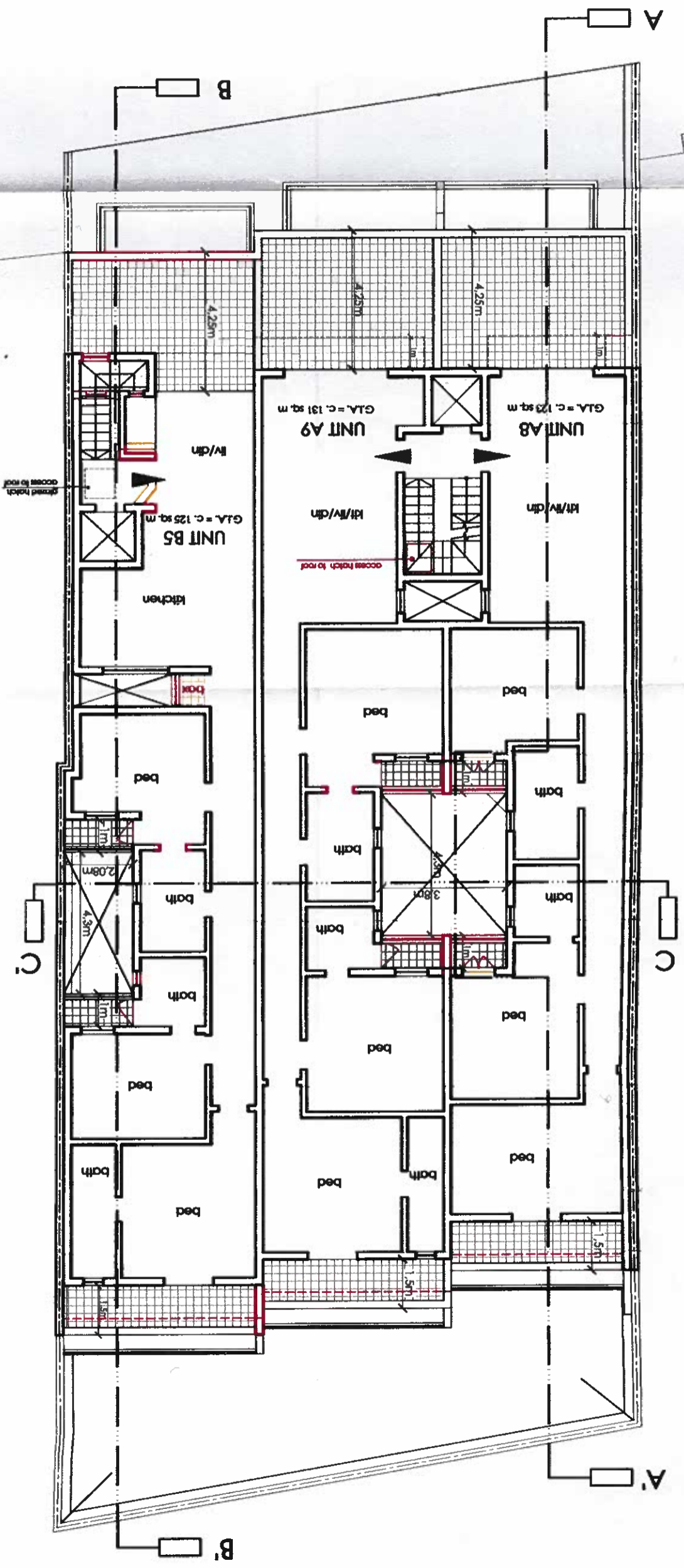
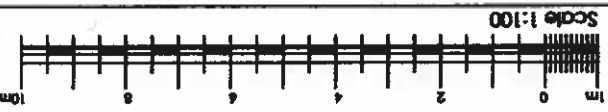
Dritt imħallas  
Fee Paid

**Perit Ivan Giordano**  
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 E: peritgiordano@gmail.com  
 M: +356 99287550

**PLAN @ PENTHOUSE LEVEL**

Date	11.03.13
Dwg No.	ET10311-8-84
Client	M. Bugaja
Dwg Title	Plan @ Penthouse Level
Job Title	Minor Amendment to PA 920/11.

**Mario Cassar**  
 BE & A, ASCE  
 8, Grand, Triq Saksig, Aħrad.  
 E-mail: cassar@mv.com.mt  
 Tel: 21 422 440 Mob: 9949 2900



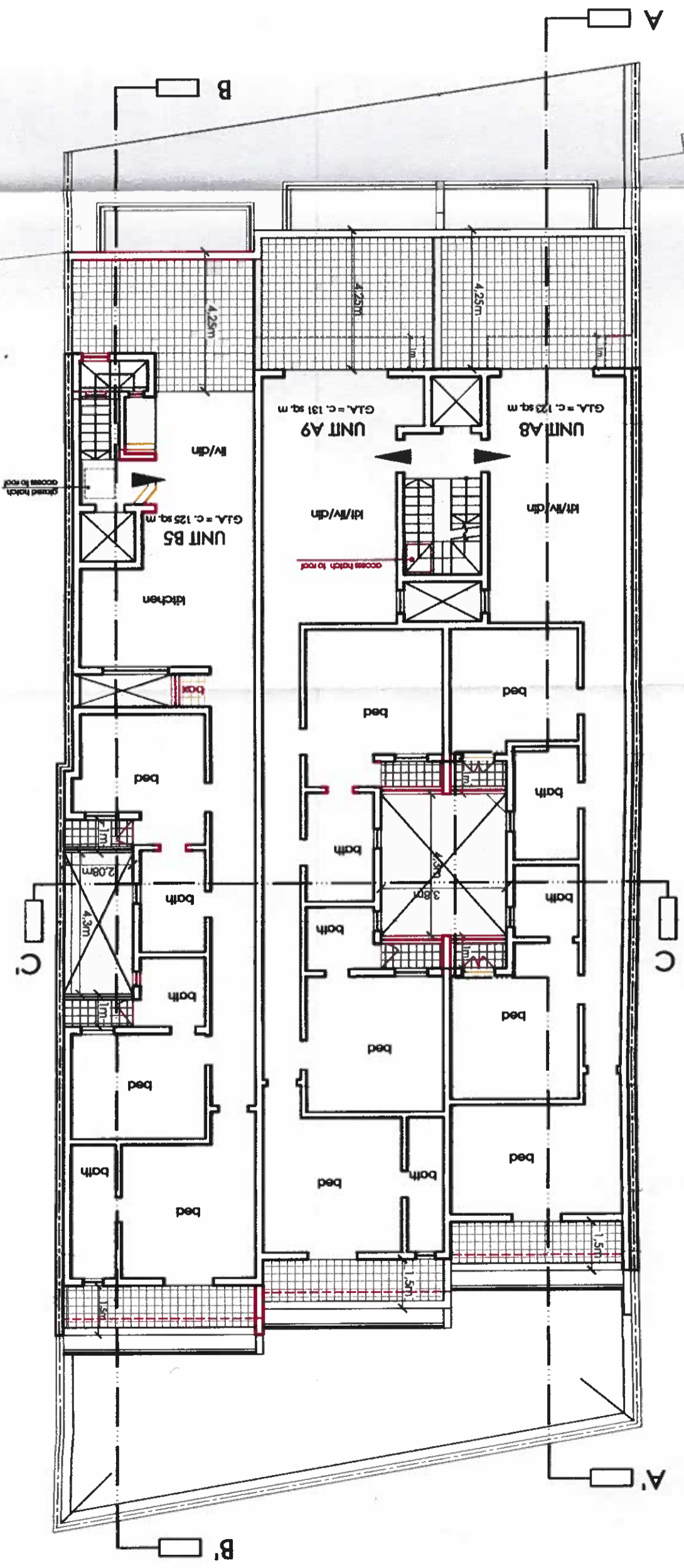
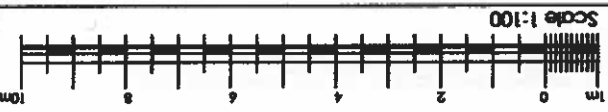
DOK B

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**PLAN @ PENTHOUSE LEVEL**

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**Mario Cassar**  
 B&A, A&CE  
 9, Grand, Triq Falcun, Aħrad.  
 E-mail: mario@cassar.com.mt  
 Tel: 21 422 440 Mob: 9949 2900



DOK B

DOK C

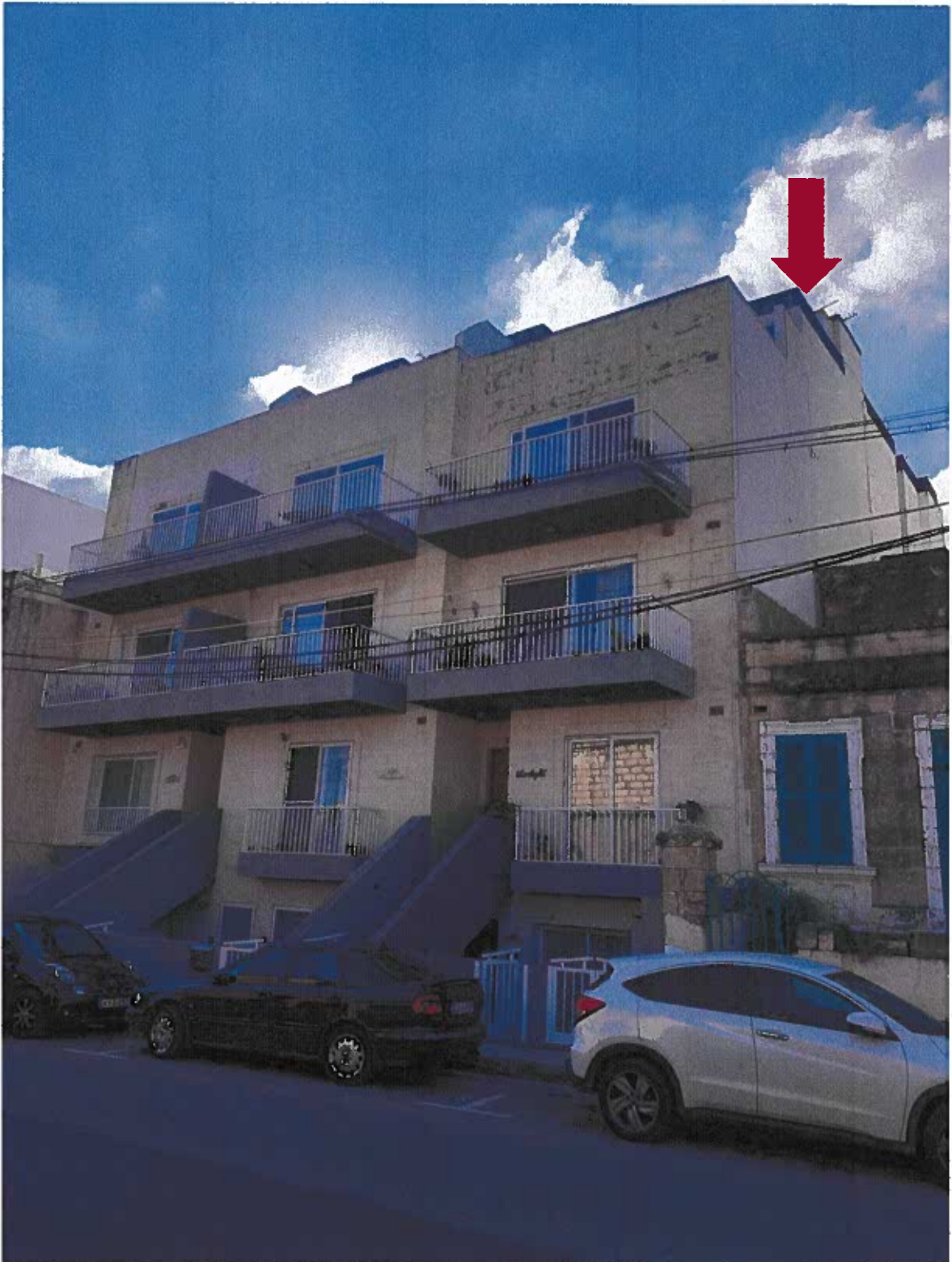


FIG A – Façcata tal-blokka

A handwritten signature in blue ink, located in the bottom right corner of the page.

DOK D

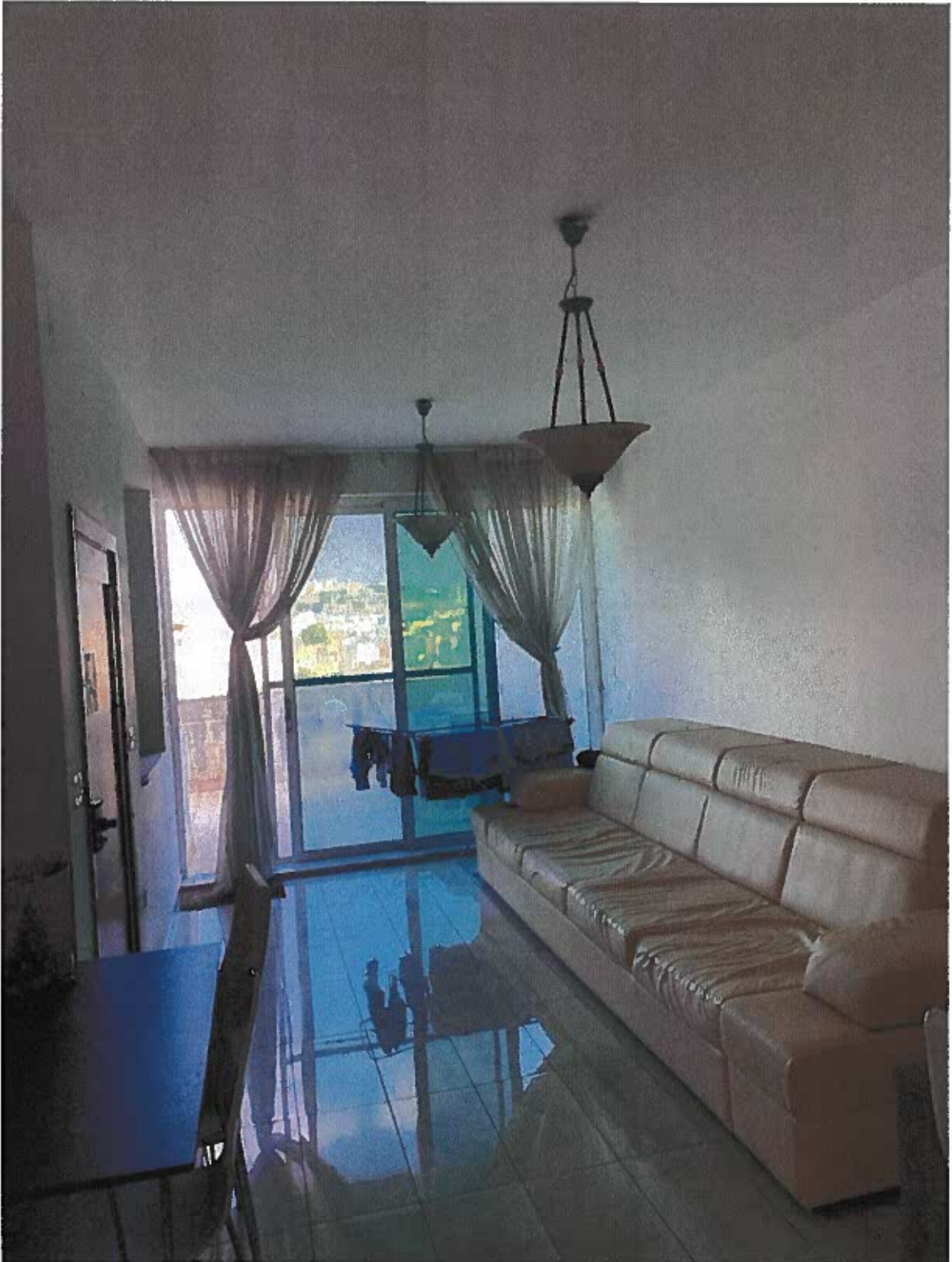
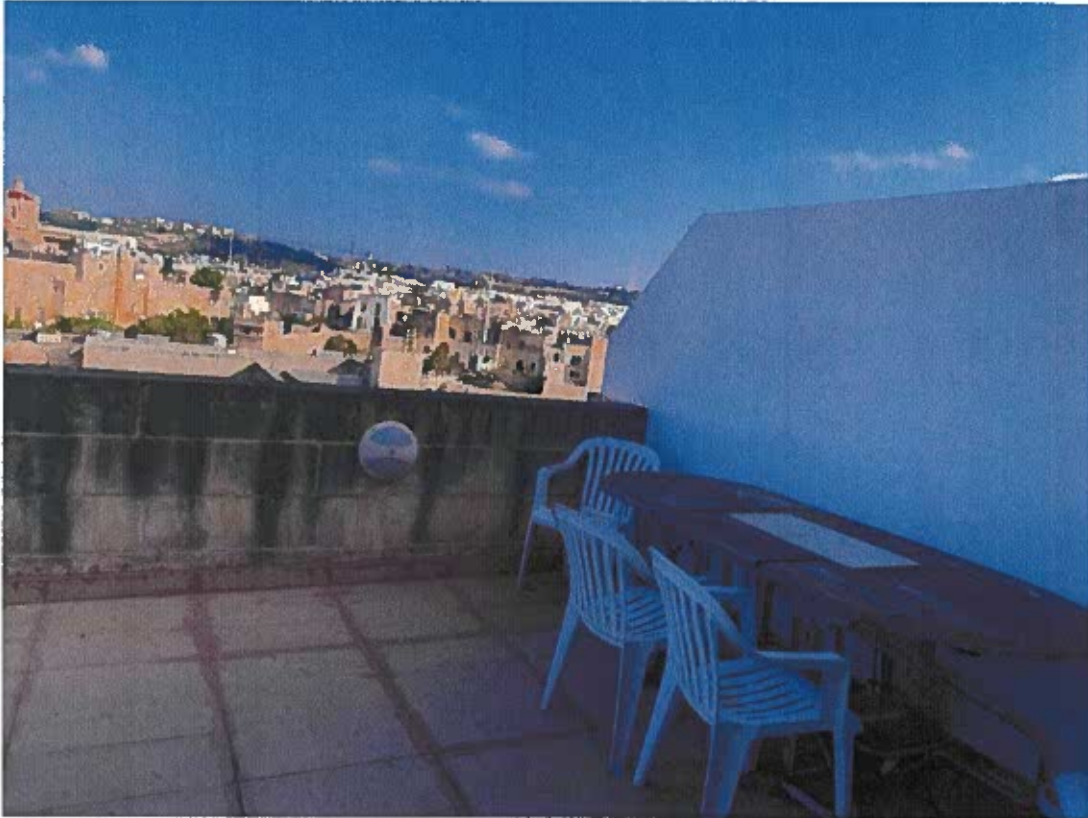


FIG A – Ritratt tal-kamra ta' quddiem



**FIG B – Ritratt tat-terazzin ta' quddiem**



**FIG C – Ritratt tal-kċina**





**FIG D – Ritratt tal-kuritur**

A blue handwritten signature or mark.



**FIG E – Ritratt tal-ewwel kamra tas-sodda**

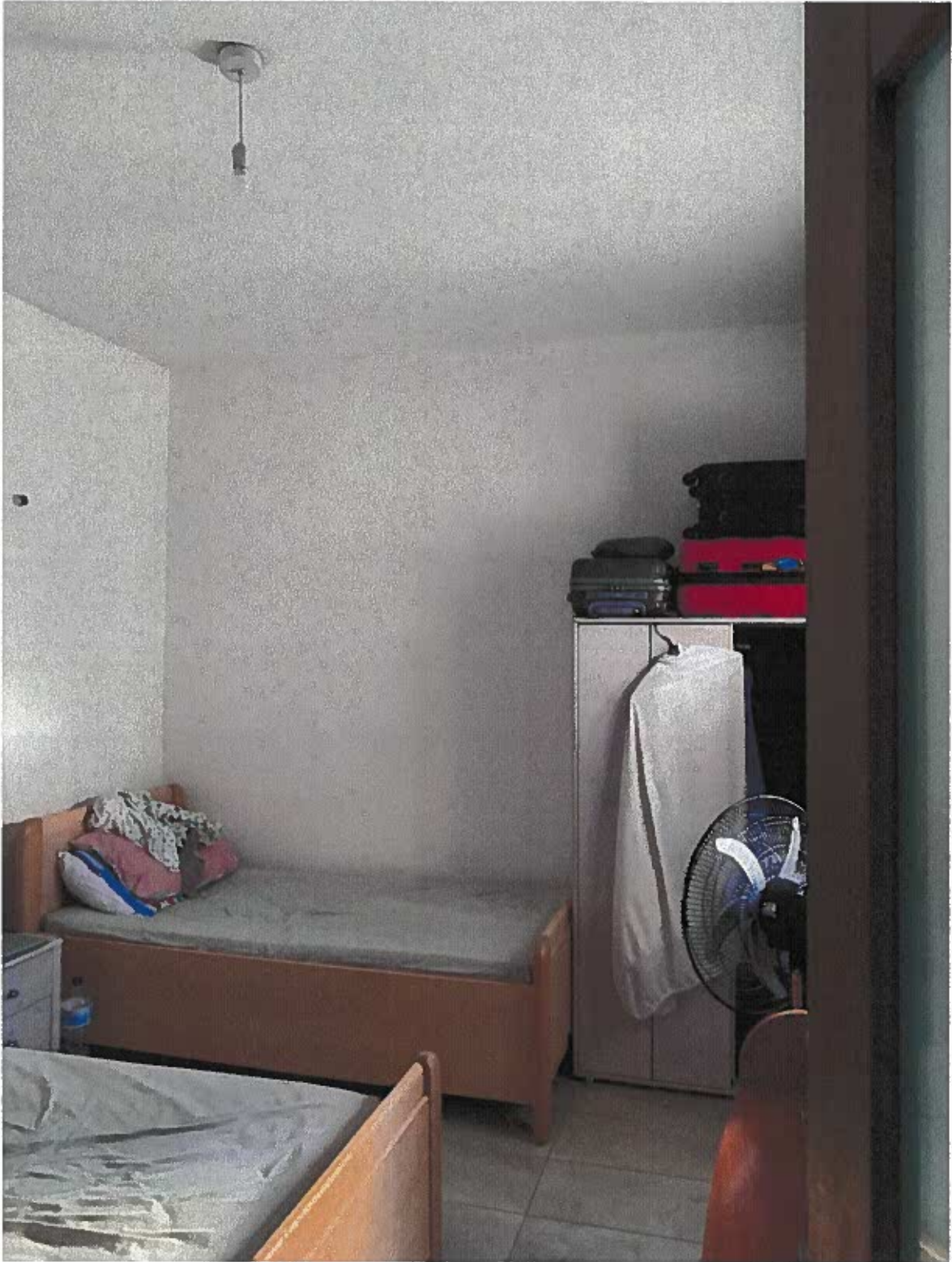
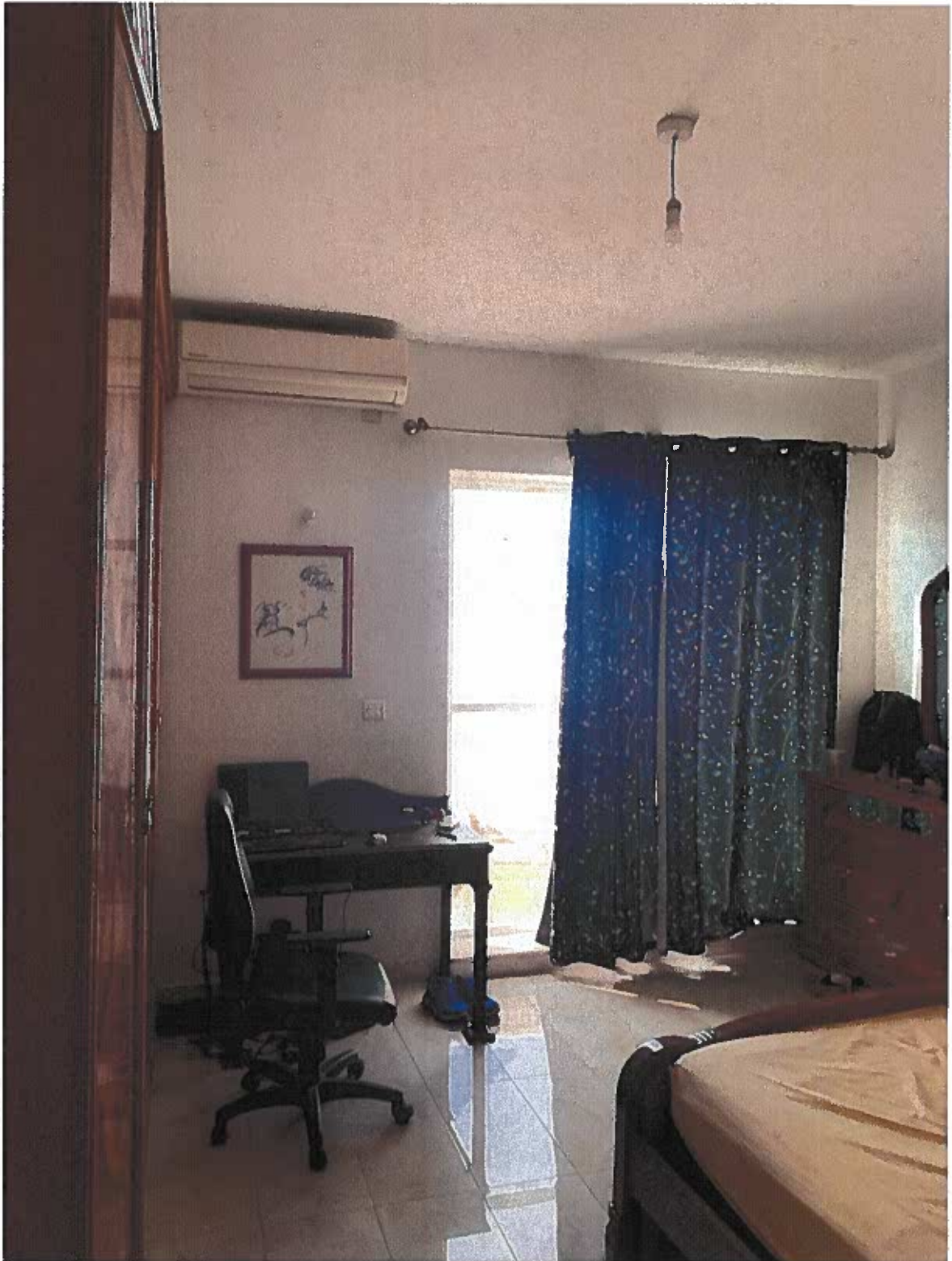


FIG F -- Ritratt tat-tieni kamra tas-sodda

A blue handwritten signature or mark.



**FIG G – Ritratt tal-ewwel 'ensuite'**



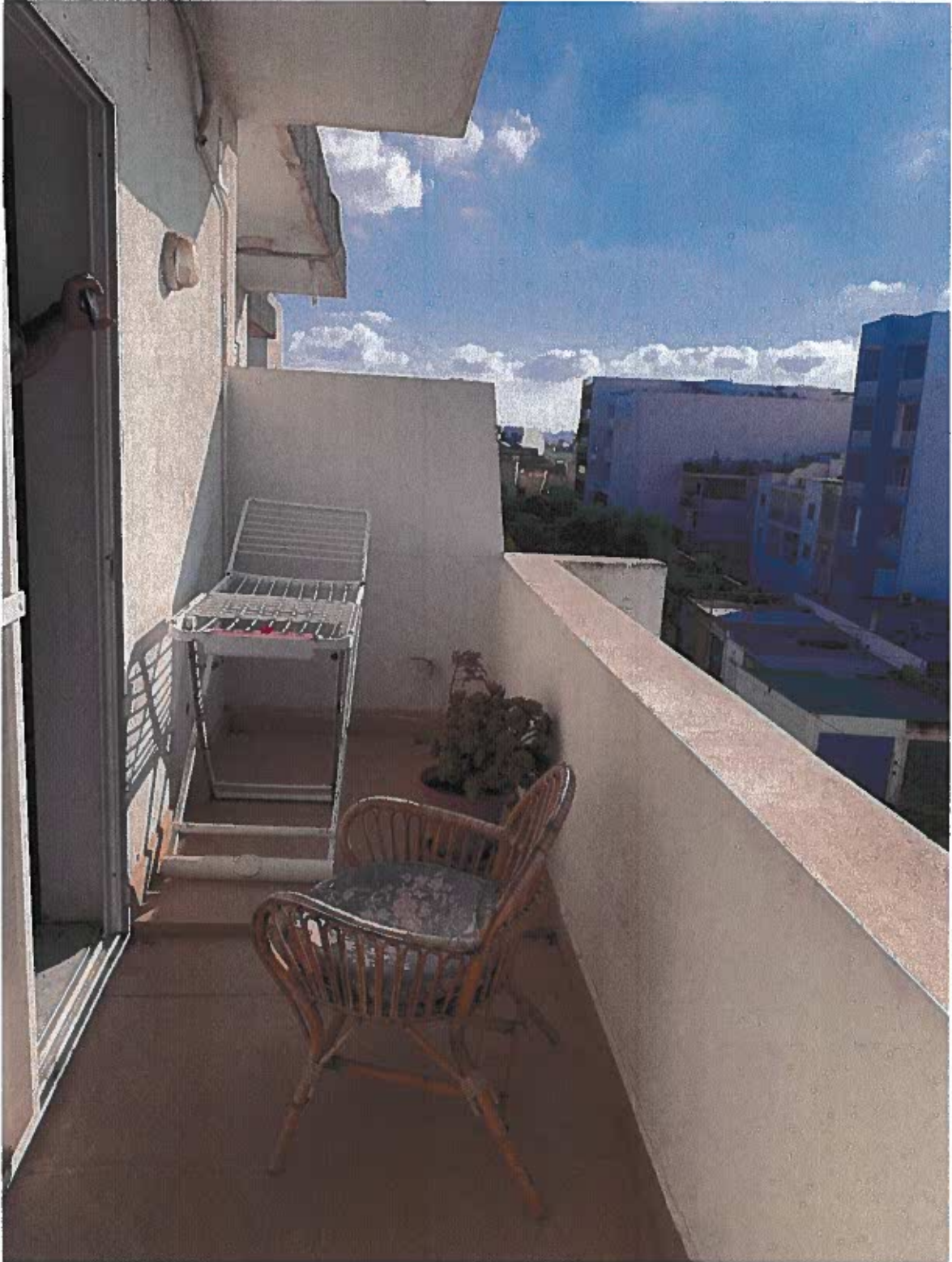
**FIG H – Ritratt tal-kamra tas-sodda prinċipali**

A blue handwritten signature or mark.



FIG I – Ritratt tat-tieni 'ensuite'

A blue handwritten signature or mark, possibly a stylized 'P' or 'R', located in the bottom right corner of the page.



**FIG J – Ritratt tat-terrazzin fuq wara**

A blue handwritten signature or mark, consisting of several loops and a long horizontal stroke, located in the bottom right corner of the page.

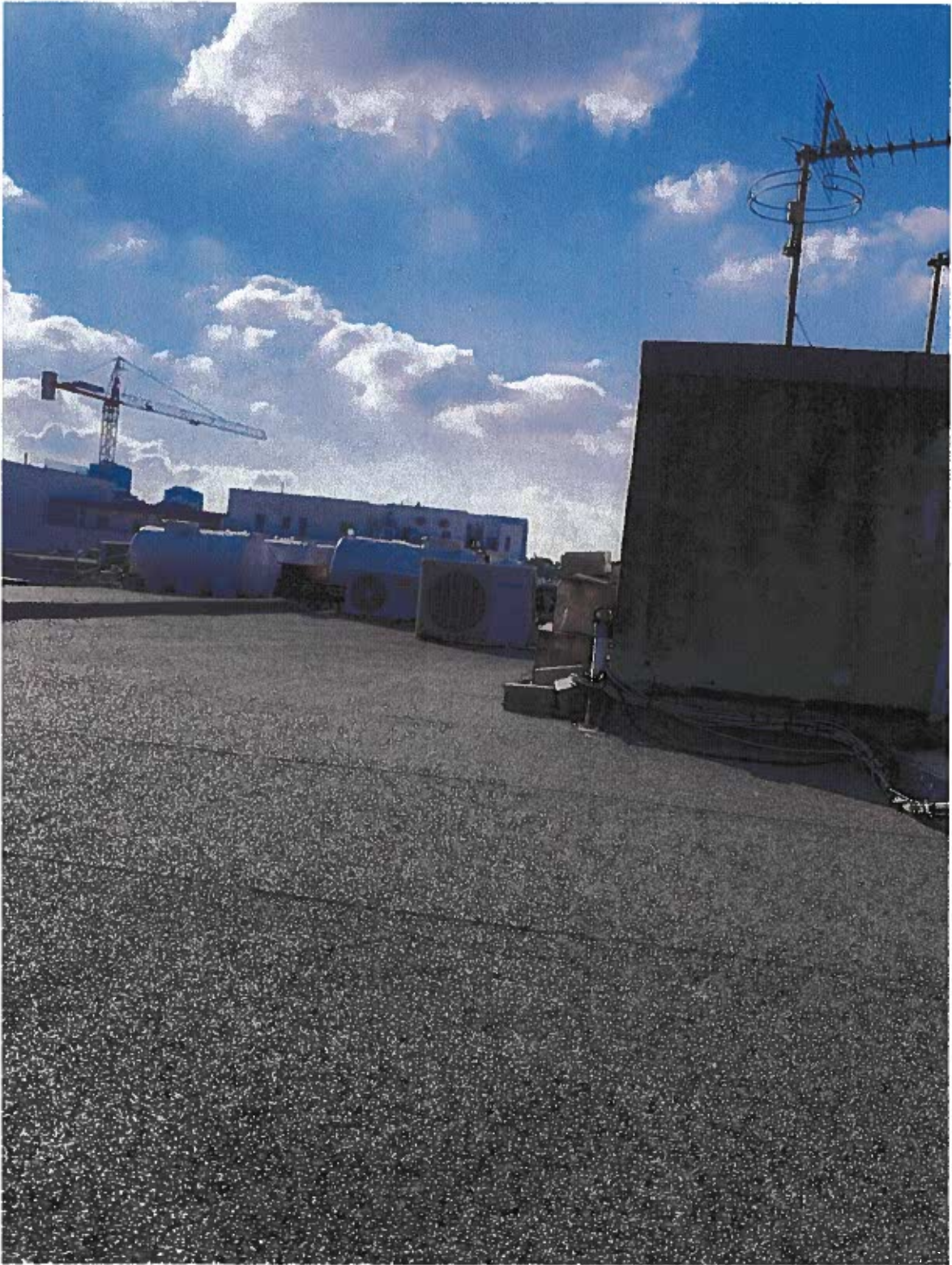
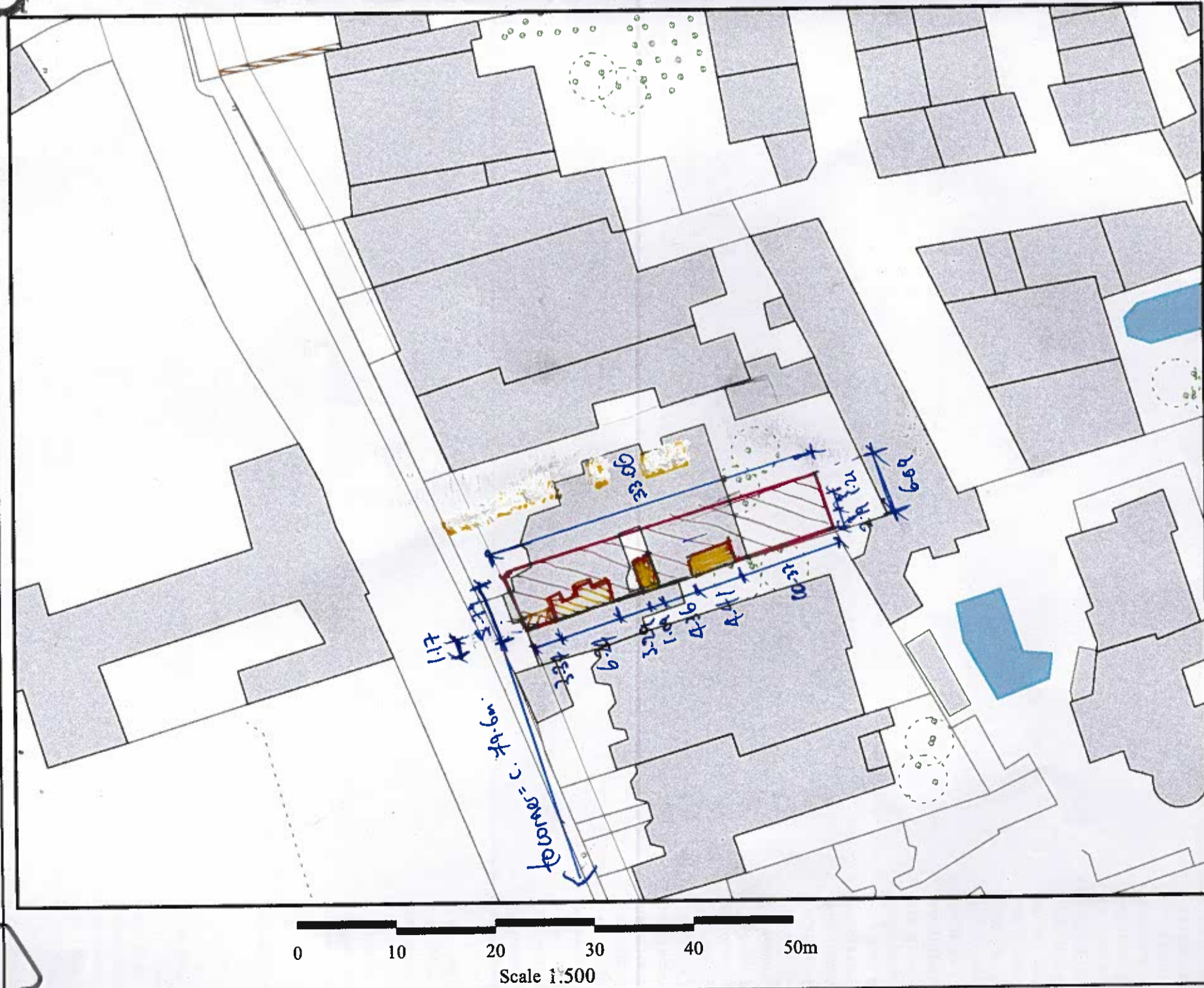


FIG K- Ritratt tal-bejt

A blue handwritten signature or mark, possibly a stylized 'A' or a similar character, located in the bottom right corner of the page.

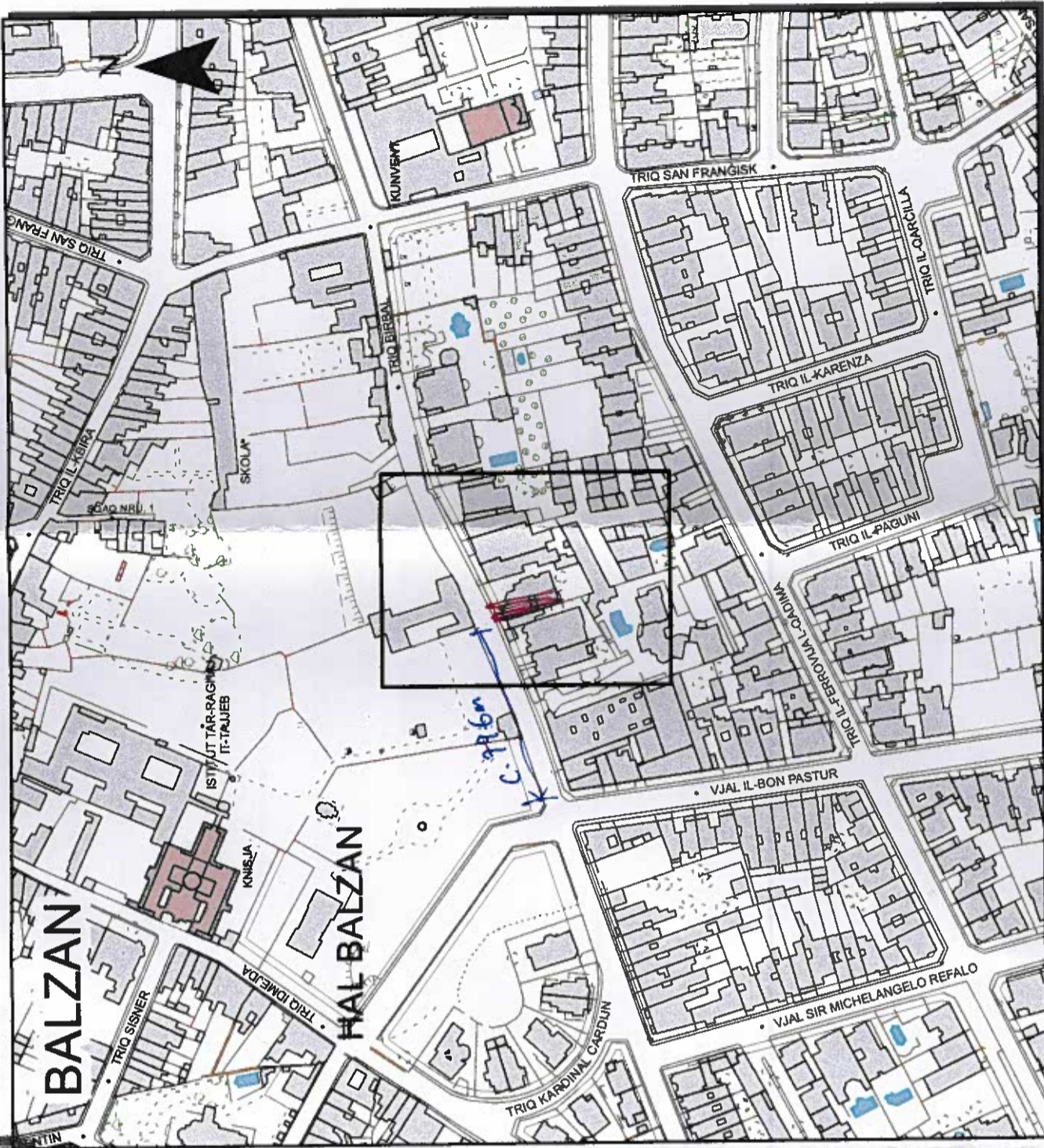




Scale 1:500

Ownership of penthouse level + airspace above  
 common shafts  
 not abovehouse level

Nb: all dimensions are  
 in metres



Pjanta tas-Sit 1:2500 Site Plan



**Aġenzija għar-Registrazzjoni tal-Artijiet**

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

**Land Registration Agency**

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**Perit Ivan Giordano**  
BE & A (Hons.), M.Sc Cons. Tech

Architect

A: 20, Triq Vilja Rosa, Swieqi  
 Email: peritgiordano@gmail.com  
 M: +356 99287550

Stamp:

Qies (metri kwadri): **c. 165m<sup>2</sup>**  
 Area (square metres):

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



# EIGHTH SCHEDULE

## PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	Balzan
Address	PH BS tarrspace, 'the President', Triq Birbal
Total Footprint of Area Transferred*	C. 165m <sup>2</sup>

## 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 checked="" 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 checked="" type="checkbox"/> 0-20 years	<input 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 type="checkbox"/> Quiet	<input checked="" 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 Tick as many as appropriate	<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 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: 23-10-23

Perit's Signature: 

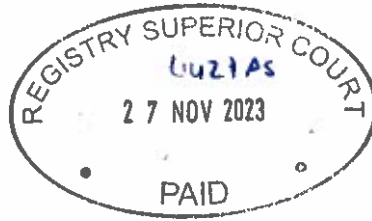
Warrant Number: 982

Rubber Stamp: \_\_\_\_\_

**Perit Ivan Giordano**  
BE & A (Hons.), M.Sc Cons. Tech

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E : peritgiordano@gmail.com  
M : +356 99287550

Prim' Awla tal-Qorti Civili



Fl-Atti tas-Subbasta

Nru.34/23

Francesca Zammit Caruana

Vs

John Caruana

Roll. awt # 27/11/23  
Nota addizzjonali  
Relazzjoni tal-AIC Ivan Giordano

Jesponi bir-rispett:

Illi l-Qorti talbet lill-istess esponent biex jipprezenta nota addizzjonali biex jirrelata dwar is-segweni, wara li l-istess Qorti nnominatu biex jivvaluta l-fond b-indirizzi uffiċjali ;

- Penthouse (inkluż l-arja tagħha) B5, 'The President', Triq Birbal, Balzan.

-Illi l-aċċess sar fit- 3 ta' Ottubru 2023, fid-disgħa ta' filgħodu, fejn l-esponent żar is-sit f'Hal Balzan. Kien preżenti wkoll l-intimat John Caruana, li fetaħ l-fond għall-esponent.

-Illi tali 'penthouse' hawn fuq msemmija, hija sovrastanti 'basement' b'kumpless ta' garaxxijiet, 'semi-basement maisonette' mhux uffiċjalment immarkat bin-numru wieħed (1), l-appartament numru tnejn (2) li jinsab fil-'first floor', l-appartament numru tlieta (3) li jinsab fis-'second floor', u l-appartament numru erbgħa (4) li jinsab fit-'third floor'.

-Dawn il-fondi nbnaw fuq is-sit għa okkupat mis- 'semi detached' villa f'Hal Balzan, fi Triq Birbal, numru tlieta u tmenin (83), għa numru erbgħa u erbgħin (44) u li kien jismha "Villa Aida", kompriz il-ġnien li kien hemm magħha u l-proprjeta' taħt l-istess villa, konfinanti l-intier mil-Lbic ma' l-imsemmija triq, mil-majjistral ma' proprjeta' tas-suċċessuri fit-titolu tal-familja Pace u mix-xlokk ma' proprjeta' tal-familja Grech u Debono, kif ukoll il-'garage' adjaċenti ma' l-istess villa bin-numru wieħed u tmenin (81), fi Triq Birbal, u li jmiss mil-lbic ma' l-imsemmija triq, li minnha kien aċċessibli, mix-xlokk ma' l-imsemmija villa u mil-majjistral ma' proprjeta' tas-suċċessuri fit-titolu tal-familja Pace u dan bid-drittijiet u pertinenzi kollha tagħha skond il-kuntratt ta' akkwist ippublikat fit-30 ta' Mejju, 2005 fl-atti tan-Nutar Dr. Carmel Martinelli.

-Illi l-istess 'penthouse' tgawdi mill-uzu ta' komun u uzu tal-lift.

A handwritten signature in blue ink, appearing to be the name of the author or a representative.

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



Ivan Giordano  
Perit Tekniku  
Warrant no.972

Illum 27 ta' Novembru 2023  
Deher li-Perit Legali / Tekniku:  
AICT Giordano KI 241790 m  
Li wara li, ddikjara li ma tas-kommoda li  
dovut. halef/halfer li qada qdlet fedelment  
u onestament l-inkarigu mogħti kiu/ha.  
  
Deputat Reġistratur

27 NOV 2023

iiura \_\_\_\_\_  
Ippreżentata mill Perit Ivan Giordano  
bla dok/b \_\_\_\_\_ dokumenti  
90

  
Rose Marie Vella  
Deputat Reġistratur  
Deputat Reġistratur  
Qorti ta' Appell