

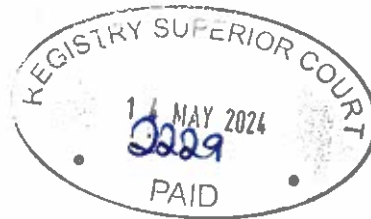
FIL-PRIM'AWLA TAL-QORTI CIVILI

FL-ATTI TAS-SUBBASTA NRU. 2/2021

BANK OF VALLETTA PLC C2833

VS

JOSHUA CACHIA K.I. 519880



RELAZZJONI TAL-PERIT TEKNIKU

AIC GODWIN P. ABELA

1. INKARIGU

Permezz ta' notifika datata 26 ta' April 2024, l-esponent gie mahtur bhala espert fl-atti tal-Mandat ta' Qbid ta' Hwejjeg Immobbli hawn fuq imsemmi sabiex jagħmel deskrizzjoni u stima tal-fond jew fondi indikat fir-rikors promotur u sabiex ifisser il-pizijiet, kirjiet u jeddiet oħra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond jew fondi ikun suggett kif ukoll l-aħħar trasferiment tiegħu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

2. QADI TAL-INKARIGU

In dizimpenn tal-inkarigu mogħti lilu, l-esponent acceda fil-propjeta`in mertu li ggib l-indirizz **Numri 152/154 Triq San Martin, Zurrieq**, fid-9 ta' Mejju 2024 u dan bi ftehim mal-partijiet.

3. DESKRIZZJONI TAL-FOND

3.01 Il-fond, delinejat bil-vjola fuq is-site plan¹ hawn taht riprodotta, hu dar (terraced house) ta'zewg sulari sovrapposta garaxx fl-livell ta' semi-basement. Il-fond jinkludi front terrace u bitha retroposta, indikati bil-griz.



3.02 Il-propjeta` tokkupa arja superficjali ta' cirka 202.70 metri kwadri li minnhom id-dar tokkupa arja superficjali ta' cirka 146.20 metri kwadri, il-parti esterna fuq il-faccata cirka 25 metri kwadri u l-bitha retroposta cirka cirka 31.50 metri kwadri.

3.03 Il-garaxx, ghandu access minn rampa u jinkludi bitha zghira retroposta kif ukoll konness internament ma' tarag laterali li jwassal għall-livell kollha tal-fond sovrastanti.

3.04 Id-dar ghandha access minn tarag estern għal go ambjent miftuh u tarag li jagħti għall-first floor. Internament, l-ambjent jagħti għal kamra tal-banju u kamra oħra b'aperturi u access għal fuq il-bitha retroposta.

3.05 Il-first floor jikkonsisti f'indana li tagħti għal kamra tas-sodda b'shower u toilet ensuite kif ukoll terrazzin fuq il-faccata, l-indana tagħti ukoll go kurridur li jwassal għal kamra tal-banju u zewg kmamar tas-sodda b'aperturi fuq il-bitha retroposta.

3.06 It-tarag laterali wassal għal livell tal-bejt fejn kien hemm washroom u l-bejt.

3.07 Il-fond inbena madwar ghoxrin sena ilu skond il-permess PA 3839/01 mahrug lil Joshua Cachia fit-28 ta' Settembru 2001.

¹ Is-site plan riprodotta minn fuq il-mapserver tal-Awtonita` tal-Ippjanar għal skop ta' identifikazzjoni tal-propjeta`in mertu.

3.08 Il-fond inbena b'hitan portanti tal-franka u soqfa tal-konkos. Is-saqaf tal-garaxx kien tal-planki pre-stressed u saff konkos fuq l-istess. Il-fond jinsab fi stat strutturali tajjeb minghajr difetti vizibbli.

4. STAT INTERN TAL-FOND DAKINHAR TAL-ACCESS

4.01 Il-garaxx sottostanti l-fond kellu art tal-konkos u hitan u soqfa minghajr irfinituri (finishes).

4.02 Il-ground floor kellu l-art tac-ceramika, parti mis-soqfa mkahhlin u mizbughin u parti ohra minghajr irfinituri. L-aperturi esterni (twieqi) kienu tal-aluminium. Is-sular ma kellux bibien interni u l-hitan kienu fuq il-gebel minghajr irfinituri. Is-sular ma kellux installazzjoni tas-servizzi ta'eletriku u ilma.

4.03 Il-first floor kellu l-art tac-ceramika, parti mis-soqfa mkahhlin u mizbughin u parti ohra minghajr irfinituri. L-aperturi esterni (twieqi) kienu tal-aluminium. Is-sular ma kellux bibien interni u l-hitan kienu fuq il-gebel minghajr irfinituri. Is-sular kellu l-installazzjoni tas-servizzi ta'eletriku u ilma f'parti minnu u l-parti l-ohra kienet minghajr dawn is-servizzi.

5. PERMESSI

Minn ricerka fuq is-sit tal-Awtorita` tal-Ippjanar jirrizulta li fond inbena in segwitu ghal hrug tal-permess PA 3829/01 u ma kien hemm ebda senjalazzjoni li l-fond ma inbenix skond il-permess u r-regolamenti sanitarji. Dan gie kkonstatat ukoll mill-esponent waqt l-access.

6. OKKUPAZZJONI TAL-FOND

6.01 Minn dak ikkonstatat mill-esponent u kif deskritt f'paragrafu 4, il-fond in mertu hu biss parzjalment abitabbli.

6.02 Fil-prezent il-fond okkupat u abitat minn Joshua Cachia.

7. VALUR TAL-PROPJETA`

7.01 Il-fond jinsab f'zona residenzjali soggett ghal Policies SMHO 02 u SMSE 04 skond kif indikat miz-Zurrieq Policy Map formanti parti mis-South Malta Local Plan.

7.02 Il-fond jinsab f'zona fejn l-gholi permissibbli kien ta'tlett sulari fuq semi-basement. Meta gew in vigore DC 2015² u LN 227³, dan l-gholi gie stabbilit f'gholi ta'17.50 metri u dan jippermetti l-bini ta'erba sulari u sular iehor irtirat.

7.03 Il-bazi tal-valutazzjoni kienet l-applikazzjoni tal-metodu komparattiv li jikkunsidra l-valuri ta'propjetajiet simili fl-istess zona kif ukoll l-applikazzjoni tal-metodu maghruf bhala 'residual land valuation method' tenut kont tal-valur tal-izvilupp potenzjali kif deskritt fil-paragrafu precedenti u l-ispejjez konnessi ma tali zvilupp.

7.04 Wara li kkunsidra l-parametri hawn fuq deskritti, l-esponent hu tal-fehma li l-valur tal-propjeta`in mertu, li kieku mibjugha volontarjament minn sidha, fl-istat attwali taghha, bhala fond vakanti, bl-izvilupp potenzjali, fuq is-suq miftuh illum, hu ta'€700,000 (seba'mitt elf ewro).

8. PROVENJENZA

Jirrizulta mill-atti li Joshua Cachia akkwista l-art li fuqha inbena l-fond in mertu permezz ta'Att ta'Donazzjoni datat 14 ta'marzu 2002 fl-atti tan-Nutar Mario Bugeja. Kopja tal-att tinsab annessa ma din ir-relazzjoni flimkien mal-pjanti relatati.

² Development Control Design Policy – Guidance & Standards 2015.

³ Development Planning (Health & Sanitary) Regulations 2016.

9. PJANTA TAR-REGISTRU TAL-ARTUJET – SCHEDULE 8

Id-dokumenti jinsabu mmarkati u annessi ma' din ir-relazzjoni.




GODWIN P. ABELA
PERIT
WARRANT NO. 119

Illum 16 MAY 2024

Ippreżentata mill- Perit Godwin P. Abela

B/hla dok. Bi tliet (3) Dokl

Illum 27 ta' Mejju 2024
Deher il-Perit Legali / Tekniku:
Godwin P. Abela
Li wara li ddikjara li thallas l-ammont illu
dovut, halef/halfet li qeda/qdlet fedelment
u onestament l-inkarigu moghti illu/ha.

Deputat Registratur


PL Carina Abdilla
Deputat Registratur

4268

Erbatax (14) ta' Marzu tas-sena elfeja u tneja (2002).

Donazzjoni maghula minn Francis Cachia, senior technical officer, bin Moses u Guseppa nee Zerafa, imwield Zurriq u martu Mary Cachia, bint Salvatore Bondin u Pauline nee Abdilla, imwiilda Luqa u residenti t-tneja Hal Luqa a favur ta' Joshua Cachia, operator, bin Francis u Mary nee Bondin, imwield Picta' u residenti Hal Luqa u dan akkont tas-schem mill-wirt lil binhom Joshua Cachia ta porzjon ta' art fabrikabbli, fi Triq San Martin, Zurriq, tal-kejl intier ta' circa mitejn metri kwadri (200m2) kif indikata ahjar fuq il-pjanti annessi u markati dokumenti "A" u "B", libera u franka, bid-drittijiet u l-pertinenzi taghha kollha, konfinanti tranuntana ma Triq San Martin, mill-lvant ma beni ta' Joseph Cachia u pument ma beni tal-konjugi Cachia tal-valur ta' tmin-tax-il elf lira maltin (Lm18,000).

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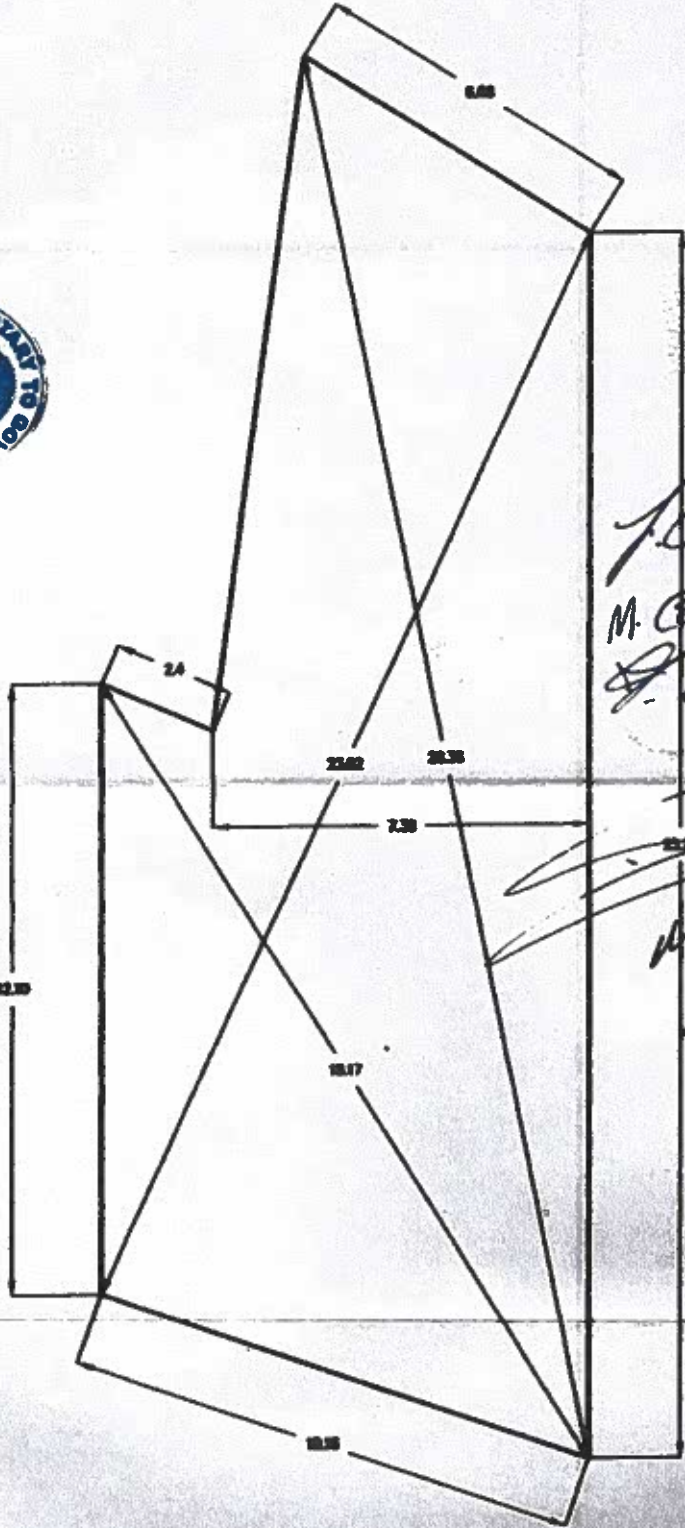
RECEIVED
26 MAR 2002
TODAY

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Notary Dr. Mario Bugeja LL.D.



'B'



J. Kadia
M. Cachia
S. Cachia

[Handwritten signature]
12/04/2001

AREA = 200.97 m²

NOTES
THE MEASUREMENTS INDICATED ON THIS DRAWING HAVE BEEN TAKEN ON SITE BY MEANS OF A STANDARD 30m FABRIC MEASURING TAPE.
THE SURVEY TAKEN ON SITE IS CONSIDERED SUFFICIENTLY ACCURATE FOR DESIGN PURPOSES.
NO RESPONSIBILITY IS TAKEN BY THE ARCHITECT FOR ANY OTHER USE THIS DATA MIGHT BE PUT TO

Ministry of Lands, Housing and Construction
Government of Kenya
P.O. Box 30000, Nairobi, Kenya
Tel: 254 20 2719999
Fax: 254 20 2719999
www.mohc.go.ke

MRS. J. CACHIA & MRS. FERESH
LAND AT ZARROU

DIMENSIONAL DRAWING
OF LAND

Plot No.	20013	Sheet No.	2013 (001)
Scale	1:100	Date	12/04/2001
Drawn by	J. Kadia	Checked by	M. Cachia

c B,

[Handwritten signature]

4201



KARATTERISTIĊI FIŻIĊI TAL-PROPJETA' IMMOBBLI

Lokalita'	ZURRIEĠ
Indirizz	152/154 TRIQ SAN MARTIN
Oies tal-Binja kollha trasferita *	202-70 M.K.

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

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

* Jinkludi l-artijiet kollha u gonna imma jekk sulari addizzjonali, soqfa u washrooms

*** Jinkludi tikkil, elettriku, ilma u madum

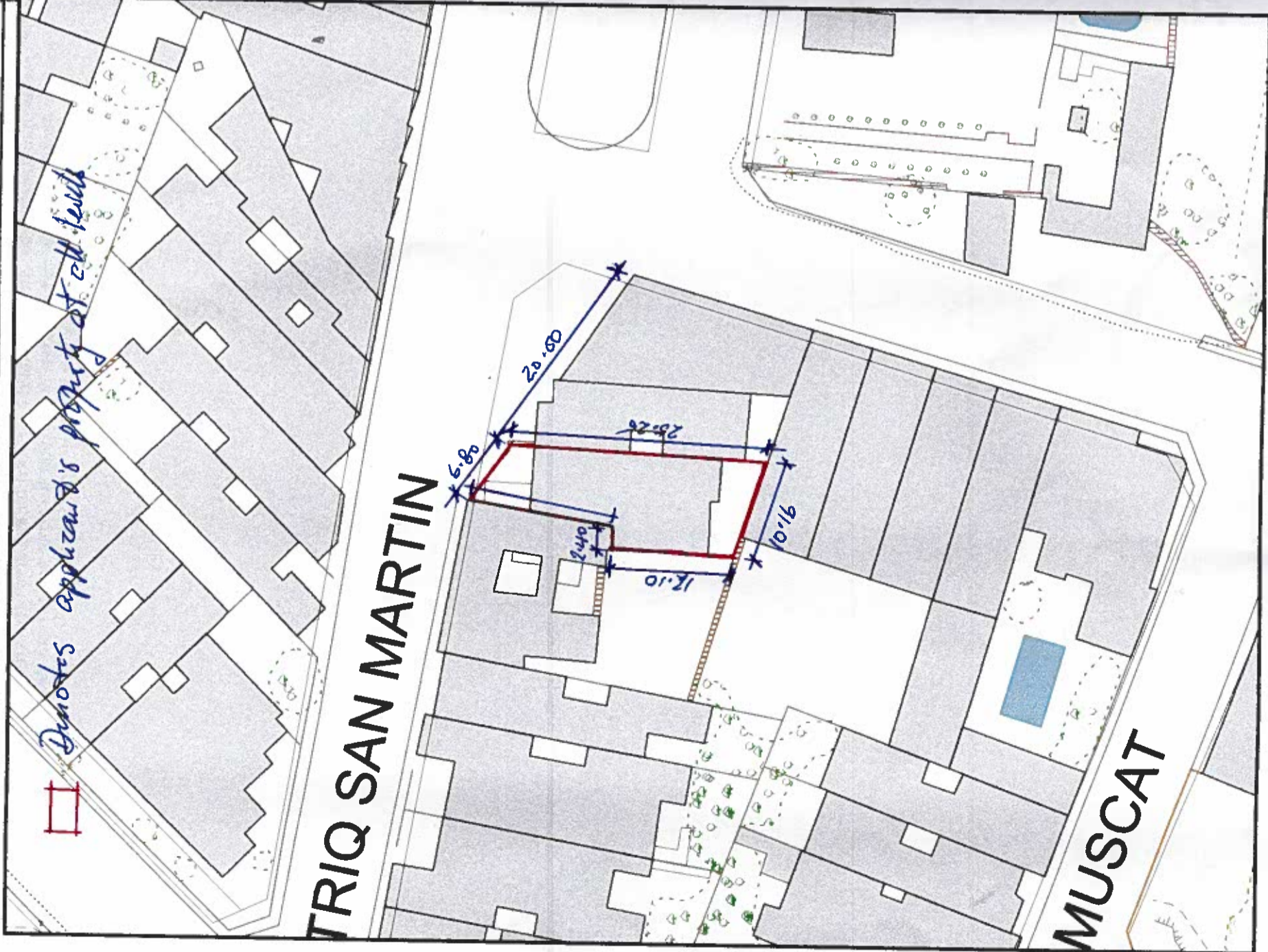
** Jinkludi ** kif ukoll kmamar tal-banju w aperturi

Data:	13/05/2024	Firma tal-Perit:	
Numru tal-Warrant:	119	Timbru:	GODWIN P. ABELA PERIT WARRANT NO. 119

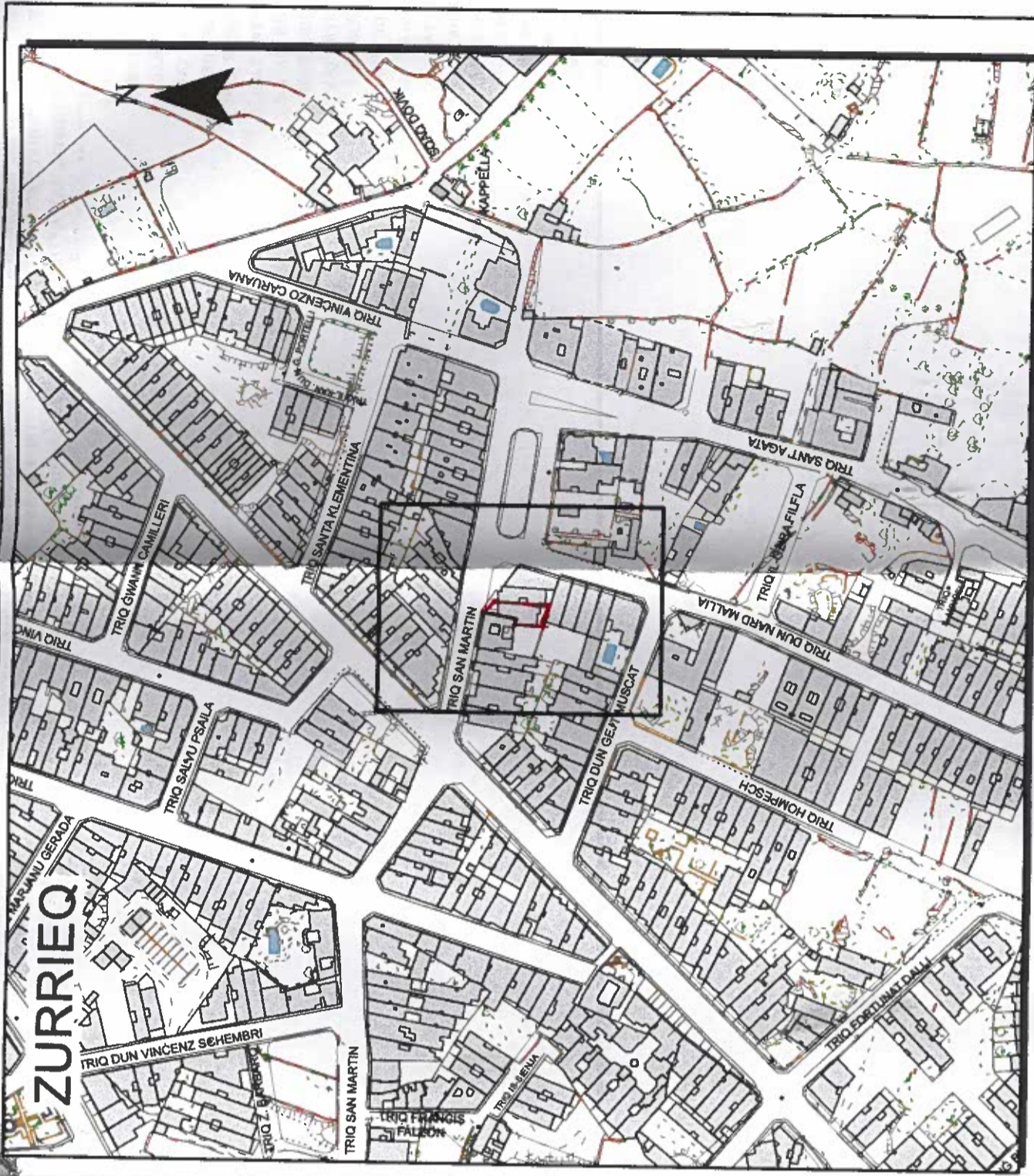
Dan hu dokument ufficcjalii ghall-uzu biss fl-Agenzija ghar-Registrazzjoni tal-Artijiet



Denotes applicant's property at cell level



This is an official document for Land Registration Agency use only



Pjanta tas-Sit 1:2500 Site Plan



Agenzija ghar-Registrazzjoni tal-Artijiet

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

Land Registration Agency

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

Nru tal-Mappa: **349153 E**
 Pożizzjoni Ċentrali: **x = 53122**
 Map Number: **5265**
 Centre Coordinates: **y = 65288**

Parti min S.S.: **5265**
 Extracted from S.S.:
 Data: **10/05/2024**
 Date:

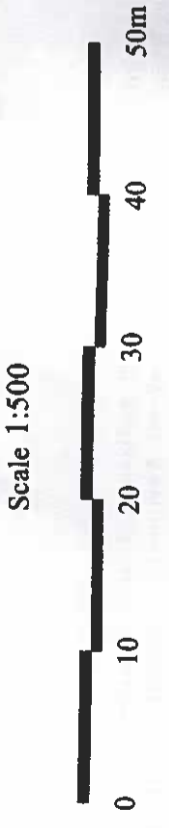
Perit:
 Architect:
 Timbru tal-Perit:
 Architect's Stamp:

Godwin P. Abela

GODWIN P. ABELA
PERIT
WARRANT NO. 119

Qies (metri kwadri): **202.70**
 Area (square metres):
 Firma ta' l-Applikant:
 Applicant's Signature:

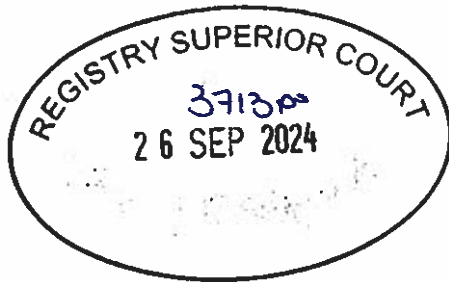
202.70



Scale 1:500

Dr. M. A. ...

116 027000



Fl-Atti Tas-Subbasta Nru. 2/2021

Bank Of Valletta Plc C2833

vs

Joshua Cachia K.I. 519880

NOTA KORRETTORJA/ADDIZZJONALI TAL-PERIT TEKNIKU

L-esponent jirferi ghar-relazzjoni tieghu gja pprezentata u mahlufha, u fuq talba ta-rikorrenti jissottometti s-segwenti:

1. Illi l-propjeta`in mertu tinkludi wkoll l-arja sovrapposta.
2. Illi jekk il-fond huwiex soggett ghal xi servitu jew meno, dan jista`jigi verifikat mill-kuntratti tal-akkwist jew tad-donazzjoni pertinenti ghal dan il-fond. Dan mhuwiex kompitu tal-esponent peress li jitratta materjal ta`natura legali.
3. Illi jekk il-fond huwiex mizmum b`titolu liberu u frank jew inkella soggett ghal xi forma ta`cens, dan jista`jigi verifikat mill-kuntratti tal-akkwist jew tad-donazzjoni pertinenti ghal dan il-fond. Dan mhuwiex kompitu tal-esponent peress li jitratta materjal ta`natura legali.
4. Kif dikjarat fir-relazzjoni, il-fond inbena wara l-hrug tal-permess PA 3839/01. Il-pjanti relattivi jinsabu fil-files tal-Awtorita`tal-Ippjanar.
5. L-gholi tal-fond mill-livell tat-triq sal-opra morta tal-bejt kien ta`10.18 metri.

PERIT GODWIN P. ABELA

Adrian Mallia
Deputat Registratur

26 SEP 2024

Ilum.....
Ipprezentata mill... Perit Godwin P. Abela
bla dok./b..... / dokumenti

Ilum: 26 ta' Settembru 2024
Deher il-Perit Legali / Tekniku:
Perit Godwin P. Abela K.I. 521649 M
Li wara li ddikjara li thallas l-ammont illu dovut, halef/halfet li qoda/qdlet fedelment u onestament l-inkarigu moghti illu/ha.
MARVIC
Deputat Registratur **FARRUG M**

Fi-Atti Tas-Subbasta Nru. 2/2021

Bank Of Valletta Plc C2833

vs

Joshua Cachia K.I. 519880



NOTA ADDIZZJONALI TAL-PERIT TEKNIKU

L-esponent qed jannetti l-pjanti tal-fond in mertu u dawn skond il-permess mahrug fid-19 ta' Settembru 2001.

PERIT GODWIN P. ABELA

16 JAN 2025

Illum

Ipprezentata minn Perit G.P. Abela

bla dok/b wiehed dokumenti.

Adrian Mallia
Deputat Registratur

Illum <u>16 ta' Jannar 2025</u>
Deher il-Perit Legali / Tekniku: <u>A/C Godwin Abela</u>
Li wara li ddikjara li hollas Lammont li kien dovut, nalef/halfet li qada/qdlet fedelment u onestament l-inkarju moghti lilu/ha.
 Deputat Registratur

MARVIC FARRUGIA

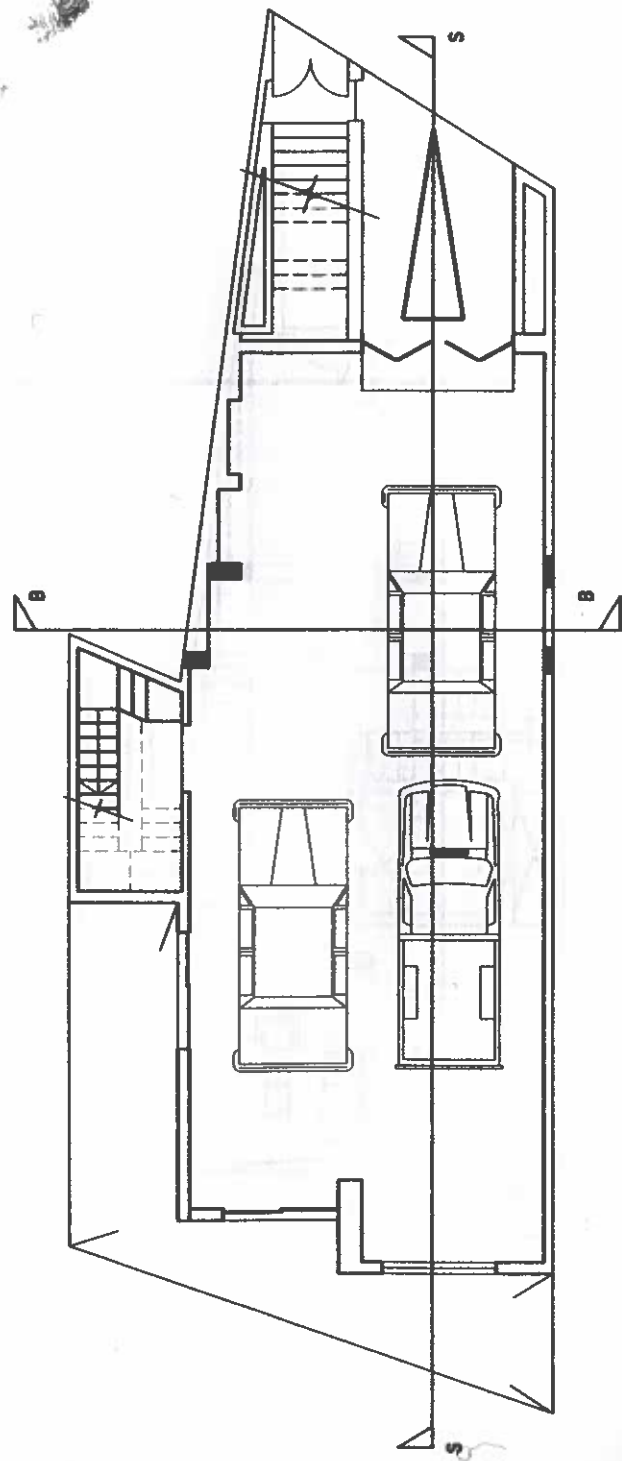
9A



**SANITA
 APPROVED**
 14 SEP 2001
 Jean de' Conti-Manduca
 Sanitary Engineer

PLAN: No. P.A. 3.839.0194
**DELEGATED
 APPROVED**
 19 SEP 2001
 Victor Stadden
 Team Manager

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BASEMENT LEVEL PLAN
 SCALE 1:100

micallief grimaud & zammitt
 ARCHITECTS • CIVIL ENGINEERS • PLANNING CONSULTANTS
 12, QUAI DE LA GARE, 11100 VILLARS, CH 12
 TEL: 079 311 11 11 FAX: 079 311 11 12
 E-MAIL: MICALLIEF@GMAIL.COM WWW.MICALLIEF.COM

**PROPOSED TERRACED HOUSE
 AT ZURRIEQ**

DRAWING TITLE
**PROPOSED BASEMENT
 LEVEL PLAN**

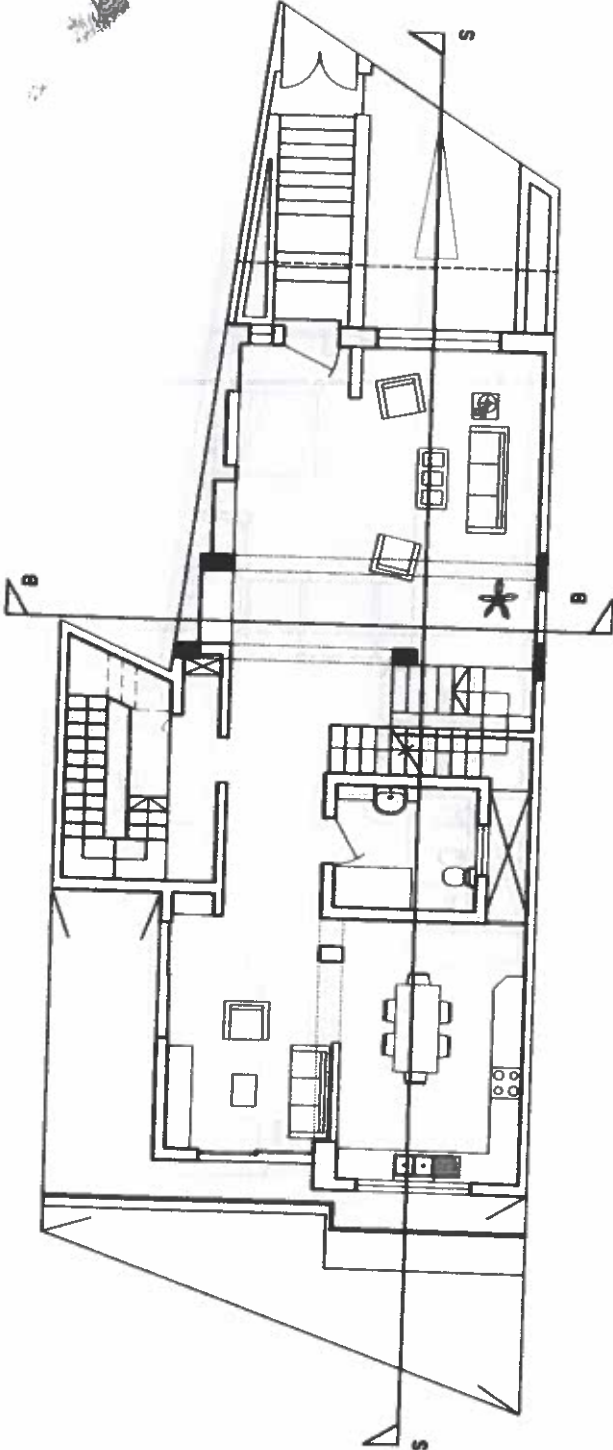
JOB No.	200113	DRAWING No.	20119002
C/No		REVISION No/By	
SCALE	1:100	DATE	AUG-2001
		DRAWN	J.Z.
		CHECKED	E.M.G.

9B



SANITA APPROVED
14 SEP 2001
Jean de' Conli Manduca
Sanitary Engineer

PLAN: No. P.A. 3839/01/9B
D.C.C. Board No. **DELEGATED APPROVED**
19 SEP 2001
Victor Stadden
Team Manager



GROUND FLOOR LEVEL PLAN
SCALE 1:100

PROJECT: micallier grimaud & zammit <small>ARCHITECTS • CIVIL ENGINEERS • PROJECT MANAGERS</small>	
<small>25, OLIVE ROAD STREET, ATRIAN, BANGALORE TEL: 0800 20 20 20 • FAX: 0800 20 20 20</small>	
JOB ADDRESS: TERRETT HOUSE, ZURRIEQ, MALTA	
JOB TITLE:	
PROPOSED TERRACED HOUSE AT ZURRIEQ	
DRAWING TITLE: PROPOSED GROUND FLOOR LEVEL PLAN	
JOB NO. 200113	DATE: 2011sp008
DRAWN BY:	CHECKED BY:
SCALE: 1:100	DATE: JUNE-2001
DRAWN: J.Z.	CHECKED: E.M.G.

9c

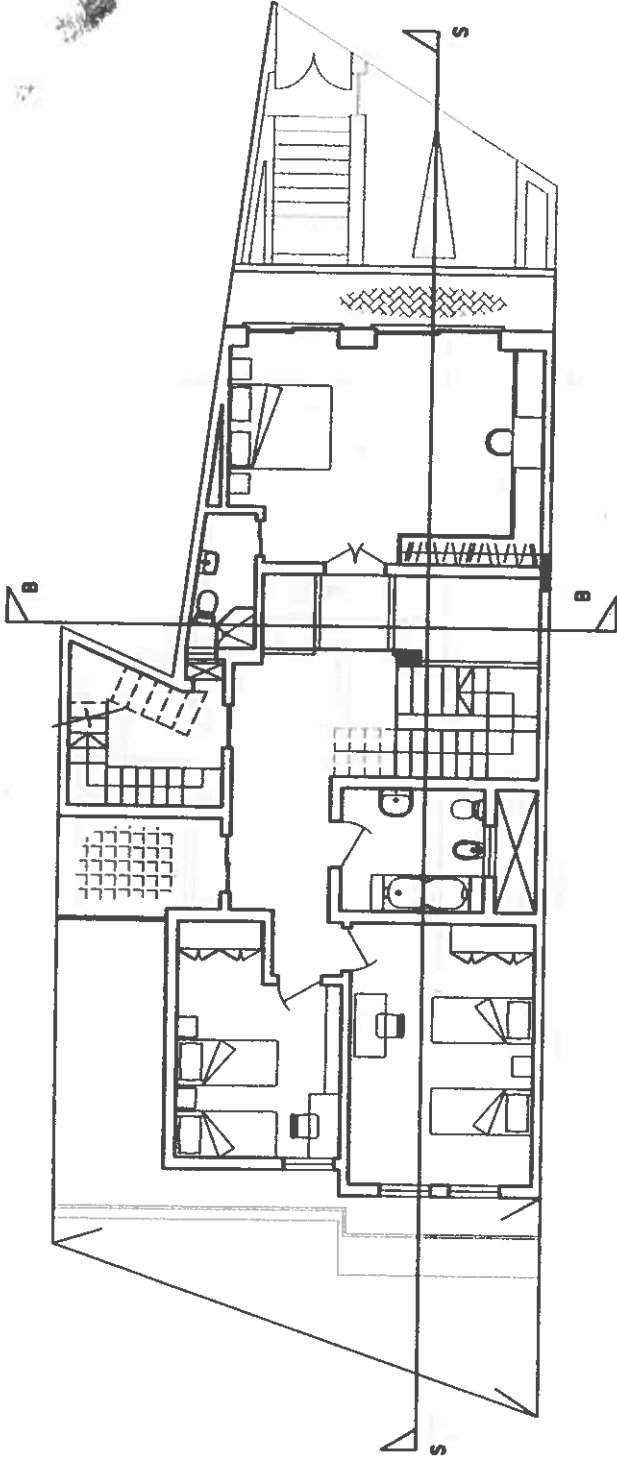


SANITA APPROVED
 14 SEP 2001
 Jean de' Contri Manduca
 Sanitary Engineer

PLAN: No. P.A. 3.839/C1/9c
 D.C.C. Board No.

DELEGATED APPROVED
 19 SEP 2001
 Victor Sladden
 Team Manager

Victor Sladden



FIRST FLOOR LEVEL PLAN
 SCALE 1:100

ARCHITECT/NUMBER micallier grimaud & zammit	DATE 20113	DRAWING NO. 20113p004	SCALE 1:100	DATE JUNE-2001	DRAWN JZ	CHECKED E.M.G.					
ADDRESS 19 SEP 2001	CITY MALTA	PROJECT TITLE PROPOSED TERRACED HOUSE AT ZURRIEQ	CLIENT PROPOSED FIRST FLOOR LEVEL PLAN	DATE JUNE-2001	DRAWN JZ	CHECKED E.M.G.					
PROJECT/NUMBER micallier grimaud & zammit ADDRESS 19 SEP 2001 CITY MALTA JOB ARCHITECT MICALLIER GRIMAUD & ZAMMIT JOB TITLE PROPOSED TERRACED HOUSE AT ZURRIEQ DRAWING TITLE PROPOSED FIRST FLOOR LEVEL PLAN											
JOB No.	200113	DRAWING NO.	20113p004	SCALE	1:100	DATE	JUNE-2001	DRAWN	JZ	CHECKED	E.M.G.

9d

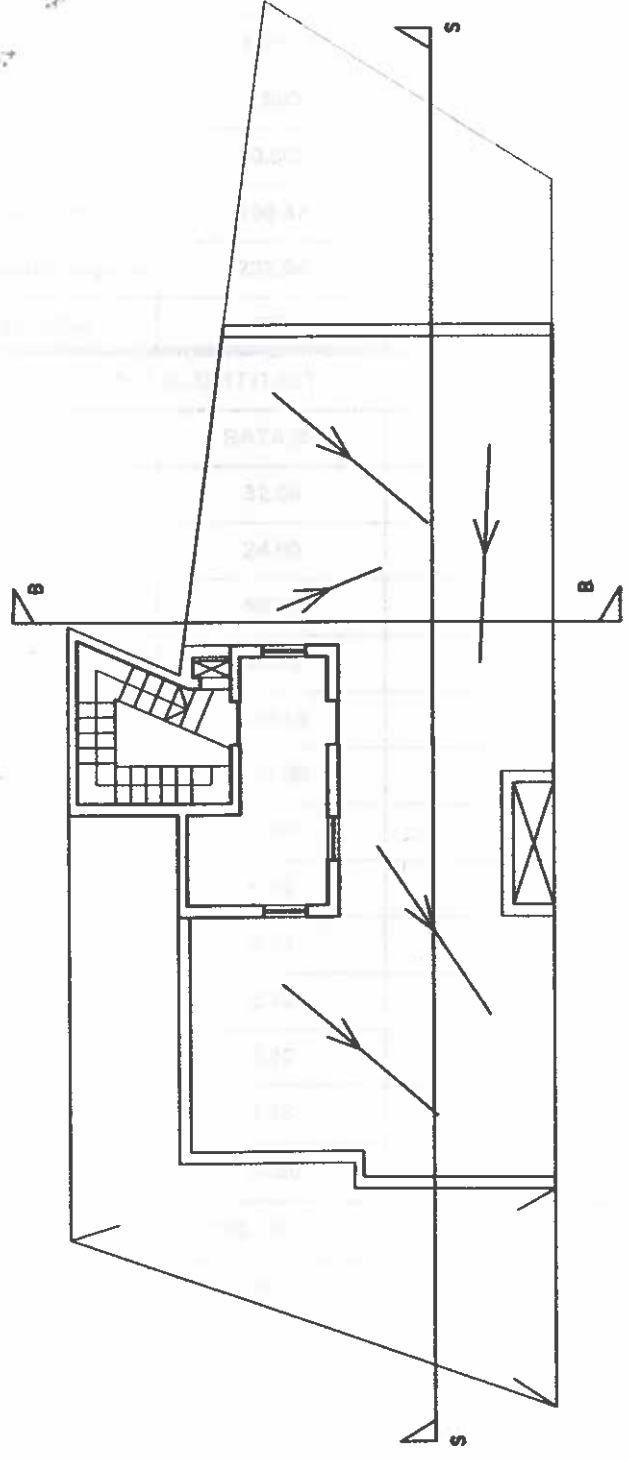


SANITA APPROVED
14 SEP 2001
Jean de Conti Manduca
Sanitary Engineer

PLAN: No. P.A. 3839/01/9d
D.C.C. Board No.:

DELEGATED APPROVED
19 SEP 2001
Victor Gladden
Team Manager

M. J. ...



ROOF LEVEL PLAN
SCALE 1:100

PROJECT / OWNER micallef grimaud & zammit ARCHITECTS • CIVIL, STRUCTURE & PROJECT MANAGER 82, CLAPHAM AVENUE, ST. LEONARD'S, GHAZALIA, MALTA	
JOB TITLE: PROPOSED TERRACED HOUSE AT ZURRIEQ	
DRAWING TITLE: PROPOSED ROOF LEVEL PLAN	
JOB NO. 200113	DRAWING NO. 20119d005
DATE 0/18	REVISIONS
SCALE 1:100	DATE AUG-2001
DRAWN	CHECKED
J.Z.	E.M.G.