

Malta Architect Valuation

Client Details

Number of co-applicants	1
Name	Michael Gatt
ID Card	Maltese ID card
Maltese ID card	0340983M

Property Details

Plot/House/Local Council Number	-							
Apartment/Door Number	33							
Block/House/Complex Name	Coryphena, Flt 1,							
Street	Sqaq Lourdes							
Town	Swieqi							
Post Code (example: "abc" followed by "1234")	<table><tr><td> S </td><td> W </td><td> Q </td><td> 3 </td><td> 3 </td><td> 3 </td><td> 2 </td></tr></table>	S	W	Q	3	3	3	2
S	W	Q	3	3	3	2		
Country	Malta							

"I confirm that the property under valuation belongs to the address provided here for the mentioned client name"

☒ Yes ☐ No

Date of inspection	31012023
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"This report is based on visual inspection of subject property and relates to its general state. It is not intended as a formal structural survey of the property, but is to be solely for valuation purpose. It is prepared for the exclusive use of HSBC Malta Plc and/or its subsidiary companies"

Location of property (Provide general description of property surroundings, road formation, access and amenities)	This property is located within the Swieqi Residential Area
Type of property	Maisonette in a block of
Maisonette in a block of	4
Access to residence (eg: common stairwell, lift, front garden, etc. State if completed & serviced)	This property is accessed from a private entry located on a public street.
Total land area	586 square meter

Footprint area	245	square meter
Total internal area	197	square meter
Gross area	415	square meter

* The size of the property should be reported in square meters and should be calculated on the footprint of the plot on which the units is built per floor, including internal yards, shafts, front gardens, etc. For example, to calculate the size of a terraced house, the area of the footprint on which this dwelling is built needs to be multiplied by the number of floors of present building. in addition, a garage which is not an integral part of a dwelling but is situated in the vicinity of the property being sold/bought in the same contract of sale should be included in the size of the property.

Frontage	17.33	
Reception	☒ Yes ☐ No	Living Room ☒ Yes ☐ No
Sitting Room	☐ Yes ☒ No	Dining Room ☒ Yes ☐ No
Kitchen	☒ Yes ☐ No	Bathroom 1
Bathroom en-Suit	1	Bedrooms 3
Washroom	1	Store ☒ Yes ☐ No
Garage / Parking Space	☒ Yes ☐ No	Car Parking Slot 2
Swimming Pool	☒ Yes ☐ No	Garden ☒ Yes ☐ No
Lift/Space for lift	☒ Yes ☐ No	
Other	Games room and use of common pool	
Year Built (If year built is not available, please enter the year in which the permit was issues)	2011	
Views	No views	

"The presence of views should be selected only if the view is seen from inside the property and/or from the balcony. Views seen from the rooftop should not be included"

Floor	0
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"is the floor number that the property is situated on. This should only be filled for apartments, pent houses, maissonettes. Ground floor and semi basement should be flagged as '0' . Higher levels should be flagged accordingly e.g: 1st Floor as 1"

Finishes (Provide a short description)	Property is presently highly finished, habited and serviced.
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New Dwelling	☒ Yes ☐ No
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" This is to specify the property bought has never been lived in "

Condition (Indicate condition of fixtures, fittings and finishes)	Prop. incls.: Kitchen, tiles, w&e, plastering/painting, apertures, bathrooms etc.
Structural stability	Property was noted to be in a structurally sound condition. Construction consists of a RC build.
Existing services & installations	Plumbing, Electricity & Airconditioning

Is property fully completed & serviced? (If not or requires renovation works, include list of projected works & finishes specified below)

☒ Yes ☐ No

Regulatory & Legal

Tenure

Use of property ☒ Main residence ☐ Summer residence ☐ For Rent Letting ☐ Other (please state)

Is building developed before 1992? ☐ Yes ☒ No

Is a valid development permit held? ☒ Yes ☐ No

Permit Number

If yes state permit number and attach a copy of permit and permitted plans with this report if available

Is property developed fully conformant with approved permit, conditions & permitted plans?

☒ Yes ☐ No

Internal Yards meter X meter

Back Yard meter X meter

Side Curtilage meter X meter

Internal head room details

Are there any indications that building laws & sanitary regulations are not adhered to?

☐ Yes ☒ No

CTB Number (If applicable)

Valuation

Do you recommend the property as a suitable security?

☒ Yes ☐ No

Is the area a desirable one & what is the demand outlook of this type of property in that area? Please also comment on any other factor which may have a bearing on the value and marketability of the property.

Property is located within a very good residential area being finished to a very good standard.

Current Market Value of Property

The valuation is carried out in accordance with the Kamra tal-Periti Standards 2004, latest edition published by the Kamra tal-Periti (Chamber of Architects & Civil Engineers, Malta) and is undertaken by an appropriately qualified valuer as defined therein.

The adopted Market Value in accordance with the current Practice statement of the Valuation Standards, is defined as

"Market Value is the estimated amount for which as an asset 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"

The valuation is valid at the date of inspection. It takes account of the condition of the property as indicated in this report. Fixtures and fittings are included in the valuation. No inquiries have been made regarding the actual or

Current market value	€	869,000
Development Cost (airspace, construction and finishes).		0
Market value of property after completion	€	869,000
Replacement value	€	325,000

Compliance & Contamination

Copy of Building Permit and Approved Plans. For pre 1992 buildings attach a detailed sketch plan of the property including overall dimensions.

Land Registry Site Plans duly marked by Architect (if requested by customer)

I confirm that so far as I am aware no conflicts of interest, either personal or in relation to your firm exist and that Professional Indemnity Insurance is available in respect of the service to be provided.

Contamination

- ☒ There is no indication of contamination
- ☐ Subsequent to my site inspection/investigation it appears that contamination is or may present

(If the contamination appears so great as to substantially affect the valuation, please return to the bank to discuss the matter and for fresh instructions on how best to proceed. Otherwise, prepare your valuation assuming no contamination but include precise details of what further investigations you believe are necessary to quantify the rise to the bank.

Would you also please confirm that if subsequent investigations quantity (to your satisfaction) the cost in monetary terms of dealing with the contamination, you would be prepared to provide revised valuation figure)

Signature

Architect Warrant Number

Date



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