Taxxa levata

REGISTRY SUPERIOR COURTS
No: 2699
23 MAY 2012
PAID

FIL PRIM AWLA TAL-QORTI CIVILI

Mandat ta'Qbid Ezekuttiv numru 25/2012

"Bank of Valletta p.l.c." (C 2833)
vs
Robert u Marisa konjugi Zahra

Relazzjoni tal- AIC Edgar Gatt

Jesponi bir-rispett:

Illi "Bank of Valletta p.l.c." permezz ta' zewg ittri ufficjali, wahda numru tlett elef hames mija u sitta u sebghin tas-sena elfejn u tmienja (3576/2008) u l-ohra wahda numru tlett elef hames mija u hamsa u sebghin tas-sena elfejn u tmienja (3575/2008), it-tnejn datati 26 ta' Novembru 2008 debitament innotifikata lill-intimati, li l-pagamenti tal-*Overdraft* ma kinux qeghdin isiru b'mod regolari u ghalhekk is-socjeta esponenti kienet tinsab kreditrici tal-intimati.

Illi "Bank of Valletta p.l.c." tablet, in ezekuzzjoni ta' l- ipoteka numru I 10017/2000, sabiex l-Onorabbli Qorti Joghgobha Tordna l-hrug ta'Mandat ta'Qbid ta'Hwejjeg Immobli fuq is-segwenti propjeta' tas-subbastati Robert u Marisa konjugi Zahra :

1. Id-dar li ggib in-numru tmienja u sittin (68) u l-isem "Redeemer", flimkien mal-garaxx sottopost li jgib in-numru sitta u sittin (66), fi Triq Il-Gistakor, qabel New Street f'Saint Philip Street, Ghaxaq, konfinanti mit-Tramuntana mat-Triq, Lvant u Punent ma'beni tal-aventi kawza ta'Schembri Brothers Limited, kif soggetti ghac-cens annwu u temporanju ta'wiehed u hamsin Ewro u hamsa u disghin centezmu (€51.95) ghal zmien mija u hamsin sena (150) b'effett mit-tmienja u ghoxrin (28) ta'Marzu tas-sena elf, disa' mija u tmienja u sebghin (1978) pagabbli lill-Patrijiet Agostinjani tal-Belt Valletta, riveddibli kull hamsa u ghoxrin (25) sena mill-bidu tieghu skont l-oghli tal-hajja, bid-drittijiet u pertinenzi kola taghhom, inkluz l-arja libera, u bil-pussess vakanti.

"Bank of Valletta p.l.c." talbu wkoll illi l-Qorti taghti dawk l-ordnijiet u provvedimenti li jidhirla opportuni sabiex "Bank of Valletta p.l.c." jottjenu l-hlas ta'debitu lilhom dovut.

Illi l-Qorti ordnat lil-esponent sabiex jaghmel deskrizzjoni tal-fondi indikati fir-rikors.

Wara li l-AIC ipprova jaghmel access fuq il-post f'zewg okkazjonijiet separati, minghajr ebda success ghax hadd ma fetah il-bieb, dan talab l-ghajnuna tas-socjeta esponenti biex jistabbilixi kuntata mal-konjugi Zahra. Is-socjeta esponenti forniet lill-AIC in-numri tat-telefon cellulari taz-zewg konjugi. Il-kuntatt telefoniku gie stabbilijt u permezz t'hekk, id-data ta'l-appuntament biex isir l-access giet mifthema.

Permezz ta' disponibilita' u kollaborazzjoni totali minn naha ta' l-intimati, l-access finali fuq il-post sar fil-14 ta' Mejju 2012.

Ghalhekk, il-fondi illi qed jigu deskritti u vvalutati huma :

A. Id-dar li ggib in-numru tmienja u sittin (68) u l-isem "Redeemer", flimkien mal-garaxx sottopost li jgib in-numru sitta u sittin (66), fi Triq Il-Gistakor, qabel New Street f'Saint Philip Street, Ghaxaq, konfinanti mit-Tramuntana mat-Triq, Lvant u Punent ma'beni tal-aventi kawza ta'Schembri Brothers Limited, kif soggetti ghac-cens annwu u temporanju ta'wiehed u hamsin Ewro u hamsa u disghin centezmu (€51.95) ghal zmien mija u hamsin sena (150) b'effett mit-tmienja u ghoxrin (28) ta'Marzu tas-sena elf, disa' mija u tmienja u sebghin (1978) pagabbli lill-Patrijiet Agostinjani tal-Belt Valletta, riveddibli kull hamsa u ghoxrin (25) sena mill-bidu tieghu skont l-oghli tal-hajja, bid-drittijiet u pertinenzi kola taghhom, inkluz l-arja libera, u bil-pussess vakanti.

<u>Deskrizzjoni u valutazzjoni ta' Propjeta A:</u>
<u>"Redeemer" (68) u l-garaxx sottopost (66) li jifforma parti mill-istess propjeta (ghax huwa *interconnected*), Triq Il-Gistakor, Ghaxaq</u>

Din il-propjeta hija mhurijja fuq is-*site plan* 25/12/01 u fuq il-pjanta 25/12/02, kif ukoll fir-ritratti, annessi.

Il-propjeta' hija fil-fatt *terraced house* mibnija fuq zewg sulari. Il-pjan terran jikkonsisti minn entrata quddiem il-bieb ta' barra, *entrance hall* li minnhu hemm access ghall-garaxx (numru 66) u kif ukoll ghall-kumplament tad-dar, it-tarag li jaghti ghat-tieni sular, zona li tintuza bhala *study area* (minkejja li ghall-finijiet tal-Ligi tas-Sanita' ma tistghax titqies bhala zona abittabli), kamra zghira tal-banju, zona li tintuza bhala *formal sitting room* (minkejja li ghall-finijiet tal-Ligi tas-Sanita' ma tistghax titqies bhala zona abittabli); Fuq in-naha ta wara tal-fond, wiehed isib kcina *combined* ma kamra ta'l-ikel u *living room* li minnha hemm l-access ghal bitha ta wara. Fil-bitha ta wara wiehed isib *shower room* li bhalissa qed tintuza bhala *store*. L-arja superficjali tal-pjan terran hi ta circa mija u ghaxar (110) metri kwadri.

L-akkomodazzjoni fl-ewwel sular tikkonsisti fi tlett ikmamar tas-sodda – wahda minnhom ta'daqs sostanzjali, kamra ohra li ma tistax titqies abittabli ghal finijiet ta ligi tas-sanita' minhabba li l-bitha interna m'ghandix wisgha ta'1.8m, kamra tal-banju u tromba tat-tarag li taghti ghal-*washroom* li tinsab fuq il-bejt. L-arja superficjali tal-ewwel sular hi ta circa mija u ghaxar (110) metri kwadri.

Il- *washroom* ghandha qies superficjali ta' ghoxrin (20) metru kwadri.

Il-propjeta ghanda hafna bzonn ta manutenzjoni. Dan kollu wiehed jista' jiddeducih mir-ritratti annessi.

Ghalkemm mhux wisq il-boghod mic-centru tar-rahal ta' Hal-Ghaxaq, din il-propjeta tinsab f'tarf ir-rahal u tgawdi minn veduti miftuha tal-kampanja. Din il-propjeta hija

soggetta ghac-cens annwu u temporanju ta'wiehed u hamsin Ewro u hamsa u disghin centezmu (€51.95) ghal zmien mija u hamsin sena (150) b'effett mit-tmienja u ghoxrin (28) ta'Marzu tas-sena elf, disa' mija u tmienja u sebghin (1978) pagabbli lill-Patrijiet Agostinjani tal-Belt Valletta, riveddibli kull hamsa u ghoxrin (25) sena mill-bidu tieghu skont l-oghli tal-hajja, bid-drittijiet u pertinenzi kola taghhom, inkluz l-arja libera, u bil-pussess vakanti.

Ghaldaqstant, wara illi ha in konsiderazzjoni l-lokazzjoni tal-propjeta "Redeemer" (68) u l-garaxx sottopost (66) li jifforma parti mill-istess propjeta (ghax huwa *interconnected*), Triq Il-Gistakor, Ghaxaq, id-daqs taghha, il-kundizzjoni taghha, l-esponent jistqarr illi fl-opinjoni tieghu il-valur tal-propjeta huwa ta' **circa € 190,000**.

Edgar Gatt A.&C.E.
19.05.2012

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Illum 23 MAY 2012
ipprezentata mill- A/C E Gatt
bla dok/b dok.i dokumenti

Kenneth Grech
D/Reġistratur
Courts of Justice (Malta)

Illum 13/06/2012
Deher il-Perit Legali / Tekniku:
Edgar Gatt 28244(M)
Li wara li ddikjara li thallas l-ammont lilu dovut, ħalef/ħalfet li qeda/qdiet fedelment u onestament l-inkarigu mogħti lilu/ha.

Deputat Reġistratur
Kevin Caruana
Deputy Registrar

‘Redeemer’, 68/66, Triq Il-Gistakor, Ghaxaq

Pjanti u Ritratti

Façade of 66/68, Triq il-Gistakor, Ghaxaq

Entrance Hall

Formal Sitting Room

Combined Kitchen /Living /Dining Room

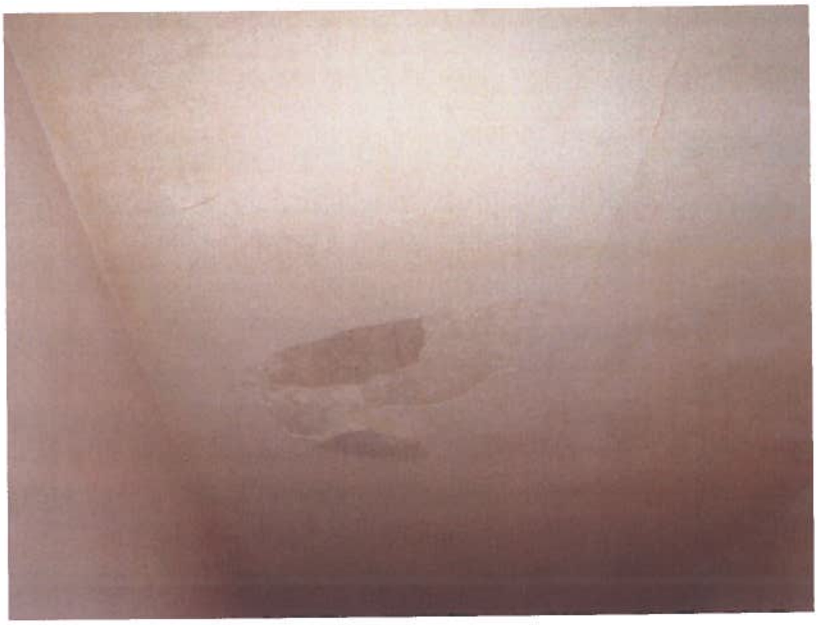
Back Yard

Shower room being used as a store in the backyard.

Shower room /store in the backyard.

Areas of the overhang over the back terrace are spalling.

Paint on the underside of the ceiling of the corridor at the top floor is peeling off.



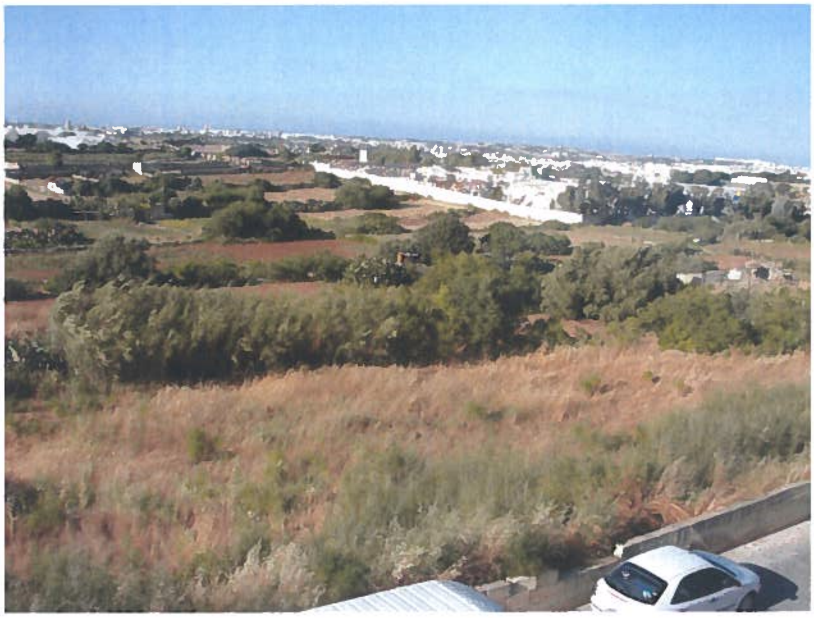
Close up of a peeled area of paint.

Bathroom sanitary ware hint at the 1980's epoch of this house .

Signs of dampness are evident on the ceilings and walls of the washroom.

Further signs of dampness on the internal walls.

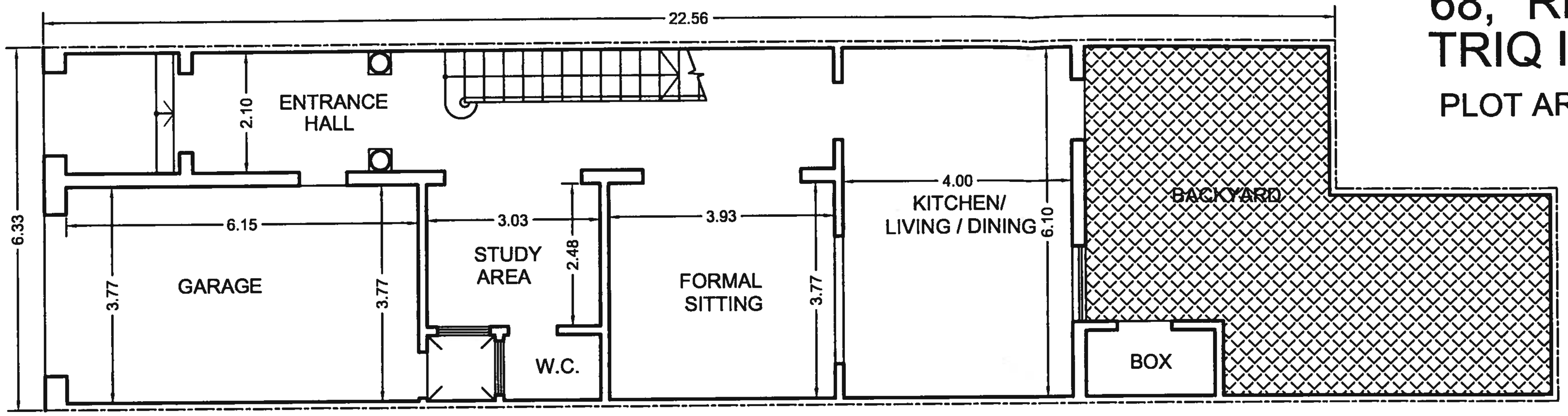
Washroom needs external plastering and painting.



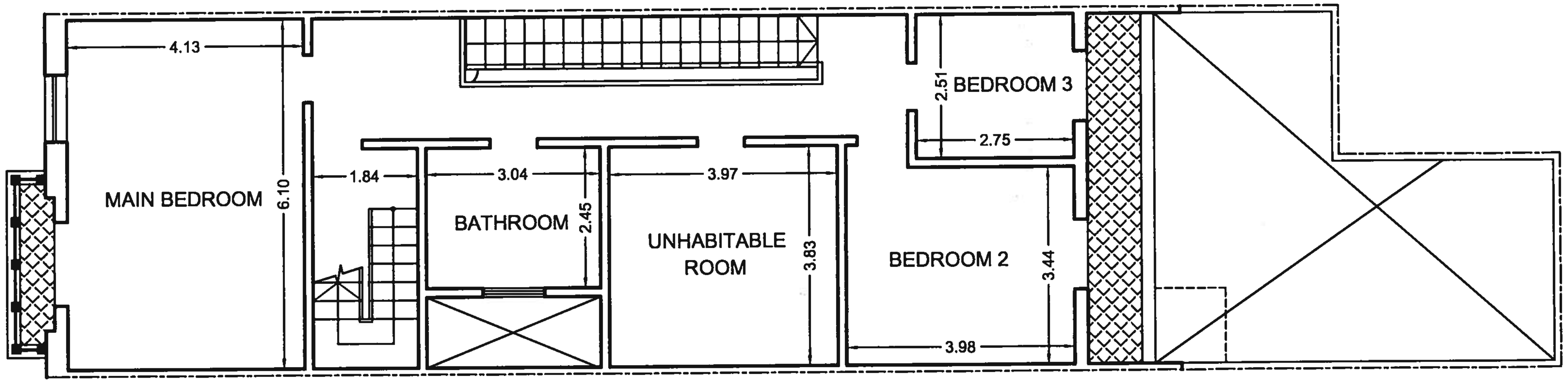
Photos of open country views in front of the property taken from roof level.

68, "REDEEMER"
TRIQ IL-GISTAKOR, GHAXAQ

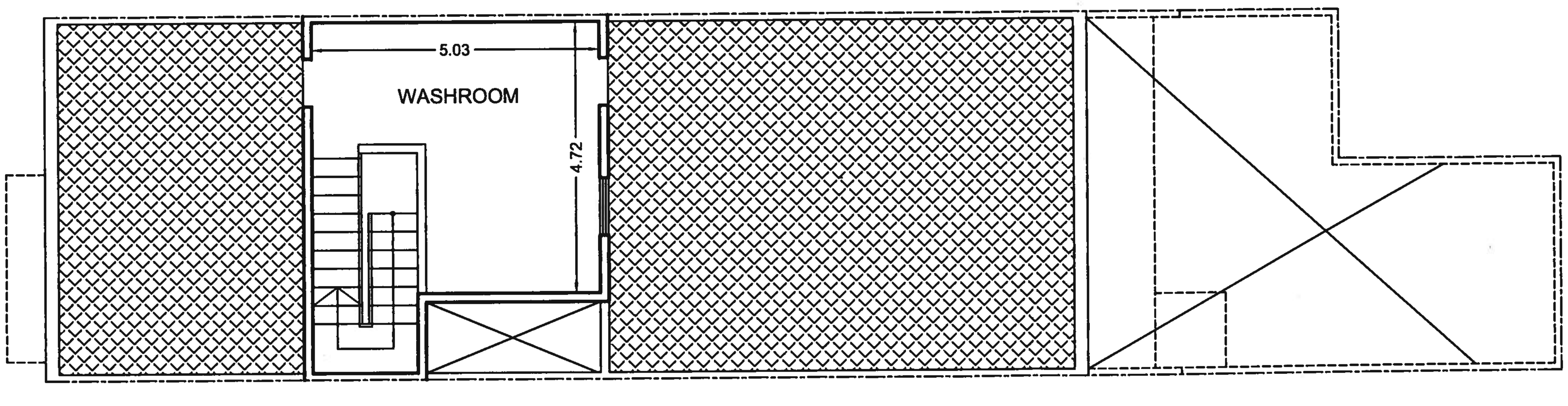
PLOT AREA = 157sq.m.



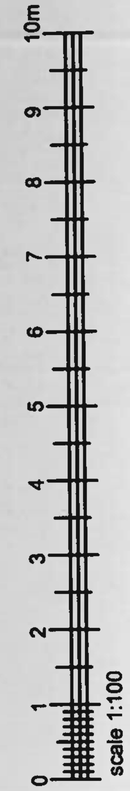
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



Edgar Gatt
B.E. & A.(Hons.); A & C.E.
Architect and Civil Engineer

'Adonis', 16
Triq Is-Cirasa
Naxxar NXR 05 - Malta
Tel: (+356) 99 83 34 45

Client	- - - -		
Project	68, "REDEEMER" TRIQ IL-GISTAKOR, GHAXAQ		
Drawing	PLANS		
Date	17.05.2012	Rev. N.	00
Scale	1 : 100	Dwg. N.	01
Drawn by	C.G.	Job N.	-
Checked by	Edgar Gatt	A & CE	Edgar Gatt