

Fil-Prim Awla tal-Qorti Ċivili

**Fl-atti tal-bejgħ bl-irkant numru
2/24 fl-ismijiet:**

**Amanda Azzopardi
vs
Dr Joseph P Bonnici et noe**

**Valutazzjoni ta' Proprjeta' Immobbli
Rif: C01013.00_G01**

**35 (giá 18)
Triq Santa Marija
Rabat
Malta**



27 ta' Marzu 2025

4, Sappers Street,
Valletta VLT 1320
Malta

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27 ta' Marzu 2025

Rif: C01013.00_G01

Fond: 35 (giá 18), Triq Santa Marija, Rabat, Malta

Is-sottoskritta giet mahtura bhala esport fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli Nru 2/24 (*Amanda Azzopardi vs Dr Joseph P Bonnici et noe*) sabiex thejji deskrizzjoni tal-fond bl-indirizz 35 (giá 18), Triq Santa Marija, Rabat, Malta, u sabiex tfisser il-pizijiet, kirjiet u jeddijiet oħra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond huwa sugġett, kif ukoll l-aħħar trasferiment tiegħu, skond l-informazzjoni miġbura kif deskritt fir-rapport anness. Hu mifhum ukoll li s-sottoskritta giet mahtura sabiex tagħti stima tal-valur fis-suq tal-fond in kwistjoni.

Is-sottoskritta waslet għall-valur hawn taht imsemmi abbażi tal-fatti u l-kunsiderazzjonijiet kollha msemmija fir-rapport anness.

Fuq il-bażi ta' dawn il-fatti u kunsiderazzjonijiet, kif ukoll tenut kont tas-sitwazzjoni kurrenti tas-suq tal-proprjeta', l-istima tal-valur tal-fond imsemmi fl-istat odjern huwa ta' €82,500 (*tnejn u tmenin elf u ħames mitt Ewro*).


Perit Simone Vella Lenicker
Numru tal-Warrant: 398

Ilum 27 MAR 2025
Ippreżentata mill- P.S. Vella
B/bladok Wisthed ft dokumenti
1A

Anness: Rapport ta' Valutazzjoni

Ilum 29 ta' Mejju, 2025
Deher il-Perit Legali / Tekniku:
AIC Simone Vella Lenicker
Li wara li ddurja l-ħallas l-ammont li
dovut, halef/halfet li qad qad tnejn
u onestament l-inkarigu mogħti l-hu/ha.
Roberta Buiat
Deputat Registratur


Adrian Mallia
Deputat Registratur

27 ta' Marzu 2025

Rif: C01013.00_G01

Rapport ta' Valutazzjoni

- | | |
|----------------------|---|
| 1. Klijent | Prim' Awla tal-Qorti Ċivili, Malta. |
| 2. Indirizz tal-fond | 35 (giá 18) Triq Santa Marija, Rabat, Malta |
| 3. Emfitewta | Giuseppe Maria u Maria aħwa Tonna |

4. Bażi tal-valutazzjoni

Dan ir-rapport iwassal għal stima tal-valur fis-suq (*Market Value*) tal-fond, kif definit fid-Direttiva tal-Kunsill Ewropew 2006/48/EC, u cioè' *"the estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."*

Mingħajr preġudizzju għall-fuq imsemmi, il-valur indikat f'dan ir-rapport huwa l-aħjar prezz in fondi likwidi li huwa raġonevolment mistenni li jinkiseb minn bejgħ tal-proprjeta' mingħajr kundizzjonijiet, fid-data ta' din il-valutazzjoni, u a bażi ta' dawn il-premessi:

- a. il-bejgħ tal-fond ma kienx sfurzat;
- b. qabel id-data tal-valutazzjoni kien hemm perjodu raġonevoli biex isir reklamar dwar il-bejgħ tal-fond, għan-negozjar u qbil dwar il-prezz u t-termini tal-bejgħ, u għall-konklużjoni tal-bejgħ;
- c. is-sitwazzjoni tas-suq, in-natura ta' valuri tal-proprjeta' u ċirkustanzi oħra rilevanti kienu, fid-data li jsir il-kuntratt tal-bejgħ, l-istess bħal fid-data tal-valutazzjoni;
- d. ma hemmx xi offerta addizzjonali minn xi xerrej li għandu interessi speċjali fl-akkwist tal-fond;
- e. it-titlu tal-fond jista' jiġi stabbilit u l-fond ma huwiex soġġett għal xi restrizzjonijiet inużwali jew onerużi, jew għal xi dejn;
- f. il-fond ma huwiex soġġett għal xi Notifiki Statutorji u kemm il-fond kif ukoll l-użu tiegħu, eżistenti jew intenzjonat fil-futur, jikkonformaw mal-Kundizzjonijiet Statutorji rilevanti;
- g. il-fond m'għandux difetti moħbija u l-materjali li ntużaw għall-kostruzzjoni (jekk applikabbli) kienu ta' kwalita' tajba;

- h. il-kundizzjoni tal-fond gie stabbilit minn ispezzjoni viżwali biss, u, sakemm mhux indikat mod ieħor fir-rapport u f'tali każ fl-estent speċifikat biss, dawk il-partijiet tal-fond li kienu mgħottija, inesposti jew mhux aċċessibbli ma kienux spezzjonati, u l-ebda testijiet ma saru fuqhom biex jiġi stabbilit jekk għandhomx xi difett jew ieħor, u għalhekk il-valutazzjoni tassumi li jekk isir studju strutturali fuq il-fond ma jirriżultawx difetti serji li jistgħu jwasslu għal spejjeż sostanzjali.

5. Kundizzjonijiet speċjali

Dan ir-rapport huwa kunfidenzjali għall-klijent msemmi hawn fuq u gie ppreparat għall-iskop speċifiku msemmi hawn taħt. Jista' jiġi rreferit lil esperti li qed jgħinu lill-klijent għall-istess skop, iżda lil ebda persuna jew entita' oħra. Ir-rapport, jew partijiet minnu, ma jistgħux jiġu ppublikati mingħajr il-kunsens tas-sottoskritt.

Is-sottoskritta hija responsabbli biss lejn il-klijent, u kwalunkwe persuna li tagħmel użu minn din il-valutazzjoni tagħmel hekk unikament a riskju tagħha.

6. Aċċess

Sar aċċess fuq il-post mis-sottoskritta nhar l-25 ta' Settembru 2024, fil-preżenza tal-Marixxalli tal-Qorti u tar-rikorrenti Amanda Azzopardi.

7. Skop

Deskrizzjoni tal-fond indikat u stima tal-valur fis-suq ta' tali fond għall-finijiet ta' Mandat ta' Qbid ta' Hwejjeg Immobbli.

8. Deskrizzjoni Ġenerali

Tipoloġija:

Il-fond jikkonsisti f'residenza zgħira li tinsab fil-livell tat-triq. Il-fond jinkludi żewġt ikmamar, kif ukoll terrazzin imsaqqaf u biċċa fuq in-naħa ta' wara. Il-fond jinkludi l-arja sovrastanti kif ukoll is-sottosuol.

Kostruzzjoni:

Il-proprietà tikkonsisti f'ħitan interni u esterni tal-ġebbla tal-franka, li fuqhom iserrhu travi tal-hadid u xorok.

9. Titlu

It-titlu tal-fond ma kienx investigat, u tali investigazzjoni ma kienitx parti mill-iskop ta' dan ir-rapport. Skond id-dokumentazzjoni li rċeviet l-esponent (*vide* l-Anness 9), il-fond huwa suggett *"għal cens annwu u temporanju ta' sitt liri tlieta u erbghin centezmu u zewg millezmi, li minnhom sitt liri u għaxar centezmi jithallsu lill-Massa komuni tal-Kattidral tal-Imdina u dan għaz-zmien li fadal sal-hmistax ta' Awwissu elfejn u tmienja u tletin (15/8/2038) waqt illi l-bilanc ta' tlieta u tletin centezmu u zewg millezmi jithallsu lill-familja Attard in cens annwu u temporanju sal-hmistax ta' Awwissu elf disa' mija tmienja u tmenin. Ic-cens imsemmi ta' sitt liri u għaxar centezmi huwa rivedibbli kif*

imsemmi fl-att." Kopja ta' l-att ma kienx ipprezentat lis-sottoskritta.

Peress li l-kundizzjonijiet tat-titlu jista' jkollhom effett sinifikanti fuq il-valur tal-fond, is-sottoskritta talbet lir-rikorrenti għal iktar informazzjoni dwar l-att oriġinali, iżda tali informazzjoni ma kienitx disponibbli (ara korrispondenza fl-Anness 8).

Għaldaqstant, is-sottoskritta għamlet riċerka addizzjonali ma' l-Awtorita' ta' l-Artijiet (ara korrispondenza fl-Anness 8). L-Awtorita' ikkonfermat li:

"From our records it seems that this is a temporary and revisable emphyteusis. The temporary and revisable ground-rent amounts to Eur14.21c. The original emphyteutical concession was entered into on the 20th July 1889 for 99 years, reckonable from the 15th August 1889 and was enrolled in the records of Notary Cristoforo Frendo. Said emphyteutical concession was further extended by a deed enrolled in the records of Notary Salvatore Abela dated the 9th August 1969 for a further 50 years and expires on the 15th August 2038. For ease of reference, I am sending a copy of the deed of 1969 (proroga). As regards the original emphyteutical concession, we do not have a copy in file."

L-att ta' l-1969 huwa anness ma' dan ir-rapport (Anness 10). Dan jindika li l-konċessjoni emfitewtika mil-Massa komuni tal-Kattidral tal-Imdina giet estiża sal-2038, u li ċ-ċens gravanti fuq l-art kellu jiġi rivedut wara 50 sena mid-data tal-proroga, u cioè' fid-9 ta' Awwissu 2019, u dan skond il-valur tal-munita (cioe' l-Indiċi ta' Inflazzjoni) paragonat mad-data tal-proroga.

L-Awtorita' ta' l-Artijiet ikkonfermat ukoll li ċ-ċens dovut lill-Massa komuni tal-Kattidral tal-Imdina jista' jiġi mifdi skond l-iskema vigenti, iżda dan biss jekk il-proprjeta' tkun qiegħda tintuża bħala r-residenza ordinarja jew ta' villegġatura ta' l-emfitewta.

Peress li l-att ta' proroga kien jagħmel riferenza għall-att li permezz tiegħu l-emfitewta kienu akkwistaw il-proprjeta', is-sottoskritta għamlet riċerka ulterjuri fl-Arkivji Notarili sabiex takkwista kopja ta' tali kuntratt (ara l-Anness 11). Jirriżulta li Giuseppe u Maria Tonna kienu akkwistaw il-fond fuq titlu ta' ċens temporanju għaž-żmien li kien fadal mill-konċessjoni emfitewtika oriġinali. F'dan il-kuntratt il-familja Attard ma tissemmiex.

10. Okkupazzjoni

Fid-data tal-aċċess, il-fond kien vakanti u mhux fi stat abitabbli.

11. Awtorita' Lokali

Kunsill Lokali Rabat (Malta).

12. L-inħawi tal-madwar

Il-fond jinsab f'żona ikkaratterizzata minn użi residenzjali. Il-fond jinsab fil-viċinanzi tal-Knisja ta' San Pawl u tal-Kulleġġ ta' San Nikola.

13. Toroq

Triq Santa Marija hija miksija bit-*tarmac* u tinsab f'kundizzjoni tajba. It-triq u t-toroq adjaċenti jinkludu sistema ta' dawl ta' barra (*street lighting*).

14. Is-Sit

Konfini:

Il-konfini tas-sit huma definiti b'mod ċar minn hitan tal-appoġġ mad-dawra tal-fond u minn faċċata fuq Triq Santa Marija.

Karatteristiċi fiżiċi:

Is-sit li fuqu hu mibni l-fond jinsab fuq art f'tit għan-niżla. Ma saret ebda investigazzjoni dwar in-natura tas-sottosuol, u ma giet ippreżentata ebda evidenza ta' karatteristiċi inużwali. Din l-istima tassumi li ma hemm ebda kundizzjonijiet fis-sottosuol, inkluż iżda mhux biss il-preżenza ta' fissuri, fdalijiet arkejoloġiċi, tafal, jew kontaminazzjoni, li jistgħu ikollhom impatt fuq il-valur tal-proprjeta'.

Il-fond għandu kejl superfiċjali ta' madwar 68 metri kwadri.

Servitujiet:

Waq t-ispezzjoni, ma kienx jidher li kien hemm servitujiet gravanti fuq il-fond. Is-sottoskritta ma ngħatat ebda informazzjoni rigward l-eżistenza ta' xi servitù.

15. Partijiet komuni

Qiegħed jiġi meqjus li l-fond jinkludi sehem indiviż tal-ħitan tal-appoġġ flimkien mas-sidien tal-proprjetajiet adjaċenti.

Skond l-att ta' bejgħ tad-9 ta' Settembru 1967 (ara l-Anness 11) il-proprjeta' tinkludi "*bir komuni mat-terran li qiegħed Saint Publius Street ir-Rabat Malta numru tnejn u ghoxrin*". Dan ma setax jiġi vverifikat fid-data ta' l-access.

16. Kunsiderazzjonijiet tal-ippjanar

Il-fond jinsab f'lokalita' li taqa' taħt ir-rekwiżiti tal-Pjan Lokali magħruf bħala *North West Local Plan* (NWLP) ppublikat mill-Awtorita ta' Malta dwar l-Ambjent u l-Ippjanar (MEPA). Il-funzjonijiet ta' ippjanar tal-MEPA ġew mgħoddija lill-Awtorita ta' l-Ippjanar li twaqqfet fl-2016.

Il-fond jinsab fiż-żona ta' l-iżvilupp u f'*Residential Area*. (vide l-Anness 5). Is-sit jinsab f'żona fejn l-għoli permissibbli hu ta' 2 sulari (vide l-Anness 5), li skond l-Anness 2 tad-"*Development Control Design Policy, Guidance and Standards 2015*" jikkorrispondi għal għoli massimu ta' 11.4m.

Ma jirriżultax li hemm xi azzjoni ta' infurzar fuq il-fond.

Skond is-sit elettroniku ta' l-Awtorita ta' l-Ippjanar, jirriżulta li l-fond in kwistjoni hu munit b'dan il-permess:

- **PA/01807/94:** *Internal alterations at ground floor and construction at first floor and roof levels.*

Kopja tad-dokumenti prezenti fil-fajl ta' l-Awtorità tal-Ippjanar huma annessi (vide l-Anness 6). Ta' min jinnota li ma kien hemm ebda pjanti fil-fajl hlief għal *site plan*. Ta' min jinnota wkoll li avolja s-*site plan* tindika l-fond in kwistjoni, l-indirizz hu indikat bħala 17 (mhux 18) fi Triq Santa Marija. Dan il-permess illum huwa skadut.

17. Kunsiderazzjonijiet statutorji

Fid-data ta' l-aċċess ma setax jiġi aċċertat jekk il-fond jinkludix bir għall-ilma tax-xita. Għall-fini ta' din il-valutazzjoni qed jiġi preżunt li hemm bir skond kif indikat fl-att ta' bejgħ ta' l-1967, u li dan huwa mibni skond ir-regolamenti viġenti meta nbena l-fond.

18. Kundizzjoni tal-fond

Il-fond huwa fi stat malandat u mhux abitabbli. Partijiet mill-istruttura jidher li huma fi stat ħazin. Ara ritratti fl-Anness 4.

19. Servizzi

Il-fond jidher li kien munit bis-servizzi normali ta' dawl, ilma, u drenagg, iżda qiegħed jitqies li llum dawn huma fi stat li jridu jinbidlu għal kollox.

20. Kunsiderazzjonijiet ambjentali

Ma ġew innutati ebda fatturi ta' natura ambjentali ta' rilevanza għal din il-valutazzjoni.

22. Metodoloġija

Il-proprjeta' sugġett ta' din il-valutazzjoni giet meqjusa skond il-metodu kumparattiv (*comparative method*). Skond riċerka fis-suq u skond trasferimenti riċenti fil-lokalità li s-sottoskritta għandha aċċess għalihom, u wara li ġie kkunsidrat l-istat tal-proprjeta' in kwistjoni, il-fond għandu jkollu valur fis-suq ta' madwar €100,000 fi stat liberu u frank.

Is-sottoskritta kkunsidrat dan li ġej:

- Illi ċ-ċens dovut lill-familja Attard illum ma għadux gravanti fuq il-proprjeta';
- Illi ċ-ċens dovut lill-Massa komuni tal-Kattidral tal-Imdina ġie rivedut fl-2019 skond l-Indiċi ta' Inflazzjoni li żdied minn 184.71 fl-1969 għal 873.73 fl-2019 (373%) u li għaldaqstant l-ammont dovut illum jammonta għal madwar €53.00.
- Illi hekk kif indikat mill-Awtorità ta' l-Artijiet, iċ-ċens jista' jinfeda skond l-iskema viġenti (ara Linji Gwida fl-Anness 12) diment li l-proprjeta' tkun qiegħda tintuża bħala r-residenza ordinarja jew ta' villegġatura ta' l-emfitewta.

- Illi peress li fadal biss tlettax il-sena sabiex jiskadi ċ-ċens temporanju, huwa kkunsidrat li kwalunkwe persuna li ser tixtri l-proprjeta' fis-suq tkun interessata tagħmel dan biss jekk il-proprjeta' tkun fi stat liberu u frank, u peress li dan mhuwiex il-kaz fl-istat odjern, u peress li l-proprjeta' mhix abitabbli, iċ-ċens ma jistax jinfeda.
- Illi kieku seta' jinfeda, u skond il-Linji Gwida, ċ-ċens għandu jiġi rivedut skond l-Indiċi ta' l-Inflazzjoni mill-aħħar revizzjoni sallum, u għaldaqstant jiġi kkalkulat għal madwar €61.10 fis-sena. Skond it-tabella fil-Linji Gwida l-prezz tal-fidi jammonta għal madwar €9,000 u dan inaqqas il-valur tal-fond għal madwar €90,000.
- Is-sottoskritta kkunsidrat ukoll li hemm valur jekk wiehded jikkunsidra li xerrej potenzjali ser iqis il-qliegħ li jista' jsir mill-fond jekk dan jiġi mmodernizzat u estiż bi spiża ta' madwar €50,000 u mikri fis-suq għal €900.00 fix-xahar għat-tlettax-il sena rimanenti. Taht tali kunsiderazzjonijiet, is-sottoskritta hi ta' l-opinjoni li xerrej potenzjali ikun lest li jhallas l-ammont ta' €75,000 sabiex jakkwista l-fond fl-istat odjern.
- Għaldaqstant is-sottoskritta kkunsidrat li l-valur fis-suq tal-proprjeta' jista' jitqies li hu l-medja ta' dawn iż-żewġ ammonti, u cioe' ta' €82,500.00.



Perit Simone Vella Lenicker
Numru tal-Warrant: 398

Annessi:

1. Pjanta tas-sit (*site plan*), 1:2500
2. Pjanta tar-Registru ta' l-Artijiet
3. It-Tmien Skeda
4. Ritratti
5. Estratti mill-Pjan Lokali (*North West Local Plan*)
6. Dokumenti relatati mal-permess tal-ippjanar PA/01807/94
7. Skizz tal-fond fl-istat odjern
8. Korrispondenza
9. Inkartament mill-Prim Awla tal-Qorti Ċivili
10. Att tad-9 ta' Awwissu 1969
11. Att tad-9 ta' Awwissu 1967
12. Linji Gwida Fidi ta' Ċens
13. Irċevuta ta' xiri ta' *site plan* mill-Awtorita' ta' l-Ippjanar
14. Irċevuta ta' xiri ta' permess mill-Awtorita' ta' l-Ippjanar
15. Irċevuta ta' xiri ta' kuntratt mill-Arkivju Nutarili
16. Irċevuta ta' xiri ta' pjanta mir-Registru ta' l-Artijiet

Anness 1

Pjanta tas-sit (site plan), 1:2500

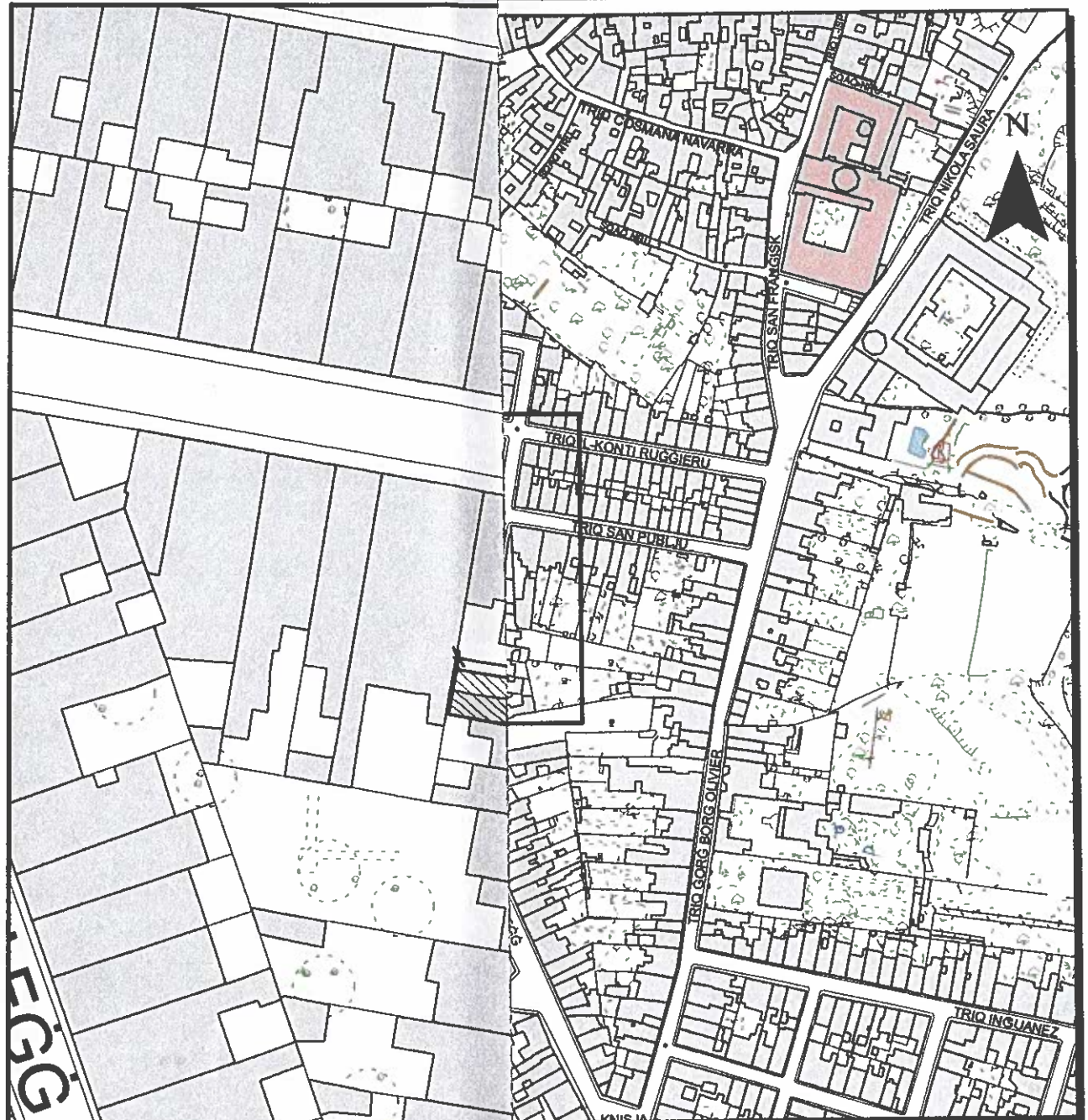
1:2,500

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Central meridian has a false origin of 300,000m at 150 East of Greenwich.
Northern coordinates have an origin of 0m at the Equator.
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Anness 2
Pjanta tar-Reġistru ta' l-Artijiet



Site Plan



Land Registration Agency

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

Parti min S.S.: **4471**

Data: **11/11/2024**

Extracted from S.S.:

Date:

Qies (metri kwadri): **≈ 68 m.k.**

Area (square metres):

Firma ta' l-Applikant:

Applicant's Signature:

LR 381696

Dritt imhallas
Fee Paid

Scale

0 10 20

Scale 1:500

0

10

20

30

40

50m

Anness 3
It-Tmien Skeda



KARATTERISTIĊI FIŻIĊI TAL-PROPJETA' IMMOBBLI

Lokalita'	Rabat
Indirizz	35 (giá 18), Triq Santa Marija, Rabat, Malta
Qies tal-Binja kollha trasferita *	68mk

IMMARKA FEJN APPLIKABBLI (Imla kaxxa wahda f'kull każ minbarra fejn indikat mod lehor)

Tip ta' Propjeta'	☐ Villa	☐ Semi-Detached	☐ Bungalow	☐ Flat/Appartment
	☐ Penthouse	☐ Mezzanin	☐ Maisonette	☐ Farmhouse
	☐ Terraced House	☒ Terran		
Kemm ilha milbnija	☐ 0-20 sena	☐ Aktar minn 20 sena	☒ Qabel it-Tieni Gwerra	
Il-Madwar	☐ Veduta tal-bahar	☐ Veduta tal-kampanja	☒ Urbana	
Ambjent	☒ Żona kwieta	☐ Żona Traffikuża	☐ Żona ta' divertiment	☐ Żona Industrijali
Stat ta' Kostruzzjoni	☒ Ġebel u saqaf	☐ Nofsu Lest**	☐ Lest***	
Kundizzjoni	☐ Tajjeb	☐ Adekwat	☒ Hazin	
Facilitajiet Tista' timmarka aktar minn wahda	☒ Bil-Ġnien	☐ Bil-Pool	☐ Bil-lift	☐ Bil-Basement
	☐ Bla Garaxx	☐ Garaxx karożza wahda	☐ Garaxx żewġ karożzi	☐ Garaxx ta' aktar karożzi
Arja	☒ Bl-arja tiegħu	☐ Minghajr l-arja	☐ Bl-arja ma' terzi	

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

*** Jinkludi tikkil, elettriku, ilma u madum

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

Data: 27 Marzu 2024

Firma tal-Perit:


AP VALLETTA (P/L)

Numru tal-Warrant:

398

(P/L)

Timbru:

AP Valletta

4, Sappers Street,

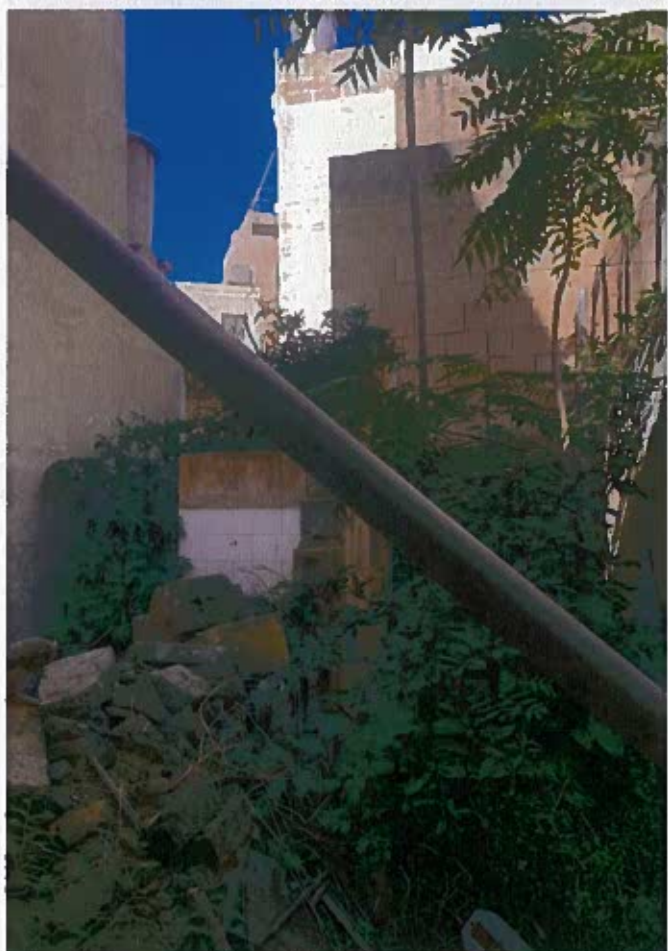
Valletta VLT1320 Malta

Te: +356 21 243981

Anness 4

Ritratti





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Anness 8 - Korrispondenza **DOK 2**

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Fil-Prim 'Awla tal-Qorti Civili

Fl-atti tas-subbasta fl-isimijiet Amanda Azzopardi

Vs

Dr. Joseph P. Bonnici noe.

Subbasta 2/24

Nota ta' Amanda Azzopardi

Li biha tinnota li n-numru tal-bieb tal-propieta n-kwistjoni hu 35 u mhux 18 ghaliex n-numru ufficjali inbidel.

Tinnota ukoll li omm l-assenti Maria ~~Dolores~~ Giordmaina hija Carmela Tonna nee Saliba u mhux nee Saliba Zahra.



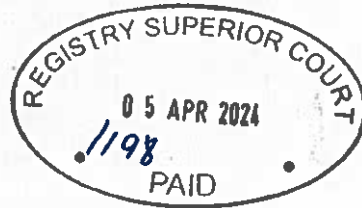
Av. Philip Manduca



Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450

~~AV. Philip Manduca~~

~~Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450~~



05 APR 2024

Illum

Ipprezentata mill- PL. P. Sammut

bla dok/b 1 dokument


Graziella Aguru Cassar
Deputat Registratur

Fil-Prim Awla tal-Qorti Ċivili

Fl-atti tal-bejgh bl-irkant
numru 2/24 fl-ismijiet:

Amanda Azzopardi
vs
Dr Joseph P Bonnici et noe

Rikors tal-Perit Simone Vella Lenicker (0400775M)

22 ta' Novembru 2024

Tesponi bir-rispett:

Illi din l-Onorabbli Qorti ordnat illi j/tinhatar Arkitett u Inġinier Ċivili biex issir stima ta' proprjeta' immobbli fil-proċeduri ta' l-irkant fuq ċitat;

Illi giet appuntata is-sottoskritta Perit Simone Vella Lenicker;

Illi l-proprjeta' sugġetta ta' dan l-irkant ġgib l-indirizz 35, ġia 18, Triq Santa Marija, Rabat, Malta;

Illi skond l-inkartament ipprovdut lis-sottoskritta, il-fond in kwistjoni hu sugġett għal "cens annwu u temporanju ta' sitt liri tlieta u erbghin centezmu u zewg millezmi, li minnhom sitt liri u ghaxar centezmi jithallsu lill-Massa komuni tal-Kattidral tal-Imdina u dan ghaz-zmien li fadal sal-hmistax ta' Awwissu elfejn u tmienja u tletin (15/8/2038) waqt illi l-bilanc ta' tlieta u tletin centezmu u zewg millezmi jithallsu lill-familja Attard in cens annwu u temporanju sal-hmista ta' Awwissu elf disa' mija tmienja u tmenin. Ic-cens imsemmi ta' sitt liri u ghaxar centezmi huwa rivedibbli kif imsemmi fl-att.";

Illi kopja ta' l-att imsemmi ma ngħatax lis-sottoskritta, u minn korrispondenza mal-avukat Manduca f'isem ir-rikorrenti (vide korrispondenza annessa) ma jidhirx li r-rikorrenti għandha kopja ta' tali att, u l-anqas ma għandhom informazzjoni dwar iċ-ċens dovut lill-familja Attard li huma msemmin fil-estratt fil-paragrafu preċedenti;

Illi s-sottoskritta nhatat parir mill-Avukat Manduca li jsir kuntatt ma' Fr Paul Vella, u li s-sottoskritta għamlet dan fit-22 ta' Novembru 2024;

Illi għaldaqstant, is-sottoskritta titlob bir-rispett lil din l-Onorabbli Qorti sabiex il-perjodu li fih irid jiġi sottomess ir-rapport jiġi estiż sal-31 ta' Jannar 2025 sabiex isiru l-aċċertamenti meħtieġa dwar it-titlu tal-fond, jew għal data oħra li din l-Onorabbli Qorti tqis xieraq fiċ-ċirkustanzi



Perit Simone Vella Lenicker

Numru tal-Warrant: 398

Simone Vella Lenicker

From: Philip Manduca <philipmanduca@manducalegal.com>
Sent: 19 November 2024 13:45
To: Simone Vella Lenicker
Cc: Amanda Azzopardi
Subject: RE: sale by auction - Judicial Sale: 2/2024 - Creditor: AZZOPARDI AMANDA KI 482780 M - Debtor: BONNICI JOSEPH P DR ET NOED

Dear Architect
Thank you for your email.
paulcvella@gmail.com
regards
Philip

Our address is Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450 Malta. E-mail address is philipmanduca@manducalegal.com and our phone is 00356 21244662

Cross Border Arrangements:

We will not disclose our comments or information in respect of our email above to any other party, except to the relevant authorities where this is required by law or regulation.

To the extent that our comments relate to a cross border arrangement which is considered reportable in terms of the Cooperation with other Jurisdictions on Tax Matters Regulations (S.L. 123.127), transposing the provisions of Council Directive 2011/16/EU (as this may be amended from time to time) into Maltese Legislation, we shall be invoking our right of professional secrecy in terms of the Professional Secrecy ACT (Chapter 377 of the laws of Malta) in relation to any reporting obligations and this, to this extent allowed by applicable law, rules or regulations '

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From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Tuesday, 19 November 2024 13:15
To: Philip Manduca <philipmanduca@manducalegal.com>
Cc: Amanda Azzopardi <amanda.azzopardi12@gmail.com>
Subject: Re: sale by auction - Judicial Sale: 2/2024 - Creditor: AZZOPARDI AMANDA KI 482780 M - Debtor: BONNICI JOSEPH P DR ET NOED

Can you give me his email address as
I'll need to have records for presentation to court

Simone Vella Lenicker
Planning & Valuations / Design Director



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tel +356 2124 3981 – www.apvalletta.eu

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From: Philip Manduca <philipmanduca@manducalegal.com>

Sent: Tuesday, November 19, 2024 13:01

To: Simone Vella Lenicker <simonevl@apvalletta.eu>

Cc: Amanda Azzopardi <amanda.azzopardi12@gmail.com>

Subject: RE: sale by auction - Judicial Sale: 2/2024 - Creditor: AZZOPARDI AMANDA KI 482780 M - Debtor: BONNICI JOSEPH P DR ET NOED

Dear Simone,

Thank you for your email. Would it be possible for you to contact Fr. Paul Vella - administrator - 9946 4343 ?

Regards,

Philip

Our address is Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450 Malta. E-mail address is philipmanduca@manducalegal.com and our phone is 00356 21244662

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From: Simone Vella Lenicker <simonevl@apvalletta.eu>

Sent: Tuesday, 19 November 2024 11:29

To: Philip Manduca <philipmanduca@manducalegal.com>

Cc: Amanda Azzopardi <amanda.azzopardi12@gmail.com>

Subject: Re: sale by auction - Judicial Sale: 2/2024 - Creditor: AZZOPARDI AMANDA KI 482780 M - Debtor: BONNICI JOSEPH P DR ET NOED

That refers to the portion of the cathedral, but what about the portion held by the attard family? What became of that?

Simone Vella Lenicker

Planning & Valuations / Design Director



AP Valletta Ltd.

4 sappers street, valletta, vlt 1320, malta

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From: Philip Manduca <philipmanduca@manducalegal.com>

Sent: Tuesday, November 19, 2024 08:46

To: Simone Vella Lenicker <simonevl@apvalletta.eu>

Cc: Amanda Azzopardi <amanda.azzopardi12@gmail.com>

Subject: RE: sale by auction - Judicial Sale: 2/2024 - Creditor: AZZOPARDI AMANDA KI 482780 M - Debtor: BONNICI JOSEPH P DR ET NOED

Dear Simone,

I spoke to my client about this. She said that she had contacted the Lands Department about this and they informed her that the Lands reference number was J68517 and that this temporary ground rent could be redeemed.

Regards,
Philip

Our address is Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450 Malta. E-mail address is philipmanduca@manducalegal.com and our phone is 00356 21244662

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From: Simone Vella Lenicker <simonevl@apvalletta.eu>

Sent: Monday, 18 November 2024 15:14

To: Philip Manduca <philipmanduca@manducalegal.com>

Subject: RE: sale by auction - Judicial Sale: 2/2024 - Creditor: AZZOPARDI AMANDA KI 482780 M - Debtor: BONNICI JOSEPH P DR ET NOED

Hi Philip,

Apologies for the delay on this.

The report is practically ready however I have a query regarding the title.

My understanding is that the property is held on temporary emphyteusis. The documentation I have received states that the property is subject to "cens annwu u temporanju ta' sitt liri tlieta u erbghln centezmu u zewg millezmi, li minnhom

sitt liri u ghaxar centezmi jithallsu lill-Massa komuni tal-Kattidral tal-Imdina u dan ghaz-zmien li fadal sal-hmistax ta' Awwissu elfejn u tmienja u tletin (15/8/2038) waqt illi l-bilanc ta' tlieta u tletin centezmu u zewg millezmi jithallsu lill-familja Attard in cens annwu u temporanju sal-hmista ta' Awwissu elf disa' mija tmienja u tmenin. Ic-cens imsemmi ta' sitt liri u ghaxar centezmi huwa rivedibbli kif imsemmi fl-att."

My understanding of the above is that "familja Attard" were the owners of the sub-directum dominium, which would mean that the sub-emphyteusis was extinguished in 1988 and the property (should have) reverted to family Attard, subject to the over-arching "directum dominium" belonging to the Church.

Does this make sense? Do you have a copy of the act being referred to and of the agreement with the Attard family?

Kind regards,
Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



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From: Philip Manduca <philipmanduca@manducalegal.com>
Sent: Wednesday, October 16, 2024 10:06 AM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Subject: sale by auction - Judicial Sale: 2/2024 - Creditor: AZZOPARDI AMANDA KI 482780 M - Debtor: BONNICI JOSEPH P DR ET NOED

Dear Simone,

Have you had some time to prepare the valuation?

Regards,
Philip

Our address is Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450 Malta. E-mail address is philipmanduca@manducalegal.com and our phone is 00356 21244662

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Simone Vella Lenicker

From: Simone Vella Lenicker
Sent: 22 November 2024 10:36
To: paulcvella@gmail.com
Subject: Property in Triq Santa Marija, Rabat
Attachments: Subbassta 1_merged (3).pdf; Notice tal-perit.docx; Nota Amanda Azz subb 02 24.pdf

Dear Fr Paul,

I have been appointed by the Courts to prepare a valuation report in view of subbasta proceedings of the property with address 35 (previously 18), Triq Santa Marija, Rabat. I was advised by Dr Philip Manduca, representing Amanda Azzopardi, to contact you regarding some queries.

Attached please find the relevant Court notice and supporting documents.

If you refer to page 3 of the attached document titled "Subbassta 1_merged (3)" the property is described as being subject to a *"cens annwu u temporanju ta' sitt liri tlieta u erbghin centezmu u zewg millezmi, li minnhom sitt liri u ghaxar centezmi jithallsu lill-Massa komuni tal-Kattidral tal-Imdina u dan ghaz-zmien li fadal sal-hmistax ta' Awwissu elfejn u tmienja u tletin (15/8/2038) waqt illi l-bilanc ta' tlieta u tletin centezmu u zewg millezmi jithallsu lill-familja Attard in cens annwu u temporanju sal-hmista ta' Awwissu elf disa' mija tmienja u tmenin. Ic-cens imsemmi ta' sitt liri u ghaxar centezmi huwa rivedibbli kif imsemmi fl-att."*

Unfortunately I do not have a copy of the deed of title. My questions are therefore the following:

1. Do you have a copy of the deed of transfer and if so could you kindly forward a copy?
2. With regard to the temporary emphyteusis with respect to the "familja Attard", do you know if this had been redeemed, and if this was a sub-emphyteusis or maybe whether it burdened just a part of the property?
3. With regard to the temporary emphyteusis with respect to the Mdina Cathedral, could you kindly confirm if this can be redeemed under the current scheme (<https://landsauthority.org.mt/scheme/temporary-direct-dominium-scheme/>), and if so can you confirm that if the ground rent is redeemed and the property then sold within 5 years then a penalty of 20% of the purchase price would be due to the Joint Office?

I am happy to discuss this further over a call, but wanted to send you the queries so that you can carry out the necessary searches prior.

I look forward to hearing from you.

Kind regards,
Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



AP Valletta Ltd.
4 sappers street, valletta, vlt 1320, malta

Fil-Prim'Awla tal-Qorti Ċivili

Onor. Imħallef Audrey Demicoli LL.D.

**Fl-atti tas-subbasta numru 02/2024
fl-ismijiet:**

Amanda Azzopardi KI 482780M

vs

**Dr. Joseph P.Bonnici KI 411055M
et noe**

Il-Qorti;

Rat ir-rikors;

Tilqa' t-talba.

Illum, 26 ta' Novembru, 2024

**Marvic Farrugia
Deputat Registratur**

Rikors tal-Perit Simone Vella Lenicker datat 22 11 2024

Simone Vella Lenicker

From: Vella Vincienne at Lands Authority <vincienne.a.vella@landsauthority.org.mt>
Sent: 10 December 2024 08:58
To: Simone Vella Lenicker
Subject: RE: Property in Triq Santa Marija in Rabat T 83/2001

Good morning,

Noted with thanks.

Regards,

Vincienne



Dr. Vincienne Vella
Senior Manager - Legal

vincienne.a.vella@landsauthority.org.mt
[+356 2295 3297](tel:+35622953297)

Auberge de Baviere, St. Sebastian Street, Valletta VLT
2000

www.landsauthority.org.mt

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From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Monday, December 9, 2024 11:26 PM
To: Vella Vincienne at Lands Authority <vincienne.a.vella@landsauthority.org.mt>
Subject: RE: Property in Triq Santa Marija in Rabat T 83/2001

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

Dear Dr Vella,

Thank you for your prompt and detailed response.

I will try to order the original deed from the Notarial Archives based on the details you have provided.

Kind regards,
Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



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4 sappers street, valletta, vlt 1320, malta
tel +356 2124 3981 – www.apvalletta.eu

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From: Vella Vincienne at Lands Authority <vincienne.a.vella@landsauthority.org.mt>

Sent: Monday, December 9, 2024 9:52 AM

To: Simone Vella Lenicker <simonevl@apvalletta.eu>

Subject: RE: Property in Triq Santa Marija in Rabat T 83/2001

Dear Ms Lenicker, Good morning,

Further to your email, please find my feedback marked in red hereunder.

I tried calling you earlier on but to no avail.

Whilst I trust that the below, answer your queries, please feel free to reach out should you need further clarifications.

Regards,

Vincienne



Dr. Vincienne Vella
Senior Manager - Legal

vincienne.a.vella@landsauthority.org.mt
+356 2295 3297

Auberge de Baviere, St. Sebastian Street, Valletta VLT
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From: Portelli Mylene at Lands Authority <mylene.portelli@landsauthority.org.mt>
Sent: Monday, December 9, 2024 8:14 AM
To: Vella Vincienne at Lands Authority <vincienne.a.vella@landsauthority.org.mt>
Cc: Legal at Lands Authority <legal.la@landsauthority.org.mt>
Subject: FW: Property in Triq Santa Marija in Rabat T 83/2001

Vincienne,

Tista tara din l-email please.

Thanks,



Mylene Portelli
Senior Manager - Administration
mylene.portelli@landsauthority.org.mt
+356 2295 3469

Auberge de Baviere, St. Sebastian Street, Valletta VLT 2000
www.landsauthority.org.mt

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From: Customer Care at Lands Authority <customercare.la@landsauthority.org.mt>
Sent: Friday, December 6, 2024 9:30 AM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Cc: Legal at Lands Authority <legal.la@landsauthority.org.mt>
Subject: RE: Property in Triq Santa Marija in Rabat T 83/2001

Good morning,

Kindly note that your email is hereby being referred to Legal section to assist you.

Regards,



Louisa Cutajar Delia
Administration Officer - Customer Care
+356 22953000, 21224016/7

Auberge de Baviere, St. Sebastian Street, Valletta VLT 2000
www.landsauthority.org.mt

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Anness 8 - Korrispondenza

The Lands Authority hopes that our support is meeting your satisfaction. For our continuous improvement, and in an effort to serve you as best we can, may we ask you to please rate your experience here:

L-Awtorita' tal-Artijiet tispjira li s-sapport li ngħata huwa sodisfaċenti. Għaldaqstant sabiex tgħina inkomplu intejbu s-servizzi tagħna sabiex inkunu aktar ta' għajjnuna lill-klijent, nitolbuk tagħti rata għall-mistoqsijiet t'hawn taħt:

<https://smiley.link/VGZCCGDG>

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Think before you print! Consider the environment before printing this e-mail.

From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Friday, December 6, 2024 9:15 AM
To: Customer Care at Lands Authority <customercare.la@landsauthority.org.mt>
Subject: Property in Triq Santa Marija in Rabat

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Dear Sir / Madam,

I have been appointed by the Courts to prepare a valuation report in view of *subbasta* proceedings of the property with address 35 (previously 18), Triq Santa Marija, Rabat.

I have already reached out to Mons Paul Vella, whose secretary advised me to contact the Joint Office, who in turn advised me to contact the Lands Authority. Attached please find the relevant Court notice and supporting documents.

Mons Vella's secretary has informed me that the property in question should be accessible in records as follows: ***This property bears Curia reference (property number) 1162 0101 0488; it was passed on to government under the Church-State agreement and can be found on page 254 of Annex 8.***

Mr Joseph Muscat from the Joint Office informed me that: ***Property is registered in the name of Gov of Malta and is administered by the Lands Authority. Pls direct your query to appropriate Authority. Pertaining file is T 83/2001***

My queries are outlined below:

If you refer to page 3 of the attached document titled "Subbasta 1_merged (3)" the property is described as being subject to a *"cens annwu u temporanju ta' sitt liri tlieta u erbghin centezmu u zewg millezmi, li minnhom sitt liri u ghaxar centezmi jithallsu lill-Massa komuni tal-Kattidral tal-Imdina u dan ghaz-zmien li fadal sal-hmistax ta' Awwissu elfejn u tmienja u tletin (15/8/2038) waqt illi l-bilanc ta' tlieta u tletin centezmu u zewg millezmi jithallsu lill-familja Attard in cens annwu u temporanju sal-hmista ta' Awwissu elf disa' mija tmienja u tmenin. Ic-cens imsemmi ta' sitt liri u ghaxar centezmi huwa rivedibbli kif imsemmi fl-att."*

Unfortunately I do not have a copy of the deed of title. My questions are therefore the following:

1. Do you have a copy of the deed of transfer and if so could you kindly forward a copy? From our records it seems that this is a temporary and revisable emphyteusis. The temporary and revisable ground-rent amounts to Eur14.21c. The original emphyteutical concession was entered into on the 20th July 1889 for 99 years, reckonable from the 15th August 1889 and was enrolled in the records of Notary Cristoforo Frendo. Said emphyteutical concession was further extended by a deed enrolled in the records of Notary Salvatore Abela dated the 9th August 1969 for a further 50 years and expires on the 15th August 2038. For ease of reference, I am sending a copy of the deed of 1969 (proroga). As regards the original emphyteutical concession, we do not have a copy in file.
2. With regard to the temporary emphyteusis with respect to the "familja Attard", do you know if this had been redeemed, and if this was a sub-emphyteusis or maybe whether it burdened just a part of the property? As regards to the sub-ground-rent we do not have any records.
3. With regard to the temporary emphyteusis with respect to the Mdina Cathedral, could you kindly confirm if this can be redeemed under the current scheme (<https://landsauthority.org.mt/scheme/temporary-direct-dominium-scheme/>), and if so can you confirm that if the ground rent is redeemed and the property then sold within 5 years then a penalty of 20% of the purchase price would be due to the Joint Office? If the property is used as the ordinary residence or the summer residence of the emphyteuta, then yes it can be redeemed. As a general rule yes, although there are some exemptions as detailed in the scheme.

I am happy to discuss this further over a call, but wanted to send you the queries so that you can carry out the necessary searches prior.

I look forward to hearing from you at the earliest so that I can proceed with the Court's instructions accordingly.

Yours sincerely,
Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



AP Valletta Ltd.
4 sappers street, valletta, vlt 1320, malta
tel +356 2124 3981 – www.apvalletta.eu

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Simone Vella Lenicker

From: Simone Vella Lenicker
Sent: 04 December 2024 16:59
To: Mallia Pauline Anne
Subject: RE: 1Fwd: Property in Triq Santa Marija, Rabat

Noted with thanks.

Appreciate your help.

Best regards,
Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



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From: Mallia Pauline Anne <pauline.mallia@maltadiocese.org>
Sent: Wednesday, December 4, 2024 3:51 PM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Subject: RE: 1Fwd: Property in Triq Santa Marija, Rabat

Dear Perit Vella Lenicker,

I have been through the documents that you sent me. They do not shed more light! One thing that I wish clarify in my previous email is that properties passed on to government under the Church-State agreement were passed as at February 1993, so we would not have any information after that date. Also, since the property now belongs to government we are unable to divulge any information that we may have in hand; of course, if the government requests any information from us we will provide them with the information that we may have. That is why I suggested that you get in touch with the Joint Office.

Best regards,

Pauline Mallia

Principal Officer
Property Unit

Tel +356 25906 417

Email pauline.mallia@maltadiocese.org
www.church.mt



From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: 04 December 2024 15:19
To: Mallia Pauline Anne <pauline.mallia@maltadiocese.org>
Subject: RE: 1Fwd: Property in Triq Santa Marija, Rabat

Dear Ms Mallia,

Thank you for your reply.

I am attaching the relevant documents in case you need to make any further verifications, then will contact the Lands Authority as suggested.

Kind regards,
Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



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From: Mallia Pauline Anne <pauline.mallia@maltadiocese.org>
Sent: Wednesday, December 4, 2024 3:10 PM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Subject: FW: 1Fwd: Property in Triq Santa Marija, Rabat

Dear Perit Vella Lenicker,

Your email to Mgr Vella has been forwarded to me, however I did not receive the attachments that you mention. I have found a property numbered 18, St Mary Street, Rabat in our records. In the absence of being provided any receipts which had been issued by the Cathedral, there is no way to know that this is the same property that you enquired about. However, since the groundrent for this property in our records is Lm6.10,0 and the expiry year is 2038 it is probably the same property. This property bears Curia reference (property number) 1162 0101 0488; it was passed on to government under the Church-State agreement and can be found on page 254 of Annex 8, so you will have to contact the Joint Office for any further information. You may

contact them either by phone through the Lands Authority Customer Care or send them an email on josecretariat@gov.mt quoting the above-mentioned Curia reference.

I trust that the above is of assistance to you, however feel free to get in touch should you require further clarification.

Best regards,

Pauline Mallia

Principal Officer
Property Unit

Tel +356 25906 417

Email pauline.mallia@maltadiocese.org

www.church.mt



From: Paul Carmel Vella <paulcvella@gmail.com>

Sent: Sunday, December 1, 2024 3:04 PM

To: Simone Vella Lenicker <simonevl@apvalletta.eu>

Subject: Re: Property in Triq Santa Marija, Rabat

You're right. I'm abroad however.

Usually, the property is in the hands of the Curia Office. Tomorrow (hope not to forget) I will contact my Secretary and she will indicate whom to contact at the Curia.

Sent from my iPhone
Rev Monsignor Paul Carmel Vella
SThL, JCL, Prot Apost, SMOM, Comm.S.S.

Il giorno sab 30 nov 2024 alle 19:16 Simone Vella Lenicker <simonevl@apvalletta.eu> ha scritto:

Dear Fr Paul,

A kind reminder regarding my queries below.

Regards,

Simone

Simone Vella Lenicker

Planning & Valuations / Design Director



VALLETTA

AP Valletta Ltd.

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From: Simone Vella Lenicker
Sent: Friday, November 22, 2024 10:36 AM
To: paulcvella@gmail.com
Subject: Property in Triq Santa Marija, Rabat

Dear Fr Paul,

I have been appointed by the Courts to prepare a valuation report in view of subbasta proceedings of the property with address 35 (previously 18), Triq Santa Marija, Rabat. I was advised by Dr Philip Manduca, representing Amanda Azzopardi, to contact you regarding some queries.

Attached please find the relevant Court notice and supporting documents.

If you refer to page 3 of the attached document titled "Subbassta 1_merged (3)" the property is described as being subject to a "*cens annwu u temporanju ta' sitt liri tlieta u erbghin centezmu u zewg millezmi, li minnhom sitt liri u ghaxar centezmi jithallsu lill-Massa komuni tal-Kattidral tal-Imdina u dan ghaz-zmien li fadal sal-hmistax ta' Awwissu elfejn u tmienja u tletin (15/8/2038) waqt illi l-bilanc ta' tlieta u tletin centezmu u zewg millezmi jithallsu lill-familja Attard in cens annwu u temporanju sal-hmista ta' Awwissu elf disa' mija tmienja u tmenin. Ic-cens imsemmi ta' sitt liri u ghaxar centezmi huwa rivedibbli kif imsemmi fl-att.*"

Unfortunately I do not have a copy of the deed of title. My questions are therefore the following:

1. Do you have a copy of the deed of transfer and if so could you kindly forward a copy?
2. With regard to the temporary emphyteusis with respect to the "familja Attard", do you know if this had been redeemed, and if this was a sub-emphyteusis or maybe whether it burdened just a part of the property?
3. With regard to the temporary emphyteusis with respect to the Mdina Cathedral, could you kindly confirm if this can be redeemed under the current scheme (<https://landsauthority.org.mt/scheme/temporary-direct-dominium-scheme/>), and if so can you confirm that if the ground rent is redeemed and the property then sold within 5 years then a penalty of 20% of the purchase price would be due to the Joint Office?

I am happy to discuss this further over a call, but wanted to send you the queries so that you can carry out the necessary searches prior.

I look forward to hearing from you.

Kind regards,
Simone

Simone Vella Lenicker

Planning & Valuations / Design Director



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Kindly read our legal disclaimer [here](#) .

Simone Vella Lenicker

From: Simone Vella Lenicker
Sent: 06 December 2024 09:11
To: JointOffice at JO
Subject: RE: Property in Triq Santa Marija, Rabat

Noted. Thank you for your assistance.
Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



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From: Muscat Joseph at JO <joseph.r.muscat@gov.mt> **On Behalf Of** JointOffice at JO
Sent: Thursday, December 5, 2024 8:59 AM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Cc: JointOffice at JO <jointoffice@gov.mt>
Subject: RE: Property in Triq Santa Marija, Rabat

Good morning

Further to your email, kindly note that property is registered in the name of Gov of Malta and is administered by the Lands Authority.

Pls direct your query to appropriate Authority. Pertaining file is T 83/2001

Rgds

Joseph Muscat

Office of Head Joint Office
Joint Office

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responsibility before printing this e-
mail*

MINISTRY FOR LANDS AND THE IMPLEMENTATION
OF THE ELECTORAL PROGRAMME

29/30, MARSAMXETTO ROAD, VALLETTA, MALTA

From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Wednesday, December 4, 2024 5:05 PM
To: JointOffice at JO <jointoffice@gov.mt>
Subject: Property in Triq Santa Marija, Rabat

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Dear Sir / Madam,

I have been appointed by the Courts to prepare a valuation report in view of subbasta proceedings of the property with address 35 (previously 18), Triq Santa Marija, Rabat. I have already reached out to Mons Paul Vella, whose secretary advised me to contact your office.

Attached please find the relevant Court notice and supporting documents.

If you refer to page 3 of the attached document titled "Subbassta 1_merged (3)" the property is described as being subject to a "cens annwu u temporanju ta' sitt liri tlieta u erbghin centezmu u zewg millezmi, li minnhom sitt liri u ghaxar centezmi jithallsu lill-Massa komuni tal-Kattidral tal-Imdina u dan ghaz-zmien li fadal sal-hmistax ta' Awwissu elfejn u tmienja u tletin (15/8/2038) waqt illi l-bilanc ta' tlieta u tletin centezmu u zewg millezmi jithallsu lill-familja Attard in cens annwu u temporanju sal-hmista ta' Awwissu elf disa' mija tmienja u tmenin. Ic-cens imsemmi ta' sitt liri u ghaxar centezmi huwa rivedibbli kif imsemmi fl-att."

Unfortunately I do not have a copy of the deed of title. My questions are therefore the following:

1. Do you have a copy of the deed of transfer and if so could you kindly forward a copy?
2. With regard to the temporary emphyteusis with respect to the "familja Attard", do you know if this had been redeemed, and if this was a sub-emphyteusis or maybe whether it burdened just a part of the property?
3. With regard to the temporary emphyteusis with respect to the Mdina Cathedral, could you kindly confirm if this can be redeemed under the current scheme (<https://landsauthority.org.mt/scheme/temporary-direct-dominium-scheme/>), and if so can you confirm that if the ground rent is redeemed and the property then sold within 5 years then a penalty of 20% of the purchase price would be due to the Joint Office?

Mons Vella's secretary has informed me that the property in question should be accessible in your records as follows:

This property bears Curia reference (property number) 1162 0101 0488; it was passed on to government under the Church-State agreement and can be found on page 254 of Annex 8.

I am happy to discuss this further over a call, but wanted to send you the queries so that you can carry out the necessary searches prior.

I look forward to hearing from you at the earliest so that I can proceed with the Court's instructions accordingly.

Yours sincerely,
Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



AP Valletta Ltd.

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Anness 9
Inkartament mill-Prim Awla tal-Qorti Ċivili

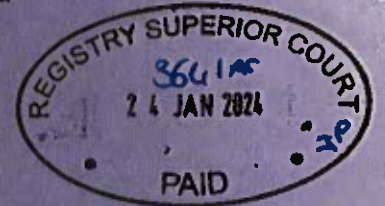
Prez €200.00
2 Nbrh €4.66
€204.66

Il-Prim Awla tal-Qorti Civili

Amanda Azzopardi Id Nru. 482780M

Vs

Dr. Joseph P. Bonnici u Pl Daniel Aquilina li permezz ta' digriet tal-4 ta' April 2022 gew mahtura bhala kuraturi deputati nominati sabiex jirrapresentaw lill-assenti Maria Dolores Giordmaina (KI365553M).



Rikors ta' Amanda Azzopardi Id card number ghall-hrug ta' Mandat ta' Qbid ta' Hwejjeg Immobbli

Tesponi bir-rispett

(U in forza ta' sentenza deciza fis-17 ta' Marzu 2023 fl-ismijiet Amanda Azzopardi vs. Dr. Joseph P. Bonnici et now rikors gurantat numru 1160/21 AD (Dok A) l-imsemmija Onorabbli qorti ikkundannat il l-intimat nomien sabiex ihallas s-somma ta' sitta u ghoxrin elf tmien milja tmienja u hamsin euro (26858 euro) bl-imghax bir-rata ta' hamsa fil-mija (5%) fis-sena mid-19 (dsatax) ta' Mejju 2022 sad-data tal-hlas effettiv.

Mal-ispejjes u mal-imghaxijiet ulterjuri sal-jum tal-pagament effettiv.

Illi l-intimat tipposjedl s-segwenti propieta immobiljari u cioe il-fond tmintax (18) Triq Saint Mary, Rabat, Malta.

Illi fuq l-propjeta fuq imsemmija giet iskritta ipoteka bin-numru 9936/2023. Kopja tar-ricerki tal-attiv u l-pasiv tal-intimata huma esebiti bhala dok AA.

Ghaldaqstant l-esponenti titlob bir-rispett li in esekuzzjoni ta' l-imsemmija sentenza din l-Onorabbli Qorti tornda l-hrug ta' Mandat ta' Qbid ta' Hwejjeg Immobbli tal-fond fuq imsemmi kif ukoll taghti dawk l-ordnijiet u provvedimenti li jidhrila opportuni, u partikolarment imma mhux esklussivament dawk imsemmija fl-artikolu 306 et seq tal-Kap 12 tal-Ligijiet ta' Malta sabiex l-esponenti tottjen l-hlas tad-debitu illha dovut, kif spjegat, wara li taghti l-opportuni provvedimenti.

Av. Philip Manduca

Level, 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450.

Illum... 24 JAN 2024

Ipprezentata min PL P. Sammut
B zewg dok. (2)

Carina Aquilina
Deputat Registratur



Searches Unit,
Archbishop Street,
Valletta

No Remarks

Order 1066117 Front Page

Name MARIA DOLORES SIVE DORIS GIORDMAINA
Spouse DOMENICO SIVE DOMNIC GIORDMAINA
Father CHRISTINO TONNA
Mother MARIA CARMELA SALIBA

ID Card

Birthplace MDINA

Date Of Birth

Liabilities From 01/01/1991 To 24/08/2021 Malta & Gozo

Transfers From 01/01/1971 To 24/08/2021 Malta & Gozo

Fid N/A

Search Results

Note Type	Note Year	Note Num.	V D/P DMI
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GPP	2021	8214	
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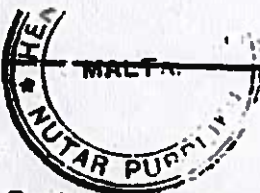
I	1985	11580	
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I	1998	9084	
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I	2019	8554	
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I	2019	9894	
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I	2021	8580	
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11588

Il-Hamca Ta' Novembru elf disa' nija hamsa u tmenin.

Testament magħmul minn Marie Stella armla minn Joseph Staines bint il-mejtin John Baldacchino u Mary nee' Caruana, inwielda Hal-Belzen u residenti tas-Sliema.

PERMIT No. 504790

11589

It-tlieta ta' Novembru elf disa' nija hamsa u tmenin

Edgar Charles Smith, irtirat, bin il-mejtin William u Marion nee' Streda inwielda Londra l-Ingilterra u residenti Braddan Iale of Man biegh u ittrasferixxa lil Joseph, store-keeper, Anthony driver, Carmela mart Luigi Galea, Rita mart Joseph Demetri, Maria Assunta xebba, u Maria Anna mart Carmelo Falzon shwa Borg, ulied il-mejjet Carmelo u Maria nee' Borg, inwieldin u joqghodu ir-Rabat Malta blief Anthony li joqghod Haz-Zabber u Maria Anna Falzon li toqghod Hal-Qormi, li in solidum bejniethom accettaw xtraw u skkwistaw, kull dritt li l-venditur għandu fuq tliet boathouses numerati tletin, wiehed u tletin u tlieta u tletin, formenti parti minn hamsa u hamsin boathouse f'Irdum Irxaw fix-Xemxija limiti ta' San Pawl il-Baħar, kif soġġetti għal rata ta' tliet liri kull wiehed cens annwu u perpetwu pagabbli lil Coleiro Brothers Limited, parti minn cens akbar impost fuq il-hamsa u hamsin boathouse. Dan il-bejgh sar u gie accettat versu l-prezz ta' tliet elef lira u cjos' elf lira għal kull boathouse. Dams il-bejgh sar tale quale u minghajr ebda garenzija għal xi difett mohbi jew xorte ohra.

PERMIT No. 50151

11590

It-tlieta ta' Novembru elf disa' nija hamsa u tmenin.

Giusseppe Marie, penzjonant, u Maria xebba, shwa Tonna, ulied il-mejtin Antonio u Carmela nee' Fenech, inwieldin ir-Rabat Malta u attwalment residenti f'Saint Catherine's Home, Attard bieghu u ittrasferew lil Dominic Giordmaina, bla impieg, bin Carmelo u ANTONIA nee' Zahra inwielda ir-Rabat Malta u joqghod Melbourne l-Awstralja u lil mertu Doris Giordmaina, bint il-mejtin Cristino Tonna u Carmela nee' Saliba, inwielda u toqghod ir-Rabat Malta, li accettaw, xtraw u skkwistaw, it-terran tale quale u bl-erja libera ta' fuqu, ir-Rabat Malta Saint Mary Street numru taintax soġġett għal cens annwu u temporenju ta' sitt liri tlieta u orbghin centezmu u siewg millesmi, li minnhom sittliri u għaxar centezmi jithallsu lill-Massa komuni tal-Kattidral tal-Indina u dan għaz-zmien li fedal sal-hmistax ta' Awissu elfejn u'tmienja u tletin (15/8/2038) waqt illi l-bilanc ta' tlieta u tletin centezmu u siewg millesmi jithallsu lill-familja Attard in cens annwu u temporenju sal-hmistax ta' Awissu elf disa' nija tmienja u tmenin. Ic-cens incesmi ta' sitt liri u għaxar centezmi huwa rivedibbli kif incesmi fl-att. It-terran hu mibni fuq porzjoni mit-territorju incesjeh Tax-Xetba sive Ta' Cisp-papu ta' Għar Darca Prima. Dan il-bejgh sar u gie accettat versu l-prezz ta' sitt elef lira.

RICEVUTA LLUM

11/11/1985

Signature

Signature

9064

It-tlieta ta' Lulju, tas-sena elf disa' mija w
tmienja w disghin (1998).

Beigh

Magħmul b'mod solidali minn ~~Jemond Camilleri~~, venditur, bin Joseph u Mary
nee Cassar, imwiela Pietà' u martu ~~Pauline Camilleri~~ bin ~~Nazzarino Grech~~ u Martina
nee Azzopardi, imwiela Pietà' u ~~Joqghodu~~ fi Rabat, Malta

A favur ta' ~~Domizic Giordmaina~~ bla okkupazzjoni, bin Carmelo u Antonia nee
Zahra, imwiela Rabat, Malta, u martu ~~Maria Dolores Giordmaina~~ bint Cristino Tonna
u Carmela nee Saliba, imwiela Mdina, u ~~Joqghodu~~ fi Rabat, Malta, b'mod solidali
bejniethom.

Ta'

(a) Id-dar, bl-arja tagħha, mingħajr numru ufficjali, pero' għib l-isem "Notre
Maison", fi Triq G. Depiro, Rabat, Malta. L-istess dar hija mibnija fuq zewg sulari, u
tigi sovrapposta għal garages fil-pjan terren proprjeta' ta' terzi. L-istess dar tikkonfina
mil-Lvant ma' l-imsemmija triq, fejn għandha l-faccata, mit-tramuntana ma' proprjeta'
ta' Joseph Falzon, u min-nofsinar ma' beni ta' Paul u Rocco ahwa Buhagiar, jew irjich
ohra verjuri.

Illi l-katusi tal-ilma u tad-dranagg tal-imsemmija proprjeta' jghaddu mill-beni
sottopost.

L-istess proprjeta' hija libera u franka u qed tigi trasferita bid-drittijiet, il-gustijiet u
l-pertinenzi tagħha kollha. L-istess proprjeta' tgawdi u hija suggetta għas-servitujiet
passivi u d-drittijiet attivi rizzultanti mill-pozizzjoni tagħha

(b) Il-garage, mingħajr l-arja tagħha, mingħajr numru ufficjali u mingħajr
isem, sottopost għal beni ta' terzi, fi Triq G. Depiro, Rabat, Malta. L-istess
garage huwa suggett li minnu għaddejjin zewg katusi tad-dranagg tal-proprjeta'
sovrapposta. L-imsemmi garage huwa liberu u frank minn kull hlas ta' cens, u qed jigi
trasferit fi-istat prezenti.

L-istess garage jigi faccata tad-dar fuq deskritta, u jigi l-ewwel bieb mill-kantuniera
ma' Triq l-Affreski, u jikkonfina mil-l-ibic ma' Triq Monsinjur G. Depiro, mill-Majjistral
ma' proprjeta' ta' certu Toni magħruf "ta' Stanjati", u mix-Xlokk ma' beni ta' Cristino
Gauci, "ta' Skonju", jew irjich ohra verjuri.

Dan it-trasferiment sar ukoll bil-mod, bil-limitazzjonijiet, u taht il-pattijiet u
kondizzjonijiet kollha indikati fl-art, inkluzi bil-prezz ta' sitta u tletin elf lira Maltin
[Lm36,000].

Notice i.t.o. Sec 51 filed
on 14 7 1998

f/Comm of Inland Revenue

Notary Anthony Abela

RECEIVED

14 JUL 1998

TODAY

Order 1066117

1/9064/1998

5

Tnejn u ghoxrin ta' Frar tas-sena elfejn u dsatax (22/2/2019)

8554

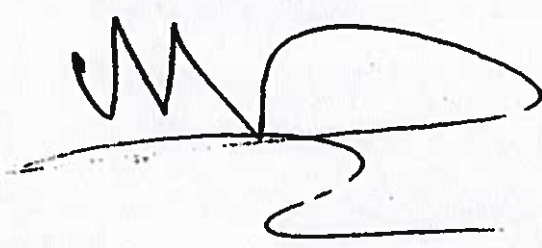
Separazzjoni konsenswali bejn Domenico sive Domnic Giordmaina, penzjonant, bin il-mejtin Carmelo u Antonia nee' Zahra, imwieled Rabat, Malta fl-ghaxra ta' Jannar tas-sena elf disa' mija u hamsin (10/1/1950) u residenti Rabat, Malta (karta tal-identita' numru 54550 (M)) Maria Dolores Giordmaina, mart l-imsemmi Domenico sive Domnic Giordmaina, bint Christino Tonna u Maria Carmela nee' Saliba, imwielda Imdina, Malta fit-tlieta ta' Mejju tas-sena elf disa' mija tlieta u hamsin (3/5/1953) u residenti Richmond, Awstralja (karta tal-identita' numru 365553 (M)) li biha Domenico sive Domnic Giordmaina assenja lil Maria Dolores Giordmaina in-nofs (1/2) sehem indiviz appartenenti lir-ragel mis-segwenti:

- a) mill-fond bin-numru ufficjali tmintax (18) Triq Saint Mary, Rabat, soggett ghal cens annwu u temporanju ta' sitt liri tlieta u erbghin centezmi u zewg millesmi (Lm6.43c2m) cens annwu u temporanju, li minnhom sitt liri u ghaxar centezmi (Lm6.10c) jithallsu lill-Massa komuni tal-Kattidral tal-Imdina li minnu tiffirma parti il-Prebenda ta' Ghar Barca Prima u dana ghaz-zmien li fadal sal-hmistax ta' Awissu tas-sena elfejn tmienja u tletin (15/8/2038) waqt illi l-bilanc ta' tlieta u tletin centesmu u zewg millesmi (33c2) jithallsu lill-familja Attard in cens annwu u temporanju sal-hmistax ta' Awissu tas-sena elf disa' mija tmienja u tmenin (15/8/1988);
- b) mill-fond bin-numru tnejn zbarra tmienja u ghoxrin (2/28) fi Triq Davison, gewwa Richmond l-Awstralja.

Maria Dolores Giordmaina assenjat lil Domenico sive Domnic Giordmaina in-nofs (1/2) sehem indiviz appartenenti lil mara mill-fond "Notre Maison", Triq G. Depiro, Rabat, sovrapposta ghal garages fil-pjan terran proprjeta' ta' terzi, konfinanti mil-Lvant mal-imsemmija triq, fejn ghandha l-faccata, mit-Tramuntana ma' proprjeta' ta' Joseph Falzon, u min-nofsinhar ma' beni ta' Paul u Roccu ahwa Buhagiar, jew irjeh ohra verjuri, liberu u franka inkluz il-garage minghajr l-arja tieghu, minghajr numru ufficjali u minghajr isem, sottopost ghal beni ta' terzi, fl-istess Triq G. Depiro Rabat, Malta liberu u frank minn kull hlas ta' cens u bid-drittijiet u l-pertinenzi kollha tieghu li gew akkwistati permezz ta' kuntratt fl-atti tan-Nutar Dottor Anthony Abela tat-tlieta ta' Lulju tas-sena elf disa' mija tmienja u disghin (3/7/1998); il-komunjoni tal-akkwisti ezistenti bejniethom giet kolta, kull parti irrinunzjat ghal kull jedd ta' wirt minghand xulxin u taht dawk il-kundizzjonijiet indikati fl-istess att. L-imsemmija assenjazzjoni hija in vista tat-terminazzjoni tal-komunjoni tal-akkwisti.

Dr. Jean Carl Debono
Nutar Pubbliku, Malta.

10 APR 2019



9994

Hamsa ta' April tas-sena elfejn u dsatax (5/4/2019)

Modifika ta' Separazzjoni konsenswali maghmula minn Domenico sive Domnic Giordmaina, penzjonant, bin il-mejtin Carmelo u Antonia nec' Zahra, imwieled Rabat, Malta fl-ghaxra ta' Jannar tas-sena elf disa' mija u hamsin (10/1/1950) u residenti Rabat, Malta (karta tal-identita' numru 54550 (M)) Maria Dolores Giordmaina, mart l-imsemmi Domenico sive Domnic Giordmaina, bint Christino Tonna u Maria Carmela nec' Saliba, imwielda lmdina, Malta fit-tlieta ta' Mejju tas-sena elf disa' mija tlieta u hamsin (3/5/1953) u residenti Richmond, Awstralja (karta tal-identita' numru 365553 (M)).

Il-partijiet ippremettew u ddikjaraw:

- a) Illi permezz ta' kuntratt ta' separazzjoni personali fl-atti tiegħi datat tnejn u ghoxrin ta' Frar tas-sena elfejn u dsatax (22/9/2019) il-Partijiet infirdu minn xulxin u liberaw lil xulxin mill-obbligu reciproku tal-konvivenza u assistenza;
- b) Fuq l-istess att, il-Partijiet qasmu l-assi u tterminaw il-kommunjoni tal-akkwisti ezistenti bejniethom;
- c) Illi b'Digriet mogħti mill-Onorabbli Qorti Civili (Sezzjoni tal-Familja) fl-ghoxrin ta' Marzu tas-sena elfejn u dsatax (20/3/2019), Dok "A", il-Partijiet gew awtorizzati jipprocedu għall-pubblikazzjoni tal-infraskritta emenda tal-imsemmija kuntratt ippubblikat min-Nutar Dottor Jean Carl Debono fit-tnejn u ghoxrin ta' Frar tas-sena elfejn u dsatax (22/9/2019), specifkament fir-rigward tad-deskrizzjoni tal-proprjeta' illi giet assenjata lill-mara fl-imsemmi kuntratt kif sejjer jingħad;

Illi għalhekk il-partijiet gew għall-pubblikazzjoni ta' din l-emenda tal-imsemmi kuntratt, permezz ta' liema emenda huma ddikjaraw u accettaw is-segħenti:-

Illi l-obbligi indikati fl-istess kuntratt għandhom jibqgħu fis-seħħ, hlief kif modifikat u sostitwit bis-segħenti u cioe:-

Illi skont il-klawsola bl-ittira 'b' tal-Parzjon B li giet assenjata lill-mara fl-atti tan-Nutar sottofirmat tat-tnejn u ghoxrin ta' Frar tas-sena elfejn u dsatax (22/9/2019) għandha taqra "fil-fond bin-numru tlieta zbarra tmienja u ghoxrin (3/28) fi Triq Davison, gewwa Richmond l-Awstralja" u mhux kif erronjament indikata bhala tnejn zbarra tmienja u ghoxrin (2/28).

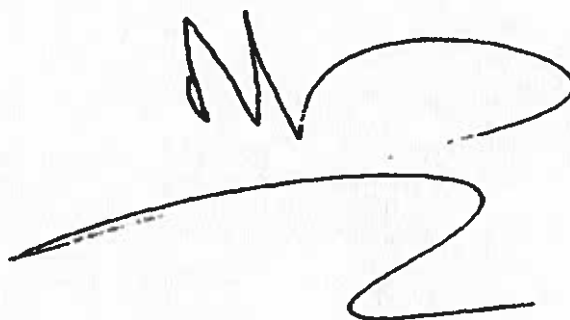
Għaldaqstant bis-sahha ta' dan l-att il-partijiet fteħmu illi jemendaw il-klawzola bl-ittira 'b' tal-Parzjon B tal-istess kuntratt ta' separazzjoni ippubblikat minni Nutar sottofirmat tat-tnejn u ghoxrin ta' Frar tas-sena elfejn u dsatax (22/9/2019), fuq indikat sabiex il-klawzola taqra kif isegħwi:

b) is-sehem ta' nofs indiviz ossia kwalunkwe sehem u interess li r-ragel għandu fil-fond bin-numru tlieta zbarra tmienja u ghoxrin (3/28) fi Triq Davison, gewwa Richmond l-Awstralja b'mod li għalhekk il-Mara ssir proprjetarja unika u padrun assoluta tal-istess proprjeta'.

Salv dak li ntqal aktar 'l fuq, il-partijiet iddikjaraw illi l-imsemmi kuntratt datat tnejn u ghoxrin ta' Frar tas-sena elfejn u dsatax (22/9/2019) ppubblikat fl-atti tieghi, huma kkonfermati u ghandhom jissussistu fl-intier taghhom.


Dr. Jean Carl Debono
Nutar Pubbliku, Malta.

29 APR 2019



8580

Anness 9 - Inkartament

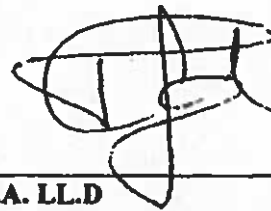
Is-sbatax (17) ta' Marzu tas-sena elfejn u wiehed u ghoxrin (2021).

Bejgh magħmul minn Maria Dolores Attard nee' Saliba, mara tad-dar, armla minn Cataldo, bint il-mejtin Paul Saliba u Maria Teresa Saliba nee' Aguisimwiela r-Rabat Malta fit-03/04/1932 u residenti H'Attard, karta ta' l-identita' numru : 245132M, Josephine Saliba, xebba u pensjonanta, bint il-mejtin Paul Saliba u Maria Teresa Saliba nee' Aguis, imwiela r-Rabat Malta fit-30/11/1929 u residenti H'Attard, karta ta' l-identita' numru : 753429M, Carmelo Tonna, pensjonant, imwielel r-Rabat Malta fis-26/03/1947 u residenti r-Rabat Malta, karta ta' l-identita' numru 337447M, Juliana Gauci nee' Tonna, mara tad-dar, armla minn John, imwiela r-Rabat Malta fis-26/01/1945 u residenti r-Rabat Malta, karta ta' l-identita' numru : 129645M, Imelda Gauci nee' Tonna, mart, imwiela l-Pieta' fis-27/05/1951 u residenti r-Rabat Malta, karta ta' l-identita' numru : 508251M, Doris Giordmaina nee' Tonna, legalment separata minn Domenico, mara tad-dar, imwiela l-Mdina Malta fit-03/05/1953 u residenti Queensland l-Awstralja, karta ta' l-identita' numru : 365553M u income tax numru : 890113429, Maria Concetta Azzopardi nee' Tonna, mart Victor, mara tad-dar, imwiela r-Rabat Malta fit-22/10/1949 u residenti Birkirkara, karta ta' l-identita' numru : 862249M, Antonio Tonna, pensjonant, imwielel r-Rabat Malta fid-19/10/1948 u residenti s-Siggiewi, karta ta' l-identita' numru : 921548M, Ahwa Tonna, ulied il-mejtin Cristino Tonna u Carmela Tonna nee' Saliba; Shirlene Tonna, xebba u mara tad-dar, bint il-mejjet Paul Tonna u Miriam Mary nee' Micallef, imwiela l-Pieta' fit-22/12/1979 u residenti l-Belt Valletta (117B, Flat 4, Triq San Kristofru), karta ta' l-identita' numru : 074080M, Elizabeth Saliba, xebba, imwiela Wisbech l-Ingilterra fit-08/03/1980 u residenti l-Ingilterra, income tax numru : 890711422, Catherine Josephine Saliba, xebba, imwiela Wisbech l-Ingilterra fit-23/06/1975 u residenti l-Ingilterra, income tax numru : 890711521, Sandra Saliba, xebba, imwiela Wisbech l-Ingilterra fit-08/11/1971 u residenti l-Ingilterra, income tax numru : 890711620, Patrick Saliba, imwielel Wisbech l-Ingilterra fit-18/05/1970 u residenti Latvia, income tax numru : 890711719, Ahwa Saliba, ulied il-mejtin Carmelo Saliba u Carmela Saliba nee' Saliba wkoll; Paola sive Pauline Micallef, xebba u soru, imwiela r-Rabat Malta 19/11/1946 u residenti Birkirkara izda temporanjament l-Italja, karta ta' l-identita' numru : 1000246M, Rita Dalli nee' Micallef, mart Joseph, mara tad-dar, imwiela r-Rabat Malta fit-22/01/1948, u residenti Haz-Zebbug Malta (18, Flat 2, Triq Frangisk Zahra), karta ta' l-identita' numru : 114648M, John Micallef, pensjonant, imwielel r-Rabat Malta fis-06/05/1944 u residenti r-Rabat Malta, karta ta' l-identita' numru : 446144M, Agostino Micallef, pensjonant, imwielel r-Rabat Malta fit-22/06/1951 u residenti r-Rabat Malta, karta ta' l-identita' numru : 480651M, Mario Micallef, pensjonant, imwielel r-Rabat Malta fid-29/10/1952 u residenti r-Rabat Malta, karta ta' l-identita' numru : 789652M, Carmen Zammit, mart Mikiel, mara tad-dar, imwiela r-Rabat Malta fit-28/03/1955, u residenti z-Zurrieq, karta ta' l-identita' numru : 261855M, Mary Anne sive Damiana Micallef, xebba u soru, imwiela r-Rabat Malta fis-27/05/1945 u residenti l-Gzira u temporanjament residenti l-Ingilterra, karta ta' l-identita' numru : 473145M, Ahwa Micallef, ulied il-mejtin Paolo Micallef u Maria Vincenza Micallef nee' Saliba; Alma Maria Grixti imwiela Saliba, mara ta' dar, mart Mario Grixti, bint Paul Saliba u Maria Miranda sive Miranda Saliba nee Aquilina, imwiela l-Pieta fil-27/06/1962 u residenti r-Rabat, Malta, karta ta' l-identita numru: 401562M, u Dottor Nives Maria Grixti nee Saliba, avukat, legalment separata minn Giovanni Grixti, bint Paul Saliba u Maria Miranda sive Miranda Saliba nee Aquilina, imwiela r-Rabat, Malta fil-10/04/1967 u residenti s-Swieqi, karta ta' l-identita

Not. Dr Krystle Frendo Galea B.A. LL.D

numru: 0151567M, a favur ta' Christopher Vella, bin Anthony u Mary nee' Micallef, imwieled il-Pieta' fit-18/09/1981, u residenti r-Rabat, Malta, karta ta' l-identita' numru: 520481M, u martu Pauline Vella nee' Micallef, bint Patrick Mifsud u Maria Mifsud nee' Micallef, imwiela Chernosky, l-Ukrajina, fl-04/08/1985, u residenti San Pawl il-Bahar, karta ta' l-identita' numru: 599185M tal-kamra bl-arja taghha, immarkata bl-ahmar u bl-ittra 'A' fuq il-pjanta annessa mal-att immarkata bhala Dokument 'X', u iż-żewġ ikmamar fit-tieni (2) sular u bl-arja taghom immarkati bl-ahmar u bl-ittra 'B' fuq l-istess pjanta 'X', u il-partijiet komuni mmarkati bl-isfar fuq l-istess pjanta 'X', li jiffornaw parti mil-fond bin-numru tmienja u tletin (38), ġieli mmarkat bin-numru disgha u tletin (39), Triq Doni, r-Rabat, Malta. Liema kmamar huma suġġetti u jgawdu is-servituijiet riżultanti mill-pożizzjoni taghom.

Dan il-bejgh sar bil-prezz ta' hmistax-il elf Euro (€15,000) u taht il-pattijiet u kondizzjonijiet kollha imnizzla fl-att.



Not. Dr Krystle Frendo Galea B.A. LL.D

30 MAR 2021



Anness 9 - Inkartament

Nota għall ikrizzjoni ta' Ipokeka

Numru Progressiv

Rimarki

(għal uzu

Ufficjal biss)

**Kreditur:** Amanda Azzopardi detentrici ta' karta tal-identita 482780M bint Victor Azzopardi**Debitur:** Maria Dolores Giordmaina karta tal-identita numru 365553(M) separata minn Domenico sive Dominci Giordmaina bint Christino Tonna u Maria Carmela nee Saliba mwielda Imdina Malta fit-tlieta ta' Mejju elf disa mija tlieta u hamsin (3 ta' Mejju 1953) u toqghod Richmond, Australia

Kreditu: sitta u ghoxrin elf tmien mija tmienja u hamsin euro (26858 euro) bl-imghax bir-rata ta' hamsa fil-mija(5%) fis-sena mid-dstatax (19) ta' Mejju elfejn u tnejn u ghoxrin (19 ta' Mejju 2022) sad-data tal-hlas effettiv u dan skond sentenza moghtija mill-Qorti Civili Prim Awla fis-sbatax (17) ta' Marzu elfejn u tlieta u ghoxrin (2023) (Rikors numru 1160-2021) elf mija u sittin tas-sena elfejn u wiehed u ghoxrin.

Kawza ta' Preferenza Ipoteka General gudizzjali u Ipoteka specjali fuq il-fond tmintax Triq Saint Mary, Rabat Malta

29 MAY 2023

Direttur

Av. Philip Manduca għal Kreditur

Rose Marie Vella
Deputat Registratur
Deputy Registrar
Qorti tal-Gustizzja (Malta)
Law Courts (Malta)

Rose Marie Vella
Deputat Registratur
Deputy Registrar
Qorti tal-Gustizzja (Malta)
Law Courts (Malta)

Nota għall ikrizzjoni ta' Ipokeka

Numru Progressiv

ATT SOSTITWIT

Minn Avukat/ P.L.:

Firma: 

Data: 29/5/2023

Rimarki

(għal uzu

Ufficial biss)

Kreditur: Amanda Azzopardi, legalment separata, detentrici ta' karta tal-identita 482780M bint Victor Azzopardi u Maria Concetta nee Tonna, mwielda Pieta fit-tnax (12) ta' Ottubru elf disa mija u tmenin (1980) u toqghod Birkirkara

Debitur: Maria Dolores Giordmaina karta tal-identita numru 365553(M) separata minn Domenico sive Dominci Giordmaina bint Christino Tonna u Maria Carmela nee Saliba mwielda Imdina Malta fit-tlieta ta' Mejju elf disa mija tlieta u hamsin (3 ta' Mejju 1953) u toqghod Richmond, Australia

Kreditu: sitta u ghoxrin elf tmien mija tmienja u hamsin euro (26858 euro) bl-imghax bir-rata ta' hamsa fil-mija (5%) fis-sena mid-dstatax (19) ta' Mejju elfejn u tnejn u ghoxrin (19 ta' Mejju 2022) sad-data tal-hlas effettiv u dan skond sentenza moghtija mill-Qorti Civili Prim Awla fis-sbatax (17) ta' Marzu elfejn u tlieta u ghoxrin (2023) (Rikors numru 1160-2021) elf mija u sittin tas-sena elfejn u wiehed u ghoxrin.

Kawza ta' Preferenza Ipoteka General gudizzjali

30 MAY 2023

Direttur

Av. Philip Manduca għal Kreditur

ATT SOSTITWIT

Għall-pagament ara numru tal-

Kaxxier 4520 Il gio-

ppreżentat 26.5.2023

Deputat Registratur

Rosa Marie Vella
Deputat Registratur
Deputy Registrar
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)

**PRIM'AWLA TAL-QORTI ĊIVILI****IMHALLEF****ONOR. AUDREY DEMICOLI LL.D.****Rikors Ġuramentat Nru 1160/2021****AMANDA AZZOPARDI (KI 482780M)****VS****DR JOSEPH P. BONNICI U PL DANIEL AQUILINA****LI PERMEZZ TA' DIGRIET TAL-4 TA' APRIL 2022****ĠEW MAHTURA BHALA KURATORI DEPUTATI****NOMINATI SABIEX JIRRAPPREŻENTAW LILL-ASSENTI****MARIA DOLORES GIORDMAINA (KI 365553M)****Seduta ta' nhar il-Ġimgħa, 17 ta' Marzu 2023****Il-Qorti:**

1. Din hija sentenza finali dwar talba magħmula permezz ta' rikors ta' Amanda Azzopardi preżentat fis-sitta u ghoxrin (26) ta' Novembru 2021, għall-hlas ta' debitu rappreżentanti rifużjoni ta' flus mgħoddija b'self, dovut lir-rikorrenti mill-intimata fl-ammont ta' sitta u ghoxrin elf, tmien mija u tmienja u hamsin Ewro (€26,858), bl-imghax bir-rata ta' hamsa fil-mija (5%);

Preliminari

2. Permezz ta' rikors preżentat nhar is-sitta u ghoxrin (26) ta' Novembru 2021, Amanda Azzopardi bil-gurament tagħha ppremettiet:

- a. Illi fi-20 ta' Jannar 2017 il-partijiet daħlu fi ftehim li bih l-intimata Maria Dolores Giordmaina talbet lir-rikorrenti sablex tagħtiha b'titolu ta' self is-somma ta' tletin elf Ewro (€30,000) *"sablex thallas l-istess somma lil Domenico sive Dominic Giordmaina id-differenza tal-komunjoni ta' l-akkwisti"*;
- b. Illi wara dan il-ftehim, fuq talba tal-istess intimata u kif previst fil-ftehim ta' self, ir-rikorrenti ħallset għan-nom tal-intimata l-ammont ta' dsatax-il elf, tmien mija u tmienja u ħamsin Ewro (€19,858) lil Domenic Giordmaina u sebat elef Ewro (€7000) lil-Avukat tal-istess Domenic Giordmaina u dan kif r-rikorrenti kienet giet mitluba tagħmel mill-intimata għan-nom tal-istess intimata;
- c. Illi l-ftehim kien li l-intimata thallas lura dan l-ammont imħallas għan-nom tagħha, fuq talba tar-rikorrenti, fi żmien sentejn mill-kuntratt ta' separazzjoni personali bejn Domenico Giordmaina u l-intimata, bl-imghax ta' ħamsa fil-mija (5%);
- d. Il-kuntratt ta' separazzjoni personali bejn Domenico Giordmaina u l-intimata gie ffirmat fit-22 ta' Frar 2019;
- e. Illi l-intimata giet mitluba diversi drabi blex thallas l-ammont dovut, iżda baqgħet inadempjenti u ma ħallset xejn;

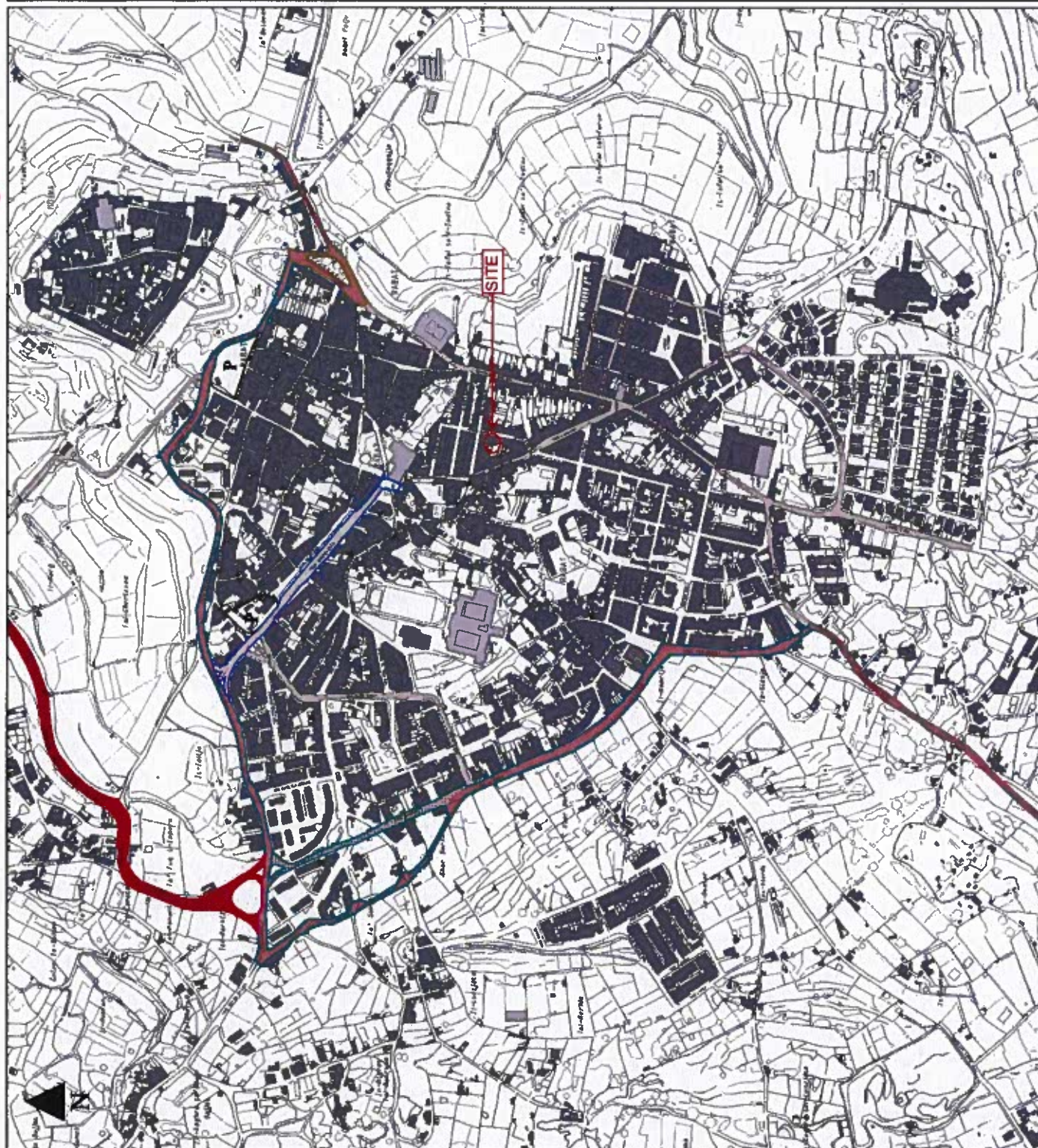
3. Ir-rikorrenti talbet għalhekk lil din il-Qorti:







Anness 5
Estratti mill-Pjan Lokali (North West Local Plan)



NORTH WEST LOCAL PLAN



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

Key



Arterial Road



Distributor Road



Local Access Road



Temporary Distributor Road



NWTR 3 - Traffic Calming Measures



Reducing Through Traffic



Traffic Management



NWTR 7



Regrading Roads on the Strategic Network



NWTR 8



Junction Improvement on the Strategic Network



NWTRB 1



Parking Provision

North West Local Plan Rabat Transport Strategy

Scale : 1:6500

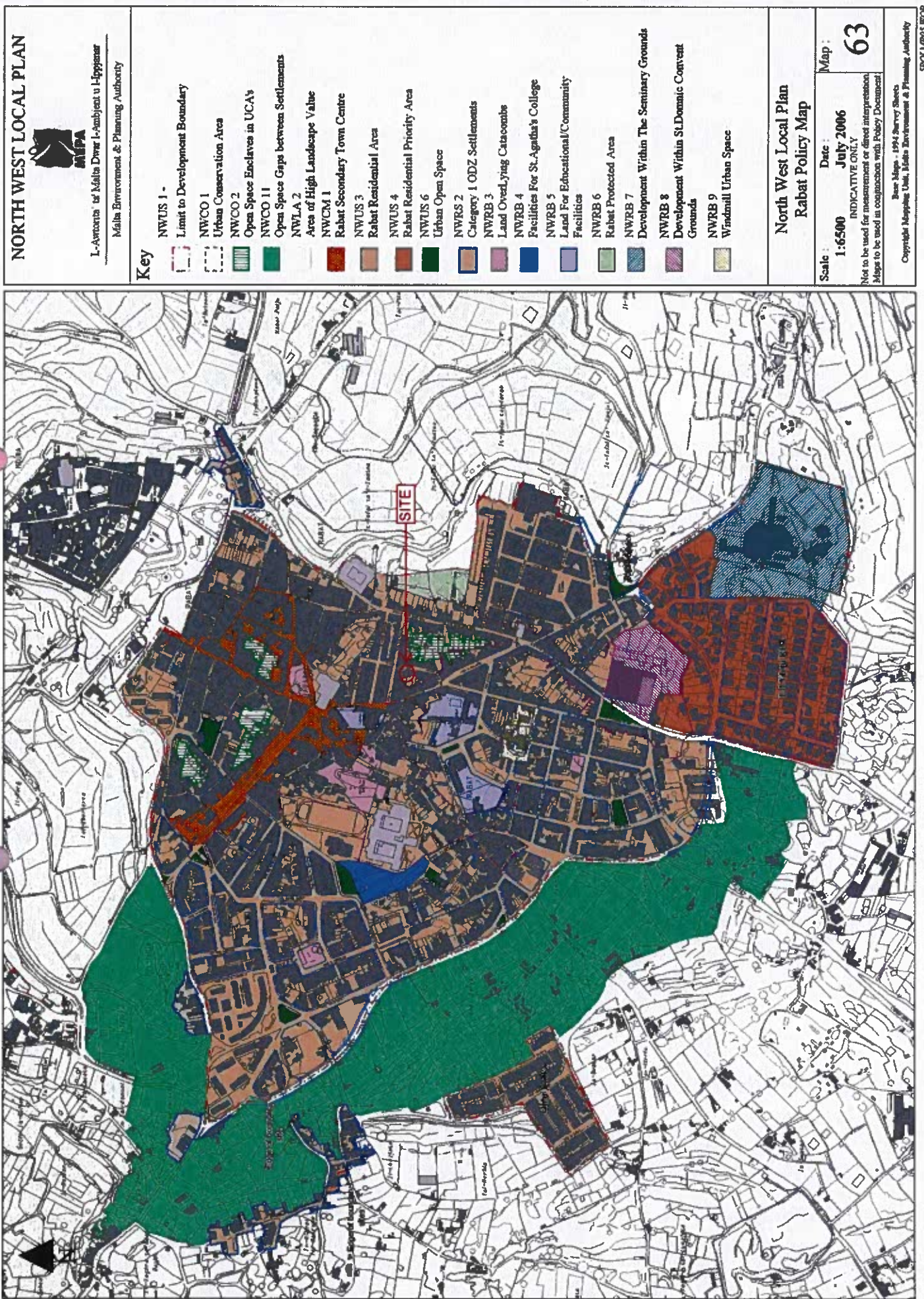
Date : June 2006

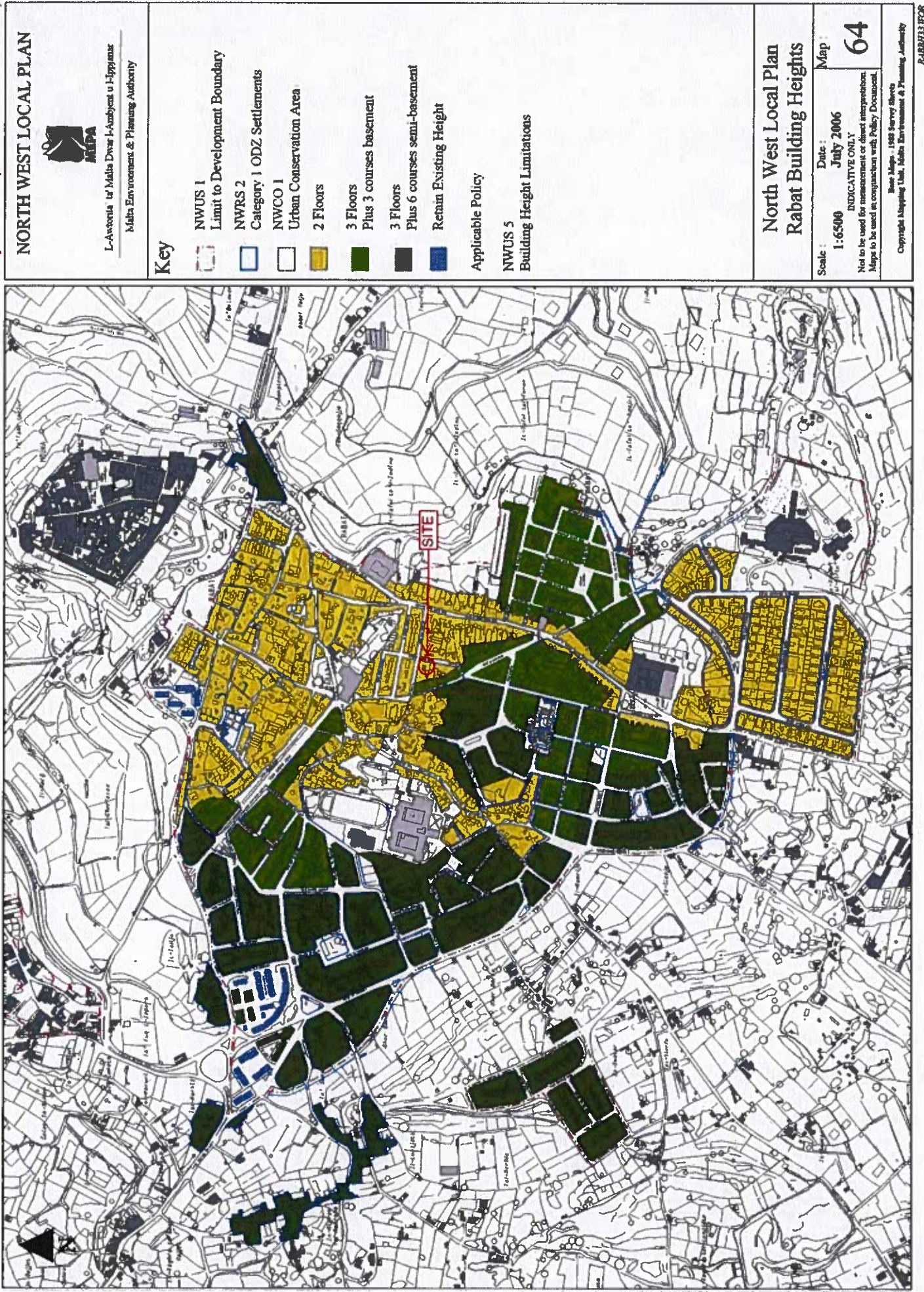
Map : 62

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

Plan Maps - 694 Jarrett Street

Copyright Mapping Unit, Malta Environment & Planning Authority





Anness 6
Dokumenti relatati mal-permess tal-ippjanar PA/01807/94



Anness 6 - Dokumenti
relatati mal-permess
ippjanar PA/01807/94

Op
tal-

//

AWTORITA' TA' L-IPPJANAR
PLANNING AUTHORITY

To: Mr Carmel Azzopardi
9, Triq Santa Marija
Rabat Malta

Date: 16th November 1994
Our Ref: PA1807/94/DC11

Application Number: 1807/94
Application Type: Sch'd prop. (LB)/Conservat'n area consent
Date Received: 06/04/94
Approved Plan Numbers: PA 1807/94/3D/3E

Location: 17 St Mary's Street, Rabat
PROPOSAL: Internal alterations at ground floor and construction at first floor and roof levels.

DEVELOPMENT PLANNING ACT 1992 SECTION 46
SCHEDULED PROPERTY/CONSERVATION AREA CONSENT

The Planning Authority hereby grants consent in accordance with the application and plans described above, subject to the following conditions:

1. General Conditions (A) on form DC 1/88 apply.
2. All windows and balconies on facade to be made of timber and painted in neutral colour.
3. The following group of conditions apply to all development:
 - a) All works shall be carried out strictly in accordance with the approved plans. However, where ambiguities or discrepancies arise between the approved plans and the conditions on this decision notice, the conditions shall take precedence over the approved plans.
 - b) Before work begins, the enclosed A3-size green copy of the Building Permit must be displayed on site. This must be mounted on a notice board, suitably protected from the weather, and easily legible from the street. The permit must be maintained in good condition until works on site are complete.
 - c) No building material, waste, machinery or plant shall be allowed to obstruct the pavement or the smooth flow of traffic in the vicinity of the site. Deposit of materials or placing of equipment in the street must be authorised by the Police.

- d) Copies of all approved plans and elevations must be available for inspection on site by Planning Directorate staff at all reasonable times.
- e) All building works must be in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Planning Directorate's Land Surveyor.
- f) The development hereby permitted shall commence within twelve months of the date of this permission.
- g) The enclosed Commencement Notice shall be returned to the Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.

This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law. The applicant should contact the following regarding the location and provision of services prior to commencing development:- Enemalta, Water Services Corporation, Telemalta, Drainage Department and Melita Cable TV.

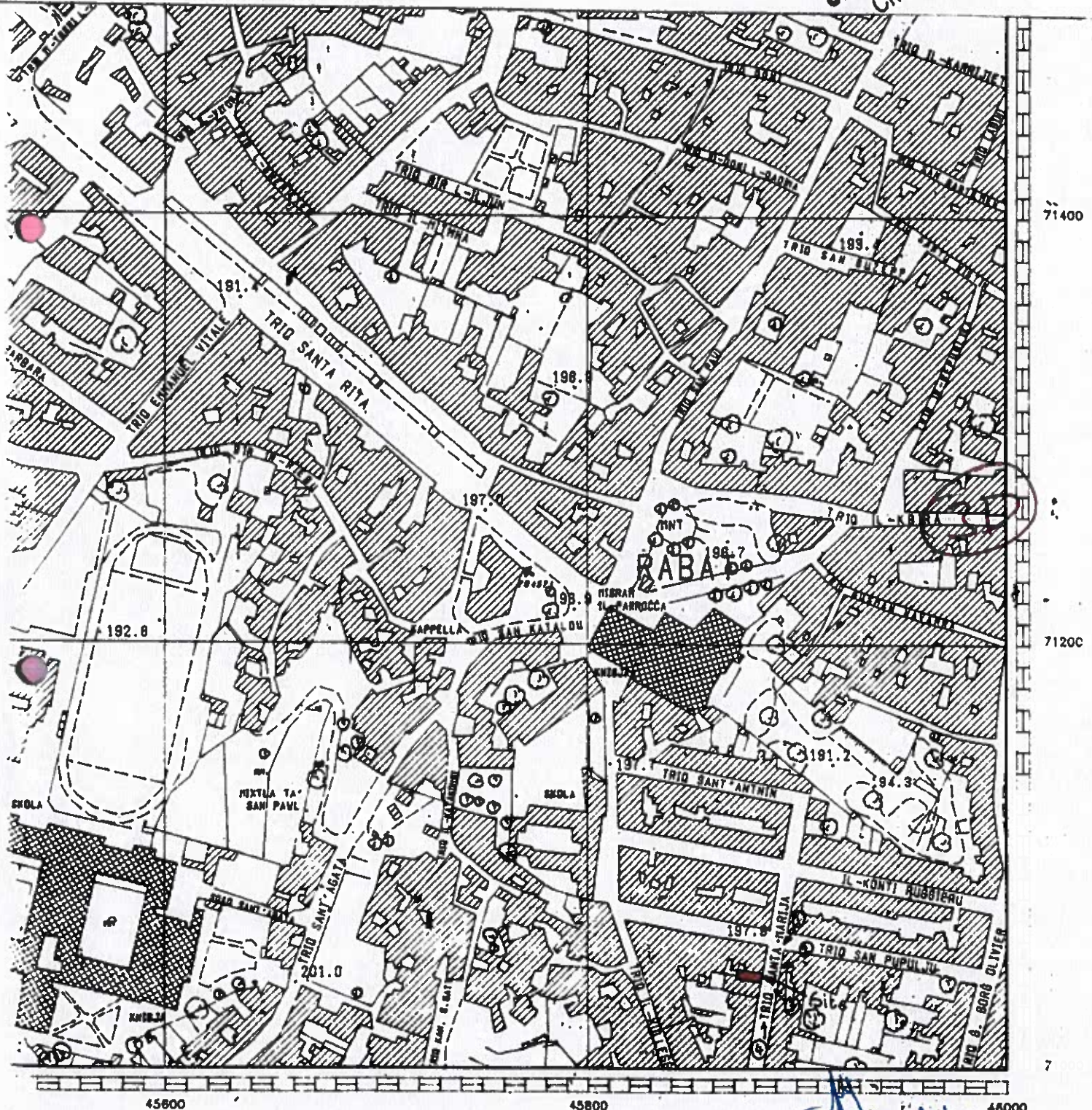

MONICA SCHRANZ
Secretary
Development Control Commission

Amnes 6 - Dokument
relatat mal-permess tal-
ipparnar PA 01807/84 71800

PLAN: No. P.A. 1807/94/AD



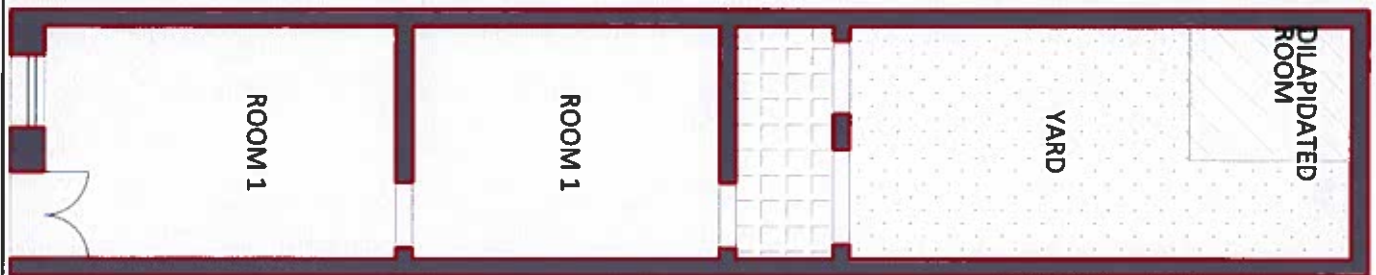
J. FALZON & CO
Chairman DCC



Anness 7
Skizz tal-fond fl-istat odjern

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GROUND FLOOR PLAN



Anness 7 - Skizz tal-fond f-listat odjern



AP Valletta Ltd. | 4 sappers street
valletta | vlt 1320 | malta
tel: +356 2124 3981
info@apvalletta.eu | www.apvalletta.eu

project	SUBBASTA 2 / 2024		
address	35 (rja 18), Triq Santa Marija, Rabat, Malta		
photo sheet no.	C01013.00_SK01	date	11.11.2024
ref no.			

Anness 8
Korrispondenza

Anness 8 - Korrispondenza

Fil-Prim Awla tal-Qorti Ċivili

**Fl-atti tal-bejgħ bl-irkant
numru 2/24 fl-ismijiet:**

**Amanda Azzopardi
vs
Dr Joseph P Bonnici et noe**

Rikors tal-Perit Simone Vella Lenicker (0400775M)

19 ta' April 2024

Tesponi bir-rispett:

Illi din l-Onorabbli Qorti ordnat illi j/tinġatar Arkitett u Inġinier Ċivili biex issir stima ta' proprjeta' immobbli fil-proċeduri ta' l-irkant fuq ċitat;

Illi giet appuntata is-sottoskritta Perit Simone Vella Lenicker;

Illi l-proprjeta' suġġetta ta' dan l-irkant ġgib l-indirizz 18, Triq Santa Marija, Rabat, Malta;

Illi ġie indikat lis-sottoskritta sabiex tagħmel kuntatt mal-Avukat Dr Joseph P Bonnici u mal-Prokuratur Legali Daniel Azzopardi (vide DOK 1 mehmuz) sabiex isir aċċess fil-fond indikat;

Illi dan is-sottoskritta għamlitu fit-2 ta' April 2024 (vide DOK 2 mehmuz);

Illi permezz ta' korrispondenza tat-3 ta' April 2024 (vide DOK 2 mehmuz) l-Avukat Bonnici idderieġa lis-sottoskritta sabiex tagħmel kuntatt ma' l-Avukat Dr Philip Manduca f'isem ir-rikorrenti sabiex tingħata aċċess għall-fond;

Illi s-sottoskritta għamlet kuntatt mal-Avukat Manduca (vide DOK 2 mehmuz) li indika li sid il-fond ma kienx qiegħed jikkopera sabiex il-fond ikun aċċessibbli sabiex is-sottoskritta tkun tista' tfejji r-rapport tagħha kif ordnat mil-Qorti;

Illi permezz ta' korrispondenza tat-12 ta' April 2024, l-Avukat Manduca informa lis-sottoskritta li ġie ntavolat rikors sabiex isir aċċess bi sgass fil-fond in kwistjoni;

Illi għaldaqstant, l-esponent ma tistax tippreżenta r-rapport tagħha sad-data stipulata minn din l-Onorabbli Qorti, cioè is-27 ta' April 2024;

Illi għaldaqstant, is-sottoskritta titlob bir-rispett lil din l-Onorabbli Qorti sabiex il-perjodu li fih irid jiġi sottomess ir-rapport jiġi estiż għal xahar mid-data li fih isir l-aċċess tal-fond, jew għal data oħra li din l-Onorabbli Qorti tqis xieraq fiċ-ċirkustanzi

Perit Simone Vella Lenicker

Numru tal-Warrant: 398

Simone Vella Lenicker

Anness 8 - Korrisopendenza

From: Calleja Rita at Court Services Agency <rita.calleja.1@courtservices.mt>
Sent: 02 April 2024 08:41
To: Simone Vella Lenicker
Subject: RE: Subbasta 02 2024

Good morning,

I'm sending the contact details ;

Dr. Joseph P. Bonnici
jpbonnici@fgflegal.com

and

PL Daniel Aquilina
dannylegal32@gmail.com

If you need anything else please do not hesitate to contact me.

Regards
Rita

Rita Calleja
Court Clerk

t +356

e rita.calleja.1@courtservices.mt w www.courtservices.mt

Kindly consider your environmental responsibility before printing this e-mail



MAIN COURTS, REPUBLIC
STREET
VALLETTA

From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Monday, 01 April 2024 21:06
To: Calleja Rita at Court Services Agency <rita.calleja.1@courtservices.mt>
Subject: RE: Subbasta 02 2024

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

Noted with thanks.

Do you have the contact details of who I need to contact to arrange for inspection of the property?

Kind regards,

Simone

Simone Vella Lenicker
Planning & Valuations / Design Director

AP Valletta Ltd.
4 sappers street, valletta, vlt 1320, malta
tel +356 2124 3981 – www.apvalletta.eu

ISO 9001:2015 Certified Company by Dimitto Sa Certification Services. Certificate number 85-MT

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From: Calleja Rita at Court Services Agency <rita.calleja.1@courtservices.mt>
Sent: Monday, April 1, 2024 1:13 PM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Subject: RE: Subbasta 02 2024

Dear Ms Vella Lenicker,

This is to inform you that the email is sufficient.

Kind regards
Rita

Rita Calleja
Court Clerk

t +356

e rita.calleja.1@courtservices.mt w www.courtservices.mt

Kindly consider your environmental responsibility before printing this e-mail



MAIN COURTS, REPUBLIC
STREET
VALLETTA

From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Thursday, 28 March 2024 16:33
To: Calleja Rita at Court Services Agency <rita.calleja.1@courtservices.mt>
Subject: RE: Subbasta 02 2024

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

Dear Ms Calleja,

This is to confirm receipt of your email.

Do I need to collect the official documents from Court or is this email sufficient?

Kind regards,

Simone

Simone Vella Lenicker
Planning & Valuations / Design Director

AP Valletta Ltd.
4 sappers street, valletta, vlt 1320, malta
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From: Calleja Rita at Court Services Agency <rita.calleja.1@courtservices.mt>
Sent: Thursday, March 28, 2024 9:40 AM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Subject: Subbasta 02 2024

Dear Ms Vella Leniker,

Attached please find necessary documents for your perusal.

Regards

Rita Calleja
Court Clerk

t +356

e rita.calleja.1@courtservices.mt w www.courtservices.mt

Kindly consider your environmental responsibility before printing this e-mail



MAIN COURTS, REPUBLIC
STREET
VALLETTA

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From: Simone Vella Lenicker
Sent: 13 April 2024 16:50
To: Philip Manduca
Cc: amanda.azzopardi12@gmail.com
Subject: RE: Subbasta 02 2024

Noted with thanks

Simone Vella Lenicker
Planning & Valuations / Design Director



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4 sappers street, valletta, vlt 1320, malta
tel +356 2124 3981 – www.apvalletta.eu

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From: Philip Manduca <philipmanduca@manducalegal.com>
Sent: Friday, April 12, 2024 11:22 AM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Cc: amanda.azzopardi12@gmail.com
Subject: RE: Subbasta 02 2024

Dear Simone
Thank you for your email.
I confirm that the application had been filed.
regards,
Philip

Our address is Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450 Malta. E-mail address is philipmanduca@manducalegal.com and our phone is 00356 21244662

Cross Border Arrangements:

We will not disclose our comments or information in respect of our email above to any other party, except to the relevant authorities where this is required by law or regulation.

To the extent that our comments relate to a cross border arrangement which is considered reportable in terms of the Cooperation with other Jurisdictions on Tax Matters Regulations (S.L. 123.127), transposing the provisions of Council Directive 2011/16/EU (as this may be amended from time to time) into Maltese Legislation, we shall be invoking our right of professional secrecy in terms of the Professional Secrecy ACT (Chapter 377 of the laws of Malta) in relation to any reporting obligations and this, to this extent allowed by applicable law, rules or regulations '

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From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Friday, 12 April 2024 10:35
To: Philip Manduca <philipmanduca@manducalegal.com>
Cc: amanda.azzopardi12@gmail.com
Subject: RE: Subbasta 02 2024

Dear Philip,

Just following up to see if the application has been filed please.

Kind regards,

Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



AP Valletta Ltd.
4 sappers street, valletta, vlt 1320, malta
tel +356 2124 3981 – www.apvalletta.eu

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From: Philip Manduca <philipmanduca@manducalegal.com>
Sent: Friday, April 5, 2024 1:00 PM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Cc: amanda.azzopardi12@gmail.com
Subject: RE: Subbasta 02 2024

thank you Simone
I will keep you informed.
regards,
Philip

Our address is Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450 Malta. E-mail address is philipmanduca@manducalegal.com and our phone is 00356 21244662

Cross Border Arrangements:

We will not disclose our comments or information in respect of our email above to any other party, except to the relevant authorities where this is required by law or regulation.

To the extent that our comments relate to a cross border arrangement which is considered reportable in terms of the Cooperation with other Jurisdictions on Tax Matters Regulations (S.L. 123.127), transposing the provisions of Council Directive 2011/16/EU (as this may be amended from time

to time) into Maltese Legislation, we shall be invoking our right of professional secrecy in terms of the Professional Secrecy ACT (Chapter 277 of the laws of Malta) in relation to any reporting obligations and this, to this extent allowed by applicable law, rules or regulations ' **DOK 2**

Anness 8 - Korrispondenza

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From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Friday, 5 April 2024 12:51
To: Philip Manduca <philipmanduca@manducalegal.com>
Cc: amanda.azzopardi12@gmail.com
Subject: RE: Subbasta 02 2024

That would be great.

Appreciate if you can let me know when this is done so that I can request an extension of time for the submission of my report.

Regards,

 Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



AP Valletta Ltd.
4 sappers street, valletta, vlt 1320, malta
tel +356 2124 3981 – www.apvalletta.eu

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From: Philip Manduca <philipmanduca@manducalegal.com>
Sent: Friday, April 5, 2024 12:49 PM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Cc: amanda.azzopardi12@gmail.com
Subject: RE: Subbasta 02 2024

Dear Simone,

Thank you for your email. I am acting for the creditor Amanda Azzopardi. I can file an application for the forced entry.

Regards,
Philip

Our address is Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450 Malta. E-mail address is philipmanduca@manducalegal.com and our phone is 00356 21244662

Anness 8 - Korrispondenza

DOK 2

Cross Border Arrangements:

We will not disclose our comments or information in respect of our email above to any other party, except to the relevant authorities where this is required by law or regulation.

To the extent that our comments relate to a cross border arrangement which is considered reportable in terms of the Cooperation with other Jurisdictions on Tax Matters Regulations (S.L. 123.127), transposing the provisions of Council Directive 2011/16/EU (as this may be amended from time to time) into Maltese Legislation, we shall be invoking our right of professional secrecy in terms of the Professional Secrecy ACT (Chapter 377 of the laws of Malta) in relation to any reporting obligations and this, to this extent allowed by applicable law, rules or regulations.

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From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Friday, 5 April 2024 12:42
To: Philip Manduca <philipmanduca@manducalegal.com>
Cc: amanda.azzopardi12@gmail.com
Subject: RE: Subbasta 02 2024

I need to inspect the property in order to be able to comply with the Court's request. If the owner is not able (or willing to provide access) a request for forced entry (access be sgass) can be made.

Just to clarify as I don't have all the details, are you representing the owner or the claimant? If the latter you can make the request yourself, if the former I can do this.

Let me know?

Simone Vella Lenicker
Planning & Valuations / Design Director



AP Valletta Ltd.
4 sappers street, valletta, vlt 1320, malta
tel +356 2124 3981 – www.apvalletta.eu

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From: Philip Manduca <philipmanduca@manducalegal.com>
Sent: Friday, April 5, 2024 12:39 PM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Cc: amanda.azzopardi12@gmail.com
Subject: RE: Subbasta 02 2024

Dear Simone

Thank you for your email. What information do you need at this time?.. The property is to be sold following a court judgement against the owner of the property. The owner resides in Australia and is not co-operating at all.

regards,
Philip

Our address is Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450 Malta. E-mail address is philipmanduca@manducalegal.com and our phone is 00356 21244662

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From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Friday, 5 April 2024 12:20
To: Philip Manduca <philipmanduca@manducalegal.com>
Cc: amanda.azzopardi12@gmail.com
Subject: RE: Subbasta 02 2024

Thanks Philip

Let me know about inspection once you have further details

Regards,

Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



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From: Philip Manduca <philipmanduca@manducalegal.com>
Sent: Thursday, April 4, 2024 8:26 AM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Cc: amanda.azzopardi12@gmail.com
Subject: RE: Subbasta 02 2024

Anness 8 - Korrispondenza **DOK 2**

Dear Simone,

Please see link below and attached photo:

https://maps.app.goo.gl/2DtxhJFUb6dG4EEen8?g_st=iw

Regards
Philip

Our address is Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450 Malta. E-mail address is philipmanduca@manducalegal.com and our phone is 00356 21244662

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From: Simone Vella Lenicker <simonevl@apvalletta.eu>
Sent: Wednesday, 3 April 2024 12:24
To: Philip Manduca <philipmanduca@manducalegal.com>
Subject: RE: Subbasta 02 2024

Noted with thanks.

A pin location on Google Maps would also be sufficient – just need it to carry out planning searches at this stage.

Kind regards,

Simone

Simone Vella Lenicker
Planning & Valuations / Design Director



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DOK 2

Anness 8 - Kornisop Manduca

From: Philip Manduca <philipmanduca@manducalegal.com>

Sent: Wednesday, April 3, 2024 11:55 AM

To: Simone Vella Lenicker <simonevl@apvalletta.eu>

Subject: RE: Subbasta 02 2024

Dear Simone,

Thank you for your email. The address of the property to be valued is now 35 (not 18) as there was a change in number. I will check if I have a site plan. I am not sure about access as debtor resides in Australia. I will speak to my client and come back to you.

Regards,

Philip

Our address is Level 1, Britannia House, 9 Old Bakery Street, Valletta VLT1450 Malta. E-mail address is philipmanduca@manducalegal.com and our phone is 00356 21244662

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From: Simone Vella Lenicker <simonevl@apvalletta.eu>

Sent: Wednesday, 3 April 2024 11:45

To: Philip Manduca <philipmanduca@manducalegal.com>

Subject: FW: Subbasta 02 2024

Dear Dr Manduca,

Trust all is well.

The below correspondence refers.

I look forward to your earliest response.

Kind regards,

Simone

Simone Vella Lenicker
Planning & Valuations / Design Director

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From: Joe Bonnici <jpbonnici@fgflegal.com>
Sent: Wednesday, April 3, 2024 11:36 AM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Subject: Re: Subbasta 02 2024

79617477

On Wed, 3 Apr 2024, 11:34 Joe Bonnici, <jpbonnici@fgflegal.com> wrote:

philipmanduca@manducalegal.com

Jp

On Wed, 3 Apr 2024, 10:46 Simone Vella Lenicker, <simonevl@apvalletta.eu> wrote:

Noted.

Do you have his contact details please?

Kind regards,

Simone

Simone Vella Lenicker

Planning & Valuations / Design Director

AP Valletta Ltd.

4 sappers street, valletta, vlt 1320, malta

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From: Joe Bonnici <jpbonnici@fgflegal.com>
Sent: Wednesday, April 3, 2024 8:34 AM
To: Simone Vella Lenicker <simonevl@apvalletta.eu>
Cc: dannylegal32@gmail.com
Subject: Re: Subbasta 02 2024

Gd morning.

We are kuraturi.

Kindly advise Philip manduca

Jp

On Tue, 2 Apr 2024, 21:58 Simone Vella Lenicker, <simonevl@apvalletta.eu> wrote:

Dear Dr Bonnici, Mr Aquilina,

I have been appointed to undertake a valuation of the following property in connection with the above-captioned court auction procedures:

- 18, Triq Santa Marija, Rabat

I have been informed that you would be able to co-ordinate access to the property in order to carry out an inspection.

Please find hereunder my availability next week:

- Monday 8th April at 07.30hrs
- Wednesday 10th April at 15.00hrs

Anness 8 - Korrispondenza **DOK 2**

Kindly advise.

Meanwhile, it would be appreciated if you could forward a site plan showing the location of the property.

Kind regards,

Simone

Simone Vella Lenicker

Planning & Valuations / Design Director

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- i. Tiddikjara li Maria Dolores Giordmaina hija debitorri tar-rikorreni fl-ammont ta' €26,858 bl-imghax ta' 5% mid-data tas-self sad-data tal-pagamenti finali;
 - ii. Tikkundanna lill-intimata sabiex thallas lir-rikorreni l-ammont ta' €26,858 bl-imghax ta' 5% mid-data tas-self sad-data tal-pagamenti finali, bl-ispejjeż inkluż dawk ta' mandat ta' inbizzjoni pprezentat kontestwalment;
4. Permezz ta' digriet mogħti nhar l-erbgha (4) t'April 2022, ġew maħtura Dr Joseph P Bonnici u PL Daniel Aquilina bħala kuraturi deputati sabiex jirappreżentaw lill-assenti Maria Dolores Giordmaina;
5. Permezz ta' digriet mogħti nhar it-tmienja (8) ta' April 2022, din il-Qorti appuntat il-kawża għas-smigh għas-seduta ta' nhar il-Gimgha, sebgha u ghoxrin (27) ta' Mejju 2022, b'ordni għan-notifika tar-rikors lill-konvenuta, lill ngħatat ghoxrin (20) jum mid-data tan-notifika lilha tal-istess, sabiex tirispondi skont il-liġi;
6. B'risposta ġuramentata datata erbgha u ghoxrin (24) ta' Mejju 2022, l-Avukat Dr Joseph P Bonnici noe et eċċepew:
 - a. lill in linea preliminarj l-intimati ma humiex edotti mill-fatti tal-każ u rrizervaw li jagħtu risposta ulterjuri wara li jottjenu l-Infommazzjoni debita u ulterjuri mingħand ir-rikorreni;
 - b. lill r-rikorreni kellha tipprova wkoll lill għamlet l-almu tagħha sabiex tinnotifika lill-istess assenti jew ir-rappreżentanti tagħha bil-proċeduri stipulati skond il-liġi, inkluż il-Kap 12 tal-Liġijiet ta' Malta kif ukoll Direttivi tal-Unjoni Ewropea;
 - c. Salv risposti u dokumenti ulterjuri skond il-każ.

II-Qorti

7. Reggħet rat ir-rikors ġuramentat tar-rikorrenti datat sitta u ghoxrin (26) ta' Novembru 2021, u d-dokument anness miegħu, cioe l-iskrittura ta' self iffirmata mill-partijiet nhar l-ghoxrin (20) ta' Jannar 2017, immarkata Dok A a fol 5 tal-proċess;
8. Reggħet rat ir-risposta ġuramentata tal-intimati noe datata erbgħa u ghoxrin (24) ta' Mejju 2022;
9. Rat l-affidavit tar-rikorrenti, a fol 25 tal-proċess;
10. Rat il-kopja tal-litra spedita mill-kuraturi deputati lill-assenti Maria Dolores Giordmaina għal informazzjoni dwar il-każ in ezami, a fol 33 tal-proċess;
11. Rat lili, waqt is-seduta tad-dsatax (19) ta' Jannar 2023, il-konvenuti noe ddikjaraw illi huma ma rċevew l-ebda risposta da parti ta' Maria Dolores Giordmaina għall-litra minnhom lilha spedita, u għaldaqstant kienu qed jirrimettu ruħhom għal dak li kien qed jirrizulta mill-atti;
12. Rat lili, waqt l-istess seduta, il-partijiet qablu illi l-kawza setgħet tibqa' differita għas-sentenza;
13. Tagħmel is-segwent i konsiderazzjonijiet:

Konsiderazzjonijiet Legali

14. Din hija azzjoni għall-nias ta' kreditu dovut mill-intimata lir-rikorrenti, rappreżentanti rifuzjoni ta' somma mgħoddija mir-rikorrenti lill-intimata bhala self *brevi manu*, skont l-iskrittura privata ffirmata mill-partijiet quddiem l-Avukat Dr Sarah Pirota Chircop Beck nhar l-ghoxrin (20) ta' Jannar 2017 (Dok A a fol 5 tal-proċess);
15. Mill-atti jirrizulta lili:

Anness 9 - Inkartament

- a. L-intimata kienet konsapevoli tal-fatt illi hija kellha tirritorna s-somma ta' tletin elf Ewro (€30,000) fi żmien sentejn (2) minn meta jigi ffirmat il-kuntratt ta' separazzjoni personali tagħha ma' Domenico sive Domnic Giordmaina (vide Dok A);
- b. L-intimata kienet konsapevoli wkoll tal-fatt illi fuq dan l-ammont kellu jiddekorri imghax bir-rata ta' hamsa fil-mija (5%) (vide Dok A);
- c. Ir-rikorrenti tikkonferma bil-gurament tagħha fir-rikors promotur illi hija hallett għan-nom tal-intimata l-ammont ta' €19,858 lil Domenic Giordmaina u €7,000 lil-Avukat tiegħu, fuq struzzjonijiet tal-intimata, a bażi tal-ftehim suriferit. Din il-Qorti tifhem illi huwa għalhekk illi l-kawża qed issir għali-ħlas fl-ammont ta' €26,858, u mhux fl-ammont ta' €30,000;
- d. Ir-rikorrenti tikkonferma bil-gurament tagħha fir-rikors promotur illi l-kuntratt ta' separazzjoni personali bejn Domenic Giordmaina u l-intimata għe pubblikat nhar it-tnejn u għoxrin (22) ta' Frar 2019;
- e. Fl-affidavit tagħha, ir-rikorrenti tikkonferma illi, *"Wara li jiena selliftha l-flus skond il-kuntratt il-konvenuta li hadet il-flus waqqfet kull kuntatt miegħi jew mal-papa". Illi jiena permezz tal-avukat u anki permezz ta' avukat l-Australia klibna lili-konvenuta, izda l-konvenuta ma rispondietx [...]";*
- f. Il-Kuratur Deputat l-Avukat Dr Joseph P Bonnici esebboxa kopja tal-komunika illi huwa pprova jagħmel mal-intimata², filwaqt illi nforma lili-Qorti illi ma rċieva l-ebda risposta da parti tal-intimata³;

16. L-Artikolu 992 tal-Kap 16 tal-Liġijiet ta' Malta jistabbilixxi illi:

¹ Vide l-affidavit tar-rikorrenti, a fol 25 tal-proċess

² A fol 33 tal-proċess

³ Vide verbal tas-seduta tad-dsatax (19) ta' Jannar 2023, a fol 34 tal-proċess

992. (1) Il-kuntratti magħmula skont il-liġi għandhom saħħa ta' liġi għal dawk li jkunu għamluhom.

(2) Dawn il-kuntratti ma jistgħux jiġu mhassra hliet bil-kunsens ta' xulxin tal-partijiet, jew għal raġunijiet magħrufin mil-liġi.

17. L-Artikolu 993 tal-Kap 16 imbagħad ikompli jgħid illi:

993. Il-kuntratti għandhom jiġu esegwiti bil-bona fidi, u jobbligaw mhux biss għal dak li jingħad fihom, iżda wkoll għall-konsegwenzi kollha li oġġib magħha l-obbligazzjoni skont ix-xorta tagħha, bi-ekwita', bi-użu jew bil-liġi.

18. Fit-termini ta' dawn iż-żewġ artikoli tal-liġi, il-prinċipju kardinali illi jirregola ftehim bejn żewġ partijiet jibqa' dejjem illi dak illi għe miftiehem għandu jiġi rispettat, stante illi dak illi għe espressament dikjarat mill-partijiet huwa preżunt illi jirrifletti l-volonta' tagħhom wara li l-kontendenti jkunu qiesu ċ-ċirkostanzi tal-każ, l-interessi tagħhom, u l-kundizzjonijiet illi bihom kienu ser ikunu marbuta (*pacta sunt servanda*);

19. In oltre, hekk kif għe ritenut fis-sentenza fi-ismijiet *Francis Fenech vs Joseph Xerri et*:

Illi f'kawzi għall-ħlas ta' allegat dejn, il-piż tal-prova tal-eżistenza tad-debitu jaqa' fuq l-attur. Galadarba jressaq din il-prova, imbagħad il-piż idur fuq il-konvenut b'leż jipprova l-ħlas:

"Illi bħala kreditur, l-attur hu fid-dmir li jipprova li jeżisti debitu, li dan id-debitu għadu dovut, u li d-debitur tiegħu baqa' inadempjenti fil-ħlas. Hu

⁴ Rik Nru 1278/2008, Prim'Awla (Qorti Ċivili), Onor Imħ Grazio Mercieca, 10 l'Ottubru 2019 (in għudikat)

b'iss meta tiġi realizzata u sodisfatta din il-prova illi mbagħad l-oneru jispjega fuq il-konvenut debitur li jallaga l-pagament. Dan il-prinċipju għandu l-fondament tiegħu fuq il-bażi li kullhadd għandu jipprova l-allegazzjonijiet tiegħu. Kif deċiż, "fil-każ ta' konflitt serju bejn il-kontendenti fuq il-provi nkombenti rispettivament lilhom, cioè, l-attur l-esigibillità u l-konvenut is-soluzzjoni tad-debitu, in-nuqqas tat-tieni ma tikkolmax il-lakuna probatizja ta' l-ewwel u jibqa' dejjem jimperfa l-prinċipju 'actore non probante reus absolvitur' – "Manuel Zerafa vs Nazzareno Muscat Scerri", Qorti Ċivili, Prim'Awla, per Imħ Maurice Caruana Curran, 27 ta' Mejju 1970" [Tallana Carmen v. Vassallo Cesareo Leonard 03.11.2004 QA(PS)]

20. Il-Qorti, wara li rat u eżaminat l-atti tal-kawża, tinnota illi l-intimata, minkejja illi ngħatat lilha kull opportunità sabiex tressaq il-provi tagħha, naqset milli tagħmel dan, anzi saħansitra anke meta sar kuntatt magħha mill-kuraturi deputati illi nħatru sabiex jirrappreżentawha, baqgħet siekta dwar il-pretensjonijiet attriċi;

21. Konsegwentement, din il-Qorti tikkonsidra:

- a. Illi l-intimata mhix qiegħda topponi għall-pretensjonijiet rikorrenti u/jew għall-fatti kif ġraw, u
- b. Illi r-rikorrenti mexxielha tipprova l-każ tagħha skont il-liġi;

22. Dwar id-data minn meta huma dovuti l-imgħaxxijiet bir-rata ta' hamsa fil-mija (5%), din il-Qorti tagħmel referenza għall-Artikolu 1141 tal-Kap 16 tal-Liġijiet ta' Malta, illi jgħid:

(1) *Jekk l-obbligazzjoni tkun ta' xorta kummerċjali jew jekk il-liġi tkun tid-disponi li l-Imghaxijiet għandhom jibdwu jghaddu ipso jure, l-Imghaxijiet għandhom ighaddu minn dak in-nhar li l-obbligazzjoni kellha tiġi esegwita.*

(2) *F'kull każ ieħor, l-Imghaxijiet għandhom jghaddu minn dak in-nhar illi ssir sejha għall-hlas b'att ġudizzjarju, għalkemm fil-ftehim ikun ġie stabbilit żmien għall-esekuzzjoni tal-obbligazzjoni.*

(b) Il-każ odjem si tratta dwar hlas ta' somma li ma ġietx rifiuza lir-rikorrenti, u cioe dejn illi jinkwadra ruhu fis-sub-inciz (2) suċċat. Il-Qorti tinnota illi ma ngabet l-ebda prova illi ġie intavolat xi att ġudizzjarju ieħor qabel ġiet intavolata l-kawża odjerna. Konsegwentement, din il-Qorti sejra tordna illi l-Imghax legali għandu jibda jiddekorri mid-data tan-notifika tal-kawża odjerna lill-Kuraturi Deputati maħtura sabiex jirappreżentaw lill-intimata, u cioe mid-dsatax (19) ta' Mejju 2022, sad-data tal-effettiv pagament

Decide

(c) Għal dawn il-motivi, il-Qorti taqta' u tiddeċiedi billi:

- (i) Tilqa' l-ewwel talba rikorrenti u tiddikjara li Maria Dolores Giordmaina hija debitorri tar-rikorrenti fl-ammont ta' €26,858 bl-Imghax dekorribbli bir-rata ta' hamsa fil-mija (5%) mid-dsatax (19) ta' Mejju 2022, sad-data tal-effettiv pagament;
- (ii) Tilqa' t-tieni talba rikorrenti u tikkundanna lill-intimata Maria Dolores Giordmaina sabiex thallas lir-rikorrenti l-ammont ta' €26,858, u l-Imghaxijiet kollha dovuti fuq l-istess ammont bir-rata ta' hamsa fil-mija (5%) mid-dsatax (19) ta' Mejju 2022 sad-data tal-effettiv pagament.

Anness 9 - Inkartament

Bl-ispejjeż ta' din il-kawża, u tal-mandat t'inibizzjoni prezentat kontestwalment ma' din il-kawża, a karigu tal-intimata Maria Dolores Giordmaina.

Onor Imħallef Dr Audrey Demicoli LL.D.

**Karen Bonello
Deputat Registratur**

Anness 9 - Inkartament



Taxxa ufficjali tad-drittijiet u spejjez ta' Rikors Guramentat Numru: 1160/21AD fi-ismijiet " Amanda Azzopardi vs Dr Joseph P Bonnici et noe " deciza fil-Qorti Civili-Prim'Awla fil-17 ta' Marzu 2023 fi-atti relattivi u sussegwenti.

Rilaxxata fil- 25-Apr-2023

Mahduma fil- 25-Apr-2023

DATA	DETTALJI	ATTUR	KONVENUT
		€	€
26-Nov-21	Rikors Guramentat	898.03	0.00
	Kopji - € 4.66	4.66	0.00
24-May-22	Risposta Guramentata	0.00	506.58
	Kopji - € 4.66	0.00	4.66
05-Jul-22	Nota	0.00	0.00
	Affidavits - €23.29	23.29	0.00
05-Oct-22	Rikors	0.00	0.00
	Dritt avukat u pl	46.59	0.00
17-Mar-23	Dritt registru sentenza	0.00	0.00
	Dritt avukat	891.40	891.40
	Dritt prokuratur legali	297.13	297.13
		€2,161.10	€1,699.77
	RIMBORS	(€ 1.90)	
	TOTAL	€ 2,159.20	€ 1,699.77

Illum

Melissa Galea
Deputat Registratur

Joanne Pace
Joanne Pace
Deputy Registrar
Courts of Justice (Malta)

29 DEC 2023

N.B. Din it-taxxa trid tkun iffirmata minn Deputat Registratur blex tkun ufficjali.



Qorti Ċivili – Prim' Awla

Fl-atti tal-bejgh bl-irkant numru: 2/24

Fl-ismijiet:

Amanda Azzopardi KI 482780M

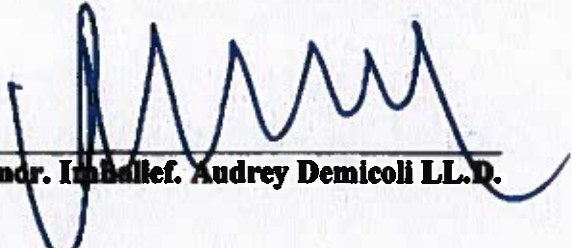
Vs

Dr. Joseph P. Bonnici KI411055M et noe

Il-Qorti rat ir-rikors ipprezentat fl-24 ta' Jannar 2024 u d-dokumenti hemm eżebiti;

Tilqa' t-talba għall-ħruġ ta' mandat ta' qbid ta' hwejjeg immobbli fuq il-proprjeta' msemmija fir-rikors u tipprovdi kif gej:

1. Tordna lir-Registratur jahtar Arkitett u Inġinier Ċivili – li lilu jmiss it-turn skont il-lista pubblikata skont id-dispożizzjoni tal-artikolu 89 tal-Kodiċi ta' Organizazzjoni u Proċedura Ċivili (Kap 12) – bħala 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;
1. Tordna lill-espert hekk mahtur sabiex jipprezenta l-istima tiegħu kif trid il-ligi fi zmien xahar wara li jagħlaq iż-żmien imsemmi fl-artikolu 307 tal-Kap. 12;
2. Tordna lir-Registratur jahtar irkantatur pubbliku – li lilu jmiss it-turn skont il-lista pubblikata skont id-dispożizzjoni tal-artikolu 89 tal-Kodiċi ta' Organizazzjoni u Proċedura Ċivili (Kap. 12) – sabiex imexxi l-irkant;
3. Tordna li l-bejgh *sub hasta* tal-immobbli jsir fid-data, hin u lok imsemmija hawn taht:
 - a. It-Tlieta 16 ta' Lulju, 2024 fil-ħdax ta' filgħodu (11:00 a.m.).
 - b. F' Kamra numru 78 biswit l-Arkivju, livell -1, Qrati tal-Ġustizzja, Triq ir-Repubblika, il-Belt Valletta
5. Tordna lir-Registratur sabiex iġharraf lid-Direttur tar-Registru Pubbliku u lir-Registratur tal-Artijiet b'dan id-digriet tallum;
6. Tordna lid-Direttur tar-Registru Pubbliku sabiex jirregistra dan id-digriet minnufih;
7. Tordna n-notifika ta' dan id-digriet lid-debitur li għandu, kif iġhid u jrid l-artikolu 307 tal-Kap. 12, zmien ghoxrin gurnata min-notifika sabiex jitlob li ma ssirx stima għida u, minflok, jipprezenta stima mahlufa b'nota li għandha tiġi notifikata lir-rikorrent kif trid il-ligi.


Onor. Imballuf. Audrey Demicoli LL.D.

13 TA' FRAR 2024
Illum

B'digriet moghti fil-Prim Awla tal-Qorti Ċivili it-tlethtax ta' Frar tas-sena elfejn erbgha u ghoxrin (13.02.2024), fuq rikors ta Amanda Azzopardi detentrici tal-karta tal-identità numru 482780M, gje ordnat il-bejgh bl-irkant;

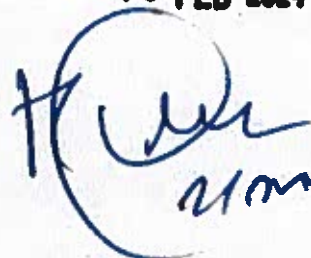
Il-fond bin-numru tmintax (18) fi Triq Santa Marija, Rabat, Malta, irjieh mhux maghrufa.

Dan il-propjetà tappartjeni lil assenti Maria Dolores Giordmaina, pensjonata, separata bint il-mejtin Cristino Tonna u Carmela nee' Saliba Zahra imwiolda Mdina fit-tlieta ta' Mejjun tas-sena elf disa' mija tlieta u hamsin (03.05.1953) u residenti Richmond, Awstralja detentrici tal-karta tal-identità Maltija bin-numru 365553M u b'digriet tal-erbgha ta' April tas-sena elfejn tnejn u ghoxrin (04.04.2022) gew mahtura Dr. Joseph P. Bonnici u Prokuratur Legali Daniel Aquilina għall-istess assenti Maria Dolores Giordmaina.



Marvic Farrugia
Deputat Registratur

16 FEB 2024



Anness 9 - Inkartament

Fil-Prim 'Awla tal-Qorti Civili

Fl-atti tas-subbasta Nru. 2/2024

Fl-ismijiet

Amanda Azzopardi

Vs

Dr. Joseph P Bonnici noe.



Nota ta' Amanda Azzopardi

Li biha tiddikjara il-propjeta li n-konnessjoni ma' din il-propjeta 18 Triq Saint Mary, Rabat hemm cens temporanju kif ahjar deskritt fil-kuntratt ta' separazzjoni hawn annessa (dok A). Ic-cens huwa ta' LM6.43,2 cens annwu u temporanju li minnhom 6.10c jithallsu lil Massa Komuni tal-Kattidral tal-Imdina u 33c2 jithallsu l-familja Attard.

Av. Philip Manduca

Level 1, Britannia House, 9 Old Bakery Street Valletta

VLT1450

18 MAR 2024

Illum

Ipprezentata mill- PL. P. Sammut

bla dok/b  dokument
Graziella Aguru Cassar
Deputat Registratur

Anness 9 - Inkartament

10.1.2019

10.1.2019

10.1.2019

Separazioni Personali

(Issued 2018)

Min-naba l-wahda:

Mit-tieni parti:

Minni Nutar maghrufa.

Fl-ewwel lok, il-Partijiet jippremettu:

- a) illi huma zzewgu f' Malta nhar l-ewwel ta' Dicembru, tas-sena elf disa' mija u tlieta u sebghin (01.12.1973) gewwa l-Knisja tal-Karmnu l-Indina, Malta, liema zwieg jinsab registrat fir-Registru Pubbliku ta' Malta bin-numru mija tnejn u hamsin zbarra elf disgha mija erbgħa u sebghin (152/1974);

Dominica Gulino

Winter of 1904

AWTORIZZAT

Caor. Imhallee Antonio G Velta B.A., LL.D. M.A.

- b) illi minn dan iz-zwieg taghhom il-Partijiet kellhom tifel wiehed u cioe' Daniel Giordmaina li illum magorreni;
- c) illi l-hajja konjugali ta' bejniethom ma' baqghetx aktar possibbli minhabba ragunijiet serji u ammissibbli fil-Ligi ghall-otteniment ta' separazzjoni personali;

- d) illi huma gew debitament awtorizzati sabiex jidhru fuq dana l-att in forza tad-digriet moghti mill-Qorti Civili (Sezzjoni tal-Familja) datata 11/11/2014

kopja tieghu hawn amnessa u markata dokument ittra "D"

Ghaldaqstant, bis-sahha ta' dan l-att, il-Partijiet qeghdin jirregolaw is-separazzjoni taghhom skond il-kondizzjonijiet segwenti:

1. Il-Partijiet qeghdin jinfirdu minn xulxin u jilliberaw lil xulxin mill-obbligu reciproku tal-konvivenza u assistenza. Ghalhekk kull Parti hi hielisa li tistabilixxi l-post ta' abitazzjoni tieghu jew taghha.
2. Il-Partijiet qeghdin jirriakkwistaw id-dritt li jaghmlu l-atti kollha tal-hajja civili u kummercjali minghajr il-bzonn tal-kunsens u/jew intervent tal-Parti l-ohra u/jew tal-Qorti kompetenti.
3. Il-Partijiet qeghdin jirrinunzjaw ghal kull dritt ta' successjoni fil-konfront ta' xulxin kif ukoll ghall-porzjoni rizervata. Tali rinunzja hija definittiva u irrevokabbli u testendi wkoll ghad-drittijiet successorji talvolta naxxenti minn testamenti li saru mill-istess Partijiet, flimkien jew separatament, qabel illum b'mod illi b'effett ta' dan l-att, id-disposizzjonijiet testamentarji maghmula minn xi hadd mill-Partijiet ghandhom jitqiesu bhala revokati ghall-finijiet u effetti kollha tal-Ligi.

Dominico Gordin

Victor Vassallo

AWTORIZZAT

Oscar, Jurdattar Antonio G Vella B.A., LL.D. M.A.¹

4. Il-Partijiet qeghdin jirrinunzjaw ghad-dritt taghhom li jitolbu u/jew jircievu l-manteniment minghand xulxin. Il-Partijiet qeghdin jiddikjaraw li din ir-rinunzja hija wahda assoluta w irrevokabbli ghall-finijiet u l-effetti kollha tal-Ligi u li din ir-rinunzja ghandha tibqa' vigenti anke jekk ikun hemm tibdil fil-mezzi jew kundizzjonijiet tal-Partijiet jew inkella fejn id-drittijiet tal-Partijiet jigu mibdula minhabba legislazzjoni futura.

5. Il-partijiet qeghdin jiterminaw u jxolju l-komunjoni tal-akkwisti ezistenti bejniethom b'effett immedjat u bis-sahha ta' dana l-Att il-partijiet jiddikjaraw illi huma sejrin jillikwidaw u jaqsmu l-gid formanti l-istess kominunijoni jew proprjeta komuni ohra ta' bejniethom bil-mod segwenti u jiddikjaraw ukoll illi millum il-quddiem kwalsiasi akkwisti jew qliegh li jsiru mill-partijiet ikunu proprjeta shiha u esklussiva ta' dik il-parti li taghmilhom filwaqt illi kwalsiasi debiti jew obligazzjonijiet li jistghu talvolta jigu kuntrattati mill-partijiet ikunu a karigu esklussiv ta' dik il-parti li tkun ikkuntrattata

6. Bis-sahha ta' dan l-att, in linea ta' divizzjoni u assenjazzjoni ghar-rigward tal-proprjeta' komuni ezistenti bejn il-Partijiet, il-Mara qeghda tassensja u tittrasferixodi lir-Ragel, li jaccetta, is-segwenti:

Porzjoni A

a) is-schem ta' nofs indiviz ossia kwalunkwe schem u interess li l-Mara ghandha fil-fond "Notre Maison", Triq G. Depiro, Rabat, sovrapposta ghal garages fil-pjan terren proprjeta' ta' terzi, konfinanti mil-Lvant ma' l-imsemmija triq, fejn ghandha l-faccata, mit-Tramuntana ma' proprjeta' ta' Joseph Falzon, u min-nofsnihar ma' beni ta' Paul u Rocco ahwa Buhagiar, jew irjeh ohra verjuri, liberu u franka inkluz il-garaxx minghajr l-arja tieghu, minghajr numru ufficjali u minghajr isem, sottopost ghal beni ta' terzi, fl-istess Triq G. Depiro Rabat Malta liberu u frank minn kull hlas ta' cens u bid-drittijiet u l-pertinenzi kollha tieghu li gew akkwistati permezz ta' kuntratt fl-atti tan-Nutar Dottor Anthony Abela tat-tlieta (3) ta' Lulju, elf disgha mija tmienja u disghin

Dominico Gjin

Victor Vassallo

AWTORIZZAT

Onor. Imballaf Antonio G Vella B.A., LL.D. M.A.

(03.07.1998) b'mod li ghalhekk ir-ragel isir proprjetarju uniku u padrun assolut tal-istess proprjeta.

b) is-schem ta' nofs indiviz ossia kwalunkwe schem u interess li l-Mara ghandha fil-vettura tal-marka Toyota Pick-up bin-numru ta' registrazzjoni ittri "H" "A" "P" numri erbgħa wiehed sitta (HAP-416) li diga' tinsab irregistrata f' isem ir-Ragel b'mod li ghalhekk ir-ragel isir proprjetarju uniku u padrun assolut tal-istess vettura.

c) Id-dghajsa speed boat Easyrider bin-numru ta' registrazzjoni bl-ittra 'S' numri wiehed tlieta tlieta tlieta tmienja (S 13338) b'mod li ghalhekk ir-ragel isir proprjetarju uniku u padrun assolut tal-istess dghajsa.

d) Is-schem ta' nofs indiviz ossia kwalunkwe schem u interess li l-Mara ghandha fl-ghoddod li diga' jinsabu għand ir-Ragel;

e) il-flus sew dawk mizmuma in kontanti mir-Ragel u kif ukoll il-flus illi huma depozitati f' depoziti bankarji f' isem ir-Ragel wahdu, jew titoli ta' kreditu jew titoli għall-portatur u drittijiet, *insurances*, ishma u krediti ohra kwalunkwe illi huma fil-pussess tar-Ragel, kif ukoll kull *credit card* f' isem ir-Ragel illi huma fil-pussess tar-Ragel.

f) Is-somma għal darba wahda biss ta' hamsa u erbgħin elf Euro (€45,000.00), liema somma qegħda tingħata lir-Ragel rappreżentanti kumpens fid-divizjoni u assenjazzjoni tal-komunjonijoni ta' l-akkwisti, u liema somma qieghda tigi mħallsa issa lir-Ragel li jaccetta.

7. Bis-sahha ta' dan l-att, in linea ta' divizjoni u assenjazzjoni għar-rigward tal-proprjeta' komuni ezistenti bejn il-Partijiet, ir-Ragel qieghed jassenja u jittrasferixxi lill-Mara, li taccetta, is-segwenti:

Partzjoni B

Dominic Gatt
Linda Apporah

AWTORIZZAT

Emil Imhaffer Antonio G Vella B.A., LL.D. M.A.

a) is-sehem ta' nofs indiviz ossia kwalunkwe sehem u interess li r-ragel ghandu fil-fond bin-numru ufficjali tmintax (18) Triq Saint Mary, Rabat, soggett ghal cens annwu u temporanju ta' sitt liri tlieta u erbghin centesmu u zewg millesi (Lm6.43c2m) cens annwu u temporanju, li minnhom sitt liri u ghaxar centezmi (Lm6.10c) jithallsu lill-Massa komuni tal-Kattidral tal-Imdina li minnu tifforma parti il-Prebenda ta' Ghar Barca Prima u dana ghaz-zmein li fadal sal-hmistax ta' Awissu tas-sena elfejn tmienja u tletin (15/8/2038) waqt illi l-bilanc ta' tlieta u tletin centesmu u zewg millesmi (33c2) jithallsu lill-familja Attard in cens annwu u temporanju sal hmistax ta' Awwissu elf disa' mija tmienja u tmenin (15/8/1988) b'mod li ghalhekk il-Mara ssir proprjetarja unika u padrun assoluta tal-istess proprjeta.

b) is-sehem ta' nofs indiviz ossia kwalunkwe sehem u interess li r-ragel ghandu fil-fond bin-numru tnejn zbarra tmienja u ghoxrin (2/28) fi Triq Davison, gewwa Richmond l-Awstralja b'mod li ghalhekk il-Mara ssir proprjetarja unika u padrun assoluta tal-istess proprjeta.

c) il-flus sew dawk mizmuma in kontanti mill-Mara u kif ukoll il-flus illi huma depozitati f' depoziti bankarji f' isem il-Mara wahedha, jew titoli ta' kreditu jew titoli ghall-portatur u drittijiet, *insurances*, ishma u krediti ohra kwalunkwe illi huma fil-pussess tal-Mara, kif ukoll kull *credit card* f' isem il-Mara illi huma fil-pussess tal-Mara.

Ghaldaqstant, bis-sahha ta' dana l-att, ir-Ragel qiegħed jassenja u jittrasferixxi b' titolu ta' divizjoni u ghas-saldu ta' kwalunkwe dritt spettanti lill-Mara mill-beni in komuni bejniethom, lill-Mara li taccetta u bl-istess titolu takkwista l-beni mobbli u immobbli formanti l-Portzjoni B hawn aktar 'l fuq deskritt. Minn naha tagħha l-Mara qegħda tassinja u titrasferixxi b' titolu ta' divizjoni u ghas-saldu ta' kwalunkwe dritt spettanti lir-Ragel mill-beni in komun bejniethom, lir-Ragel li jaccetta u bl-istess titolu jakkwista l-beni mobbli w immobbli formanti l-Portzjon A hawn l-fuq deskritt.

Dominic Gatt

Winton Inwood

AWTORIZZAT

Prof. Imhalef Antonio G Vella B.A., LL.D. M.A.

Dominic Culin
Victor Wapner

AWTORIZZAT

Onor. Jantillier Antonio G Vella B.A., LL.D. M.A.

Onor. Jean-Pierre Antonio G. Vella B.A., LL.D.

6

12. Salv ghal dak li ntqal fuq dan il-kuntratt, kwalunkwe *insurance*, ishma jew *stocks* jew *bonds* fuq l-*istock exchange* li jistghu jirrizultaw li hemm f' isem wiehed minnhom ghandhom jibqghu proprjeta' assoluta ta' dik il-Parti li lilha jew lilu jghajtu.

13. Salv dak li jinghad f'sens kuntlarju f'dana l-att il-Partijiet jiddikjaraw u jaqblu illi kull wiehed u wahda mill-Partijiet hu unikament responsabbli għall-hlas ta' kull dejn personalment ikkuntrattat minnu jew minnha.

14. Salv dak hawn fuq pattwit, il-Partijiet jiddikjaraw li huma sodisfatti bil-prezenti likwidazzjoni u qsim tal-gid komuni u li ma ghandhom assolutament l-ebda dritt jew pretensjoni kwalunkwe kontra xulxin.

15. Salv dak li ntqal hawnhekk, il-Partijiet jiddikjaraw illi huma hadu u ghandhom fil-pussess effettiv taghhom il-gid kollu parafernali u dotali rispettiv taghhom.

16. Il-Partijiet jaqblu li t-termini ta' dan il-kuntratt ma jistgħux jigu modifikati/varjati anke f' kaz illi z-zwieg tal-istess Partijiet jigi dikjarat null jew jigi xolt minn Qorti jew Tribunal kompetenti, jew b' xi sentenza/digriet ta' divorzju, lokali jew esteri, jew jekk id-drittijiet tal-Partijiet jigu varjati b' legizlazzjoni futura.

17. Salv għal dak li ingħad f' dan il-kuntratt, il-kundizzjonijiet ta' dan l-istess kuntratt ma jistgħux jinbidlu la għal raġunijiet sopravvenjenti jew antecedenti għal dan il-kuntratt.

[illegible]

Dominic Gulim
Victor Gypard

AWTORIZZAT

Onor. Mihail G. Velbo B.A., LL.D. M.A.

Onor. Ammiraglio Antonio G. Vella B.A., LL.D.

Anness 9 - Inkartamap Page No.

19. Il-Partijiet jaqblu illi l-ispejjez ta' dan il-kuntratt, inkluzi dawk notarili, għandhom jithallsu mill-Partijiet b' mod ugwali. 22 Il-partijiet jiddeklawru u jikkonfermaw li huma jafu li n-nies kollha li jkollhom karta ta' identifikazzjoni u jgħoddha f-idha bi qiegħda fuq idhom u jkunet li jkollhom karta ta' identifikazzjoni u jgħoddha f-idha bi qiegħda fuq idhom.

Dana l-att gie magħmul, moqri u ippubblikat wara li fissirt il-kontenut kollu tiegħi skond il-Ligi ta' Karta ta' Identifikazzjoni.

4) Adde Nider all'istesso spjegghellu l'importanza t
l'importanza di cu id-dittinuggiu u l'istessu id-betti hui n'istessu
l'istessu.

1-2-19

Dominica Gruber

Victor Appaiah

Nuon Kuorun, Ngun

33

Din l-insinwa tal-bidu diga' giet insinwata fis-sittax ta' Frar tas-sena elfejn erbgħa u għoxrin (16.02.24) bin-numru sittax (16).

Bilili b'nota tal-istess Amanda Azzopardi ġie ddikjarat li ma din il-proprjeta' hemm ċens temporanju kif aħjar deskritt fil-kuntratt tas-separazzjoni fl-atti tan-Nutar Dr Jean Carl Debono datat t-tnejn u għoxrin ta' Frar tas-sena elfejn u dsatax (22.02.2019).

B'digriet mogħti fil-Prim Awla tal-Qorti Ċivili it-tlettax ta' Frar tas-sena elfejn erbgħa u għoxrin (13.02.2024), fuq rikors ta Amanda Azzopardi detentrici tal-karta tal-identità numru 482780M, ġie ordnat il-bejgħ bl-irkant;

Il-fond bin-numru tmintax (18) fi Triq Santa Marija, Rabat, Malta, irjieħ mhux magħrufa b'ċens temporanju ta' sitt liri Maltin u tlieta u erbgħin ċenteżmu u żewġ millesmi li minnhom sitt liri u għaxar ċenteżmi (Lm6.10c) jithallsu lill-Massa komuni tal-Katidral tal-Imdina u tlieta u tletin ċenteżmu u żewġ millesmi (33c2) lill-familja Attard.

Dan il-propjeta' tappartjeni lil assenti Maria Dolores Giordmaina, pensjonata, separata bint il-mejtin Cristino Tonna u Carmela nee' Saliba Zahra imwielda Mdina fit-tlieta ta' Mejju tas-sena elf disa' miġa tlieta u ħamsin (03.05.1953) u residenti Richmond, Awstralja detentrici tal-karta tal-identità Maltija bin-numru 365553M u b'digriet tal-erbgha ta' April tas-sena elfejn tnejn u għoxrin (04.04.2022) ġew maħtura Dr. Joseph P. Bonnici u Prokuratur Legali Daniel Aquilina għall-istess assenti Maria Dolores Giordmaina.



Marvic Farrugia
Deputat Registratur

Received
26 MAR 2024

Dr Adrian Dingli
Senior Professional Officer
(Advocate)
Legal Section, Searches Unit
identità



Anness 10
Att tad-9 ta' Awwissu 1969

2A

9

Tel. No. 74165.

Id-disa ta Awwissu elf disa mija
udisa u sittin.

Quddiem i Nutar Dottor Salvatore Abela u quddiem ix
khieda hawn taht iffirmati, minni Nutar maghrufin u kapaci
skond il ligi dehrupersonalment.

L-Illustrissimu u Reverendissimu Monsinjur Giovanni
Mifsud Dottor Divinitatis, bin il-mejtin Sinjuri Giuseppe
u Luigia nee Xerri, imwield u joqghod tas-Sliema li qiegħed
jidher fuq dan l-att fil kwalita tieghu ta Amministratur tal-
Massa Komuni tal-Kattidral tal-Mdina u li minnhu tifforma
parti il-Prebenda ta Ghar Barca Prima u debitament awtorizzat
ghal effetti infrascritti skond Degriet tar Reverendissima
Kurja li kopja tieghu qeda tigi hawn annessa markata bil-
ittra "A" u iggib id data tal hamsa ta Mejju elf disa mija
u disa u sittin.

Giuseppe Maria, penejonant gia joiner u Maria xebba,
ahwa Tomma, ulied il-mejtin Antonio u Carmela Fenech, imwiel-
edin u joqghodu r-Rabat, Malta.

Minni Nutar maghrufin.

U dawna jippremetta u jiddikjaraw:-

Li il-komparenti Giuseppe Maria u Maria ahwa
Tomma huma unici utilista tat terran r-Rabat, Malta, Saint
Mary Street, numru tmintax (18), suggett ghac cens temporanwu
ta sitt xelini u tmien soldi (6/8) fis sena ghaz zmien li
kien fadal għal-elug io-cens ta disau disghin sena mil-

hmistax/-----

2A

hmistax ta Awwissu elf tmien mija u disa u tmenin.

Il li l-istess Giuseppe Maria u Maria ahwa Tonna xtraw it-terran fuq imsemmi mil-poter ta Giuseppe Borg, b'att tieghi tad-disa ta Settembru elf disa mija u seba u sittin.

Il li it-terran fuq imsemmi huwa mibni fuq porzjoni mit-territorju imsejjeh "tax-Xatba" sive "ta Ciappapu" ta Ghar Barca Prima li originalment kien gie koncess in enfitewsi temporanwu għaz zmien fuq imsemmi mil-Kattidral tal-Mdina lill Monsinjur Giovanni Ebejer b'att tan-Mutar Cristoforo Frendo tal-Għoxrin ta Lulju elf tmien mija u disa u tmenin.

Il li il komparenti Giuseppe Maria u Maria ahwa Tonna, permezz ta rikors ippresentat fil Kurja Arcivescovile ta Malta, talbu proroga tac cens fuq imsemmi u b' degriet relativ gie accettat fis sena li tinghata proroga jew estensjoni tac cens għal hamsin (50) sena ohra, min-barra iz zmien li baqa u għalhekk il-komparenti proprio et nomine, gew għal dan l-att.

U in forza ta dan il-kuntratt il-komparent Monsinjur Giovanni Mifsud nomine qiegħed jipproroga u jistendi ic cens fuq imsemmi għal hamsin sena ohra minn meta kellu jiskadi ic cens fuq imsemmi b'mod li ic-cens kif gie prorogat jiskadi fil hmistax ta Awwissu tas sena elfejn u tmienja u tletin u dana fuq it-terran fuq imsemmi a favur il komparenti Giuseppe Maria u Maria ahwa Tonna li

jaccettaw/-----

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jaccettaw u jakkwistaw in solidum il fuq imsemmija Proroga.

Dina il-proroga qeda issir u tigi accettata taht dawn il-pattijiet u kondizzjonijiet:-

1. Bic cens (canone) ta sitt liri u zewg xelini (£6.2.0.) fis-sena dekkorribili mil hmistax ta Awwissu elf disa mija u tmienja u tmenin u pagabili kull seha b'lura, pero bhala kumpens ta dina il-Proroga u b'effett mil-hmistax ta Awwissu elf disa mija u disa u sittin u sakemm jiskadi ic cens originali il-komparenti Giuseppe Maria u Maria ahwa Tonna jobbligaw ruhhom in solidum li ihallsu ic cens wkoll flok sitt xelini u tmien soldi (6/8) fis-sena kif kien qabel is somma ta sitt liri u zewg xelini, u ezatt ihallsu fil intier ta sitt liri u zewg xelini (£6.2.0.) lill Kattidral oltre li jaghtu is sitt xelini u tmien soldi (6/8) fis-sena lill familja Attard kif deakritt ahjar taht il kondizzjoni mumru sebgha.

2. Ghal kull trasferiment tal bini fuq imsemmi il-komparent Monsinjur Giovanni Mifsud nomine, qiegħed jirriserva id-dritt tal lawdemju kif hawn prorogat, cioe il-lawdemju ikun sitt liri u zewg xelini (£6.2.0.) u bl-obbligu li għal kull trasferiment tingħata kopja legali lill Monsinjur Giovanni Mifsud nomine, fl-zmien zahar mid data tal att relattiv taht multa kull darba ta ghaxar liri (£10).

3. F'kas li il-Gvern jew xi Awtorita ohra kompetenti tagħmel xi taxa fuq l-art u/jew bini, tkun kif tkun inklusi rates jew Taxxi bhala Land jew/u building Tax tithallas esklusivament mil-komparenti Giuseppe Maria u Maria ahwa Tonna jew aventi kawza minnhom mingħajr ma ikollhom ebda dritt għal xi xiduzjoni fil-hlas ta' cens.

4. Illi ic cens qiegħed jigiprorogat kontra il-hlas ta kull sena ta sitt liri u zewg xelini (£6.2.0.) kif fuq

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Attard D. J. Mifsud

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indikat, pero wara hamsin sena mil-hmistax ta Awwissu elf disa mija u disa u sittin ic cens jigi rivedut ghal valur u kambju tal flus korrenti in paragun mal-lum ghal dak iz zmien kif deskritt ahjar fir relazzjoni relattiva ghad degriet fuq imsemmi.

5. In rigward kondizzjonijiet ohra il komparenti proprio et nomine jirriferrixxu ruhhom ghal dawk kollha stipulati fir relazzjoni u degriet fuq imsemmi u fit-total tagghom, kif wkoll ghal kondizzjonijiet stipulati fl-att originali tal enfitewai li mhumlex kontrarji ghal dawk hawn stipulati.

6. In garanzija tal hlas tal imsemmi cens kif hawn prorogat u ghal esekuzjoni tal kondizzjonijiet l-ohra kollha il komparenti Giuseppe Maria u Maria ahwa Tonna, jipotekaw in soliduma favur tal Monsinjur Giovanni Mifsud nomine li jaccetta il gid tagghom kollu in generali presenti u futuri oltre il privilegg speċjali kompetenti skond il-ligi.

7. Illiin rigward is sitt xelini u tmien soldi (6/8) fis sena li huwa dovut lill familja Attard jibqa kif kionu sakemm jiskadi ic cens originali u is sitt liri u zewg xelini (£6.2.0.) cens risultanti minn dan l-att jithallsu fl-intier lill Monsinjur Giovanni Mifsud nomine.

Ghal fini tal-Kapitolu Sebghin tal-Ligijiet ta Malta jigi dikjarat illi dana l-att huwa sempliciment proroga jew estensjoni ta att gia ezistenti u ghal kumplament kollox jidher mil premissi; ghalhekk jien Nutar niddikjara li dina il proroga mhix imponibili skond il fuq imsemmi Kapitolu.

Dan il kuntratt gie minni maghmulu ippublikat wara li spjegajt il kontenut tieghu lill komparenti u lix xhieda hawn f'Malta, r-Rabat, Museum Road, numru tlieta, quddiem ix xhieda/-----

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ix khieda Salvino Farrugia, skrivah, bin Bernard u
Pauline Grixti, xebba, bint Anthony, it-tnejn joqghodu
r-Rabat, Malta.

Faq il post

Fti. Can. G. Mifsud.

Joseph M. Tonna.

Maria Tonna.

S. Farrugia.

Pauline Grixti.

Dottor Salvatore Abela

Nutar Pubbliku Malta.

VERA KOPJA

imhollija mill-attijiet tieghi.

Illum 11ta Awwissu, 1969.

Antoni D. S. S. S.

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Received 11/9/67

Don 7019/67

Wm (A) 7026/67



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Quddiemu Nukar bostor salwatore Abela
u quddiem-va xhieda haun talit ifformati
munni Nukar magħrupin u kapaci skond il legi
dehru personalment.

Joseph Borg, Inspector ⁽⁴⁾, born Carmelo and
 Maria Caterina nee Vassallo, married and residing
 in Rabat, Malta.

Giuseppe Maria Tonna, joined, bin il
mestri Antonio e Carmela Tenech. married in
wagħod in Rabat. Malta u Maria Tonna. ①

Minini Nukar maghrufi:

U m fozgata dan il kumtratt il komparant
Joseph Borg qiegħed ibiegħ. jassunja u jgħid li jassunja
a favor ta' Giuseppe Maria Gonna ⁽²⁾ le qiegħed
jaccittaw pletre u jakwistaw it. terran, ir. Rabat
Malta Saint Mary Street numru tmentax,
suggett għal cens temporaneu ta' sitti xelini
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(3) circa tneinja u għorin senu oħra; leima
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Lgħaj-zmien li għaj-zmien u oħ. lollas il.

Da garanya tal-plas tal-connexi purg il-konsum
xinnja p-poktan ^{Da} fawen tal-beynuz l-gacella
il-gid dogflom koller in genciah presentu putun
altu d-purwibz speyal k-wetent shod il-bz
fuz il-ben in cendit l'dar ladd

(3) llem intub ghar. sidd llaun
intubiat "dugla u dugla am mel-
haulan B. Curran el lisen ayo u
dugla intub."

(4) "mal. Agricultural Department"

(5) ely zug llaun intubiat lura nlaun.

(6) "mal. nolaun"

Maria Tonna
Giuseppe M. Tonna
~~Giuseppe~~

Roberto
S. Tonna

Salvatore Tonna

Matteo Tonna 'Malle

**MINISTRY FOR LANDS AND
THE IMPLEMENTATION OF THE ELECTORAL PROGRAMME
JOINT OFFICE**

**2019 SCHEME FOR THE PURCHASE OF
THE TEMPORARY DIRECTUM DOMINIUM (TDD)
OF GOVERNMENT PROPERTY OR LEASED PROPERTY USED AS AN ORDINARY
OR SUMMER RESIDENCE.**

This Scheme opens on 01st October 2019 and will remain open until further notice. Application forms may be accessed through the below websites:

<https://landsauthority.org.mt/scheme/temporary-direct-dominium-scheme> or
[https://www.servizz.gov.mt/en/Pages/Environment -Energy -Agriculture-and-Fisheries/Environment/Building-Planning/WEB05157/default.aspx](https://www.servizz.gov.mt/en/Pages/Environment-Energy-Agriculture-and-Fisheries/Environment/Building-Planning/WEB05157/default.aspx) or
<https://jointoffice.gov.mt/en/services/#>

- Only applications received through above links will be accepted.
- No application is expected to be processed before the end of March 2020.
- An administration fee of €1000 shall be payable once submitted documents have been verified.

GUIDELINES

Definitions

“Residence” is a building or premises used by a person or persons as a normal place of habitation/dwelling. It also includes a garage and or other spaces adjacent to the premises and used as an extension of the dwelling.

“Summer Residence” is a building or premises, constructed or modified and intended to be occupied as a dwelling separate from the ordinary residence of the applicant and that is not being used, or has never been used, by the applicant for commercial purposes.

“Applicant” means a person or persons making a request to purchase/redeem under this Scheme.

Application form and documents required.

Applicants are requested to fill in the online Skema2019 TDD application form and submit it accordingly. Any queries can be addressed to email - skema2019@gov.mt. The following documentation in pdf format, is necessary:

- i. a copy of the last ground rent/rent receipt;
- ii. a copy of the applicant's Identity Card (front/back); or UK Nationals residence card (front/back)/UK Nationals interim receipt;
- iii. in case of spouses who are separated and/or divorced, the applicant must produce authenticated copies of relevant documents evidencing such separation and/or divorce;
- iv. a copy of the original contract/s of acquisition of property;
- v. a sworn statement that the property is used by the applicant or applicants as his/her/their ordinary residence;
- vi. in the case of a summer residence, a sworn statement that the property is used as such, and was never used by the applicant for commercial purposes;
- vii. in the case of ordinary residence, the latest actual water and electricity paid bill (not estimate);
- viii. a site/location plan showing thereon the extent of property in question; and
- ix. photo/s of the facade of the property

***Copies of ID cards will be destroyed once the relative verifications have been made.**

Who Qualifies?

3. The applicant must be a person who:

- i. Is a citizen of the European Union or UK nationals and their family members granted beneficiary status in Malta in terms of the withdrawal Agreement between the UK and the EU.
- ii. Is recognised by Government as the current utilista/emphyteuta or tenant of the premises or has made a request for recognition and is waiting to be recognised; and
- iii. Shall have no outstanding ground rent/rent payments in respect of the premises.

4. An applicant who holds the property on sub-emphyteusis shall only qualify if the requisites of paragraph 3 are met and:

- i. The applicant is recognised as the utilista by Government and currently pays the relative ground rent to Government;
- ii. In the case where the sub-ground rent has been redeemed, the applicant must prove that the sub-ground rent has been redeemed by the sub-emphyteuta; and
- iii. In the case where the sub-ground rent has not yet been redeemed, the applicant must furnish legal advice given by a lawyer stating that the sub-emphyteuta has the right to buy/redeem the directum dominium from Government. Furthermore, the lawyer on behalf of the applicant should expressly exempt the Notary publishing the deed of purchase/redemption and the Government of Malta from any legal responsibility and/or legal action which may rise due to the publication of the deed.

5. All expenses relating to the sale/redemption, including the Notary fees, shall be borne by the applicant.

Redemption Rates

6. The Sale/Redemption Price of the directum dominium shall be calculated as follows:

- i. in the case of non-revisable temporary emphyteutical grants that commenced before 21st June 1979 and had been granted for a period of more than thirty (30) years:

Ground rent payable to JO per annum		Price
from	to	
€0.00	€5.00	€1,500.00
€5.01	€10.00	€2,500.00
€10.01	€20.00	€3,500.00
€20.01	€30.00	€4,500.00
€30.01	€40.00	€5,500.00
€40.01	€50.00	€7,000.00
€50.01	€60.00	€8,000.00
€60.01	€70.00	€9,000.00
€70.01	€80.00	€10,000.00
€80.01	€90.00	€11,000.00
€90.01	€100.00	€12,000.00
€100.01	€110.00	€14,000.00
€110.01	€120.00	€15,000.00
Over €120	€16,000 plus €10.00 for every one euro (€1) or part thereof.	

- ii. In the case of a temporary revisable ground rent that commenced before the 21st June 1979, and which had been granted for more than thirty (30) years, the ground rent shall be reviewed against the Index of Inflation (<https://nso.gov.mt/wp-content/uploads/Index-of-Inflation-2023.xlsx>) using the index value for the year preceding the year of the original grant as the base year and the year preceding the validation date as the target year. In the case of emphyteutical grants commencing before 1946, the base index value shall be that for the year 1946 being the year when the index was first published. After this computation is carried out one may establish the price according to the table at sub-paragraph (i) above.

- iii. In the case of other temporary emphyteutical grants (cens temporanju) that do not fall under any of the two categories described in sub-paragraphs (i) and (ii) above or in the case of leased dwellings (kera) the price shall be fixed on the basis of a valuation to be carried out by two architects appointed by the Lands Authority.
 - iv. In the case of summer residences the price shall also be fixed on the basis of a valuation carried out by two architects appointed by the Lands Authority.
7. The selling price can never be less than the value of property as set out in the Annexes attached to the agreement between the Government of Malta and the Holy See of the 28th November 1991, revised in line with the Index of Inflation and increased by a further fifty per cent (50%) of the revised value.

Exclusions from this Scheme:

8. The following persons and properties may not participate in this Scheme:
- i. Companies, entities established by law and any emphyteuta (censwalist) who has rented out the dwelling to third parties;
 - ii. Boathouses, shops, warehouses, commercial premises and vacant sites; and iii. Garages that are neither adjacent to the residence nor do they form part of the original relevant emphyteutical concession or lease agreement.

Note: However, garages that are not adjacent to the residence may qualify if they form part of the original emphyteutical concession or lease agreement.

9. Only the residential part of properties being used for both residential and business purposes (casa bottega) will qualify for redemption under this Scheme.
10. No undivided share of property or any part of the ground rent or lease will be sold, unless the Government is sole remaining owner of that undivided share.

Other Conditions

11. The contract of sale shall include the following conditions:

That fifteen (15) years from the validation of the application:

- i. The property must still be used for residential purposes;
- ii. No type of re-development will be allowed except for renovation or reconstruction of the property when the number of residential units will remain the same; and

- iii. If, however, the property is converted into more than one residential unit and transferred to descendants, ascendants, or siblings this shall not be regarded as re-development. If subsequently during this period, there is a further transfer to third parties the provisions of paragraph 13 hereunder shall come into force.

Transfer 'inter vivos'

- 12. At any time, the applicant or his successors in title, may request the Lands Authority to rescind the contractual conditions described at paragraph 11 above in consideration of a one-time fee payable to the Lands Authority equivalent to the percentage (indicated in paragraph 13 below) of the selling price declared on the promise of sale to a third party (convenium). The promise of sale must be duly registered with the Commissioner of Inland Revenue according to law and the selling price must be subsequently confirmed on the contract of sale. The Lands Authority reserves the right to value the property, if and when necessary.
- 13. The percentages to be paid shall be as follows:
 - i. Up to five (5) years from the validation of the application, twenty per cent (20%) of the selling price;
 - ii. From the fifth (5th) year up to the tenth (10th) year from the validation of the application, fifteen per cent (15%) of the selling price; and
 - iii. From the tenth (10th) year until the fifteenth (15th) year, ten per cent (10%) of the selling price.
- 14. Up till the fifth (5th) year following the validation of the application:
 - i. The property can be transferred 'inter vivos', however this would be subject to the condition that twenty per cent (20%) of the sale price is to be paid to the Lands Authority;
 - ii. Transfers 'inter vivos' in favour of ascendants, descendants or siblings shall be exempt from condition set out at paragraph 14(i) above, provided that the property remains as a single unit of residence. Subsequent transfers will be subject to the provisions of paragraph 13 above;
 - iii. Requests for transfers from persons registered with the Commission for the Rights of Persons with Disability (CRPD), may be considered for exemption from condition set out at paragraph 14(i) above;
 - iv. Legally separated couples shall be exempt from the condition set out at paragraph 14(i) above; and
 - v. Requests for transfer from persons over 65 years of age shall be exempt from condition set out at paragraph 14(i) above.
- 15. No property may be sold under this Scheme if any condition of the prevailing emphyteutical grant or lease agreement has been breached and/or if there exist circumstances that may lead to the dissolution of emphyteutical grant or lease agreement arising from the contract or the law.
- 16. After an application to buy/redeem the direct dominium or the property has been processed, any subsequent transfers must be notified in writing to the Lands Authority.

- 17. These guidelines do not confer any rights in favour of the applicant or any other person. The Lands Authority retains the right to refuse any application.**

30th September 2019

Anness 13
Irċevuti ta' xiri ta' *site plan* mill-Awtorita' ta' l-Ippjanar

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Procurement

Anness 14

Irċevuta ta' xiri ta' permess mill-Awtorita' ta' l-Ippjanar

Anness 14 - Irċevuta ta' xiri ta' permess mill-Awtorita' ta' l-Ippjanar



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 Vella Lenicker

Cash Sale Number: 478238-8901-9

Address:

Date:

09 April 2024

VAT No.:

Item Description	Qty	Unit Price (excl VAT)	Net Amount (excl VAT)	VAT Amount	VAT Rate %
Copy of permit (digital) PA 1807/94	1	€4.66	€4.66	€0.00	0

Payment Details:

Internet Payment - 2024-04-05-0021

Cash Sale Status:

Settled

Total NET: €4.66
Total VAT: €0.00
Total: €4.66

Drawn up by
Connie Genuis

Receipt is not valid if payment is dishonoured.

Anness 15

Irčevuta ta' xiri ta' kuntratt mill-Arkivju Nutarili

Simone Vella Lenicker

From: notifications.ntg@gov.mt
Sent: 11 December 2024 15:43
To: Simone Vella Lenicker
Subject: Notarial Acts Portal Purchase G144995 for simonevl@apvalletta.eu



Receipt

Receipt Reference: G144995

Purchase Date: 11/12/2024

Notary	Deed Date	Document Type	Purchased As	Document Link	Deed Price (€)
Cristoforo Jnr Frendo	20/07/1889	Plans	Informal	View for Download	0.70
Cristoforo Jnr Frendo	20/07/1889	Attachment	Informal	View for Download	2.80
Cristoforo Jnr Frendo	20/07/1889	Contract	Informal	View for Download	3.50

Paid: € 7.00

Għażiż Sinjur/Sinjura,

Bliex tniżżel id-dokumenti mixtrija inti ġentilment mitlub tikklikkja fuq il-link 'View for Download' fl-irċevuta hawn fuq. Jekk jogħġbok innota li jekk xtrajt d-dokumenti mingħajr ma illoggajt fis-sistema, il-link tingħalaq wara 24 siegħa u wara li ma tistax tniżżel il-kuntratt.

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