Qorti Civili Prim Awla

Fl-Atti tal-Mandat ta' Qbid
Ta' Hwejeg Immobbli (subbasta)
Nru. 45/18
fl'smijiet HSBC- vs
Rodney Degabriele

REGISTRY SUPERIOR COURT
No: 2242
19 FEB 2019
PAID

Appunuta: Decembru 2018

<u>Rapport tal-access li sar fuq il propjeta: Nru 3,Earl's Court, Triq Il-Gejza, Swieqi.</u>

Kawza Subbasta – 45/18

B'din l-ittra niccertifika li fit-tmintax ta' Jannar 2019, (18.1.2019) mort u spezzjonajt appartament Numru 3, Earl's Court, Triq Il-Gejza, Swieqi

<u>L-Post</u>

L-appartament numru 3, gol- blokk Earl's Court huwa wieħed min hames appartamenti b'tarag komuni f'dan il blokk li mibni xi erbghajn sena ilu li

jidher mil pjan tieghu, mid- dehra tal partijiet komuni , wkoll mid dati moghtija fil-kuntratti ta bejgh. Dan l-appartament jinsab fit tieni sular.

L-ahhar apartament gie mizjud dan l-ahhar (ghadu 'shell form'), xi zmien wara 1916 u qieghed dritt fuq l-appartament nru 3. Allura sa ftit zmien ilu kien hemm bejt fuq appartament nru 3 ghal numru ta' snin.

F'dan il-blokk ma hemx sulari taht it triq u hemm erba garaggijiet fis sular tat-triq.

Partijiet Komuni.

Dan l-appartament ghangu inkomuni mal appartamenti l-ohra fil blokk, il-bieb ta barra, l-entratura, it-tarag,drains u sitema tad-drenagg kif ukoll l-uzu tal bejt.

Stat ta bini.

L-appartament ma huwiex relitivament gdid imma gewwa gie rinovat xi zmien ricenti. Jidher li huwa mibni bil hitan jerfghaw il pizz tas-soqfa 'in 'situ' kif kienu jinbnew dak iz zmien. Ma dehru ebda sinjali ta hsara, la fil-konstruzzjoni u l-anqas bhala xi problem ta'ilma mil-bejt.

Qies tal -Appartament.

L-appartament gi mkejjel li ghandu biss xi 77 sq.m. (sebgha u sebghajn metru kwadru), art ta madum , kif jinghad 'floorspace', barra il-gallarjija

li taghti ghal fuq it-triq pricipali. Din ghandha qies li huwa ta ghaxar metru kwadru (10.00 sq.m.). Dan il-post jintuza bhala post ta' zewg ikmamar tas sodda imma illum jigi meqjus zghir wisq ghal dan il-ghan.

Pjantar.

Wiehed jidhol min tarag komuni u jitla zewg sulari ghal appartamnet numru 3. M'hemmx lift u lanqas post ghal wiehed. Tidhol gol-appartamnet go 'hall' ta 3m x 2.6 m. Hemm issib hames bibien ghal hames kmamar li huma 'sitting room '(5.8m x 3.84), kcina (2.37m x 3.8m) zewg kmamar tas-sodda (4.5m x 3.7m u 4.6m x 3.7m) u shower room ta

2m x 1.9m. Dawn il-kmamar kollha huma dritt min fuq il-'hall'. Hawn jidher kemm hu zghir il-post.

Il-Galarija hija minn fuq il-kmamar ta quddiem, jigifieri is'sitting room u il-kcina.

Is-saqaf huwa biss 2.69 m. mil madum. Ma jidher li hemm l-ebda 'regularisation' applikata mall Awtorita tal-Ippjanar u ghalhekk jkollha jsir applikazzjoni ghal din.

'Finishes

L-appartament huwa ikkurat min gewwa ghax sar attentat biex jghamel il-post naqra aktar lussus minn dak li wiehed jistenna go post ta' erbajn sena ilu.

L-aperturi huma tal aluminium u kollha bid-double glazing. Il-kmamar tas-sodda ghandhom art tal-laminate u soffitti tal-gips. Il-hall ghandha art tal

granit bhal ma ghandha il-kcina. Fil-hall hemm moulding tal-gips fejn immis is-saqaf mal-hitan. Dan id-dettal jinstab fis-sitting room ukoll.

Il-kcina, ghalkemm ghhanha wicc tal-granit ukoll, jidher li ghadda iz-zmien min fuqgha ghax, kif jinghad bl-ingliz, hija 'scuffed' mal wicc taz-zebgha.

Fil kcina hemm mejda zghira b'zewg siggijiet mal-mejda.

Il-gallarija hija dik originali ghax poggaman tal hadid mizbugh. Hemm zieda ta madum ceramika mal-art tal-gallarija

Fil karma tas-shower hemm, tlett bicciet, l-ebda banju u ghandha art u hitan tal madum tac-ceramika. Is'set' huwa xi ftit qadim u jghati dehra xi naqra differenti mil-kumplament tal post

Il-bibien ta gewwa huma tal injam, u gej moghtija dehra moderna b'panew zghir tal-hgieg fihom. Il-bieb principali huwa ta l-injam mastic bil panewijiet.

HeB

Il-partijiet komuni huma originali, poggaman tat tarag tal hadid u aperture single glazing, tarag u landings tal musajk u madum terrazzo.

Cens

Il-post jigi b'cens annwu u perpetwu ta €23.29.

Potenzjal tal bini .

Billi il bini huwa ta hafna sidien , jkun difficli biex jinhat u jerga jinbena mil gdid. Il-qies tal-art tad blokk ukoll ma jghatiex lok ghal zvilupp. Dan jaghamel effet ukoll fuq il prezz ta l-appartament.

Konkluzjoni w stima.

Il-prezz tal propjeta qed tigi stamata fuq qbil ma propjetajiet simili ta l-istess qies u f'lokal simili.

Meta tikkonsidra l-lokalita,l-eta tal binja, l-istat tal-post, id-daqs skarz u l-istat tal partijiet komuni nistma l- appartament fi stat prezenti bi prezz fis suq li hu dak li hu illum ta €220,000. (Mitejn u ghoxrin elf euro).

N. Debattista A I C

Noel Debattista B.E.&A A.&C.E.,
6B/16, 'Highrise', Triq L-Imradd,
Ta'Xbiex, XBX 1150, Malta
Tel/Fax: 2133 4403

19 FEB 2019

Noel Debattista

wieked (1)

QRATI TAL-ĠUSTIZZJA - MALTA
IFFIRMATA U MAĦLUFA QUDDIEMI

ILLUM

Deputat Reġistrarur

Ecurts of JUSTICE

ILLUM 28 tà Frar, 2019

DEHER IL-PERIT LEGALI/TEKNIKU Noel Debattista

743854M LI ĦALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGĦTI LILU

DEPUTAT REĠISTRATUR

Qorti Civili Prim Awla

Fl-Atti tal-Mandat ta' Qbid
Ta' Hwejeg Immobbli (subbasta)
Nru. 45/18
fl'smijiet HSBC- vs
Rodney Degabriele

Appunuta: Decembru 2018

Rikors tai-Perit Noel Debattista (ID 743854 M)

Jesponi bir-rispett:

Rapport tal-access li sar fuq il propjeta: Nru 3,Earl's Court, Triq Il-Gejza, Swieqi.

Kawza Subbasta – 45/18

Nru 3 , Earl's Court , Triq il-Gejza, Swieqi

Nikkonferma li mort fuq ill ant biex nispezzjona l-appartament msemmi fil 18 ta' Jannar 2019.

Presenti ghall l-access kien hemm:

Edward Mizzi – HSBC

Audrey Harmon – HSBC

Rodney Degabriele –intimat

Saret l-istima u hija mehmuza ma dan ir-rikors

Is-seduta bdiet fid-9.00 ta filghodu hadet anqas min siegha

Il-kont ta l-ispejjez ta stima huwa mehmuz ma dan ir –rikors.

Noel Debattista A I C

6b/16, Triq L-Imradd

Ta'Xbiex

Noel Debattista B.E.&A A.&C.E.,
6B/16, 'Highrise', Triq L-Imradd,
Ta'Xbiex, XBX 1150, Malta
Tel/Fax: 2133 4403

NOEL DEBATTISTA A & CE
6B / 16 'Highrise'
Triq L-Imradd
Ta' Xbiex XBX 1150
Vat Number 1109-9808

Tel/Fax (356) 21 334403

14 ta' Frar 2019 ref tieghi 6415. sed/ zg

Deputat Registratur,
Prim Awla Tal-Qorti Civili
Il-Belt, Valletta.

Ref: Atti tas-Subasti 45/2018 -- HSBC vs Rodney Degabriele

Pagament dovut lill Perit Noel Debattista bhala perit tekniku li gejt mqabbad mill-Prim Awla tal Qorti Civili fit 18ta Dicembru 2018 -Atti tas-subbasta 45/2018

Access - Darba

Avvisi / rapporti - kif mehmuza

N Debattista A & CE
Arkitett u Enginier Civili

NOEL DEBATTISTA A & CE
6B / 16 'Highrise'
Triq L-Imradd
Ta' Xbiex XBX 1150

Tel/Fax (356) 21 334403

8 ta'Jannar 2019 ref tieghi 6415

Mr Rodney Degabriele
3, Earl's Court,
Triq Il-Gejza
Swieqi

Ref: Atti tas-Subasti 45/ 18 --HSBC vs Rodney Degabriele

Nixtieq navza li sejjer inzomm seduta fuq il-post,bl'ghajn ta valuazzjoni tal pjopjeta immobli, Apartament Numru 3, Earl's Court, Triq Il-Gejza, Swieqi, nhar : **it-Gingha , 18 ta' Jannar, 2019 fis-9.15 am.**

Dan kif gejt appuntat bhala espert fl-atti tal mandat tal-Qbid ta' Hwejjeg immobli - Prim Awla tal Qorti Civili, Valletta , Malta. Data 18 ta Dicembru 2018

Qieghed nitlob li jkollok pjanta tal-apartament, jekk ghandek, mieghek ghal din is-seduta.

Il-partijiet koncernati ghandhom jkunu fuq il-post biex jinfetah ghal l-spezzjoni.

Grazzi,

N Debattista A & CE

Cc. PL Catherine Fenech, HSBC,32, Triq Il-Merkanti, Valletta
Geatana Aquilina Deputat Registratur, Prim L-Awla tal-Qorti Civili, Belt Valletta .

"EIGHTH SCHEDULE

(Regulation 8)

Physical Attributes of Immovable Property

Locality: St. Julians

Address: Flat 3, Paul's Court, Triq il-Ġejża, Swieqi

Total Foot print of Area Transferred *: 77 sq.mt

Tick where applicable

(Tick one box in each case except where indicated otherwise)

Type of Property	☐ Villa ☐ Penthouse ☐ Terraced House	☐ Semi-Detached ☐ Mezzanine ☐ Ground Floor Tenement	☐ Bungalow ☐ Maisonette	☑ Flat/Apartment ☐ Farmhouse
Age of Premises	☐ 0-20 years	☑ Over 20 years	☐ Pre WW2	
Surroundings	☐ Sea View	☐ Country View	☑ Urban	
Environment	☑ Quiet	☐ Traffic	☐ Entertainment	☐ Industrial
State of Construction	☐ Shell	☐ Semi-finished **	☑ Finished ***	
Level of Finishes	☐ Good	☑ Adequate	☐ Poor	
Amenities *tick as many as appropriate*	☐ With Garden ☐ No Garage	☐ With Pool ☐ One Car Garage	☐ With Lift ☐ Two Car Garage	☐ With Basement ☐ Multi Car Garage
Airspace	☐ Ownership of Roof	☑ No Ownership of Roof	☐ Shared Ownership	

* *Includes all terraces and gardens but excludes additional floors, roofs and washrooms*

** *Includes plastering, electricity, plumbing and floor tiles*

*** *Includes ** plus bathrooms and apertures*

Date: 15. Feb 2019

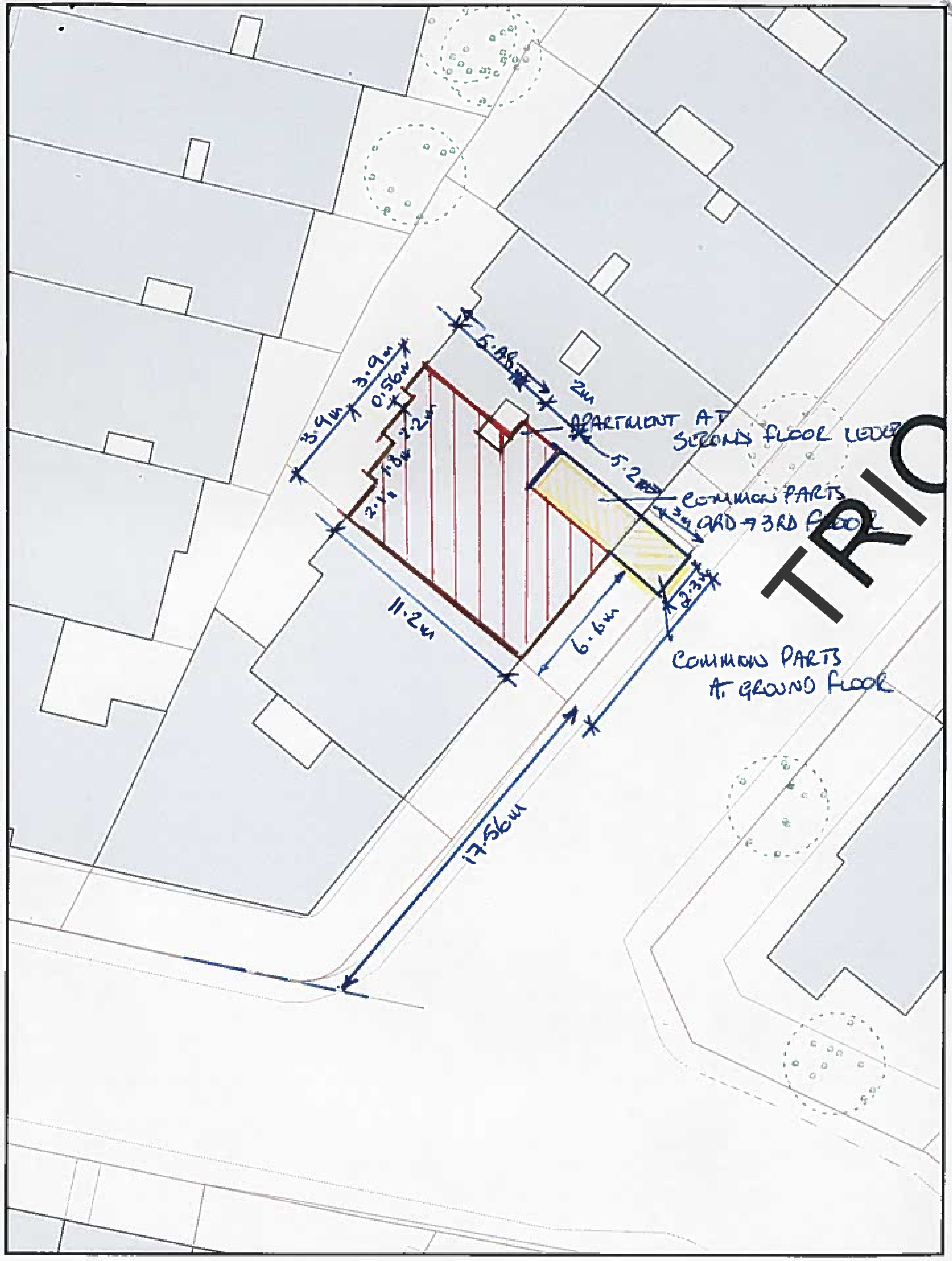
Perit's Signature: [signature]

Warrant Number: 137

Rubber Stamp: Noel Debattista B.E.&A.A.&C.E., 6B/16, 'Highrise', Triq L-Imradd, Ta'Xbiex, XBX 1150, Malta Tel/Fax: 2133 4403

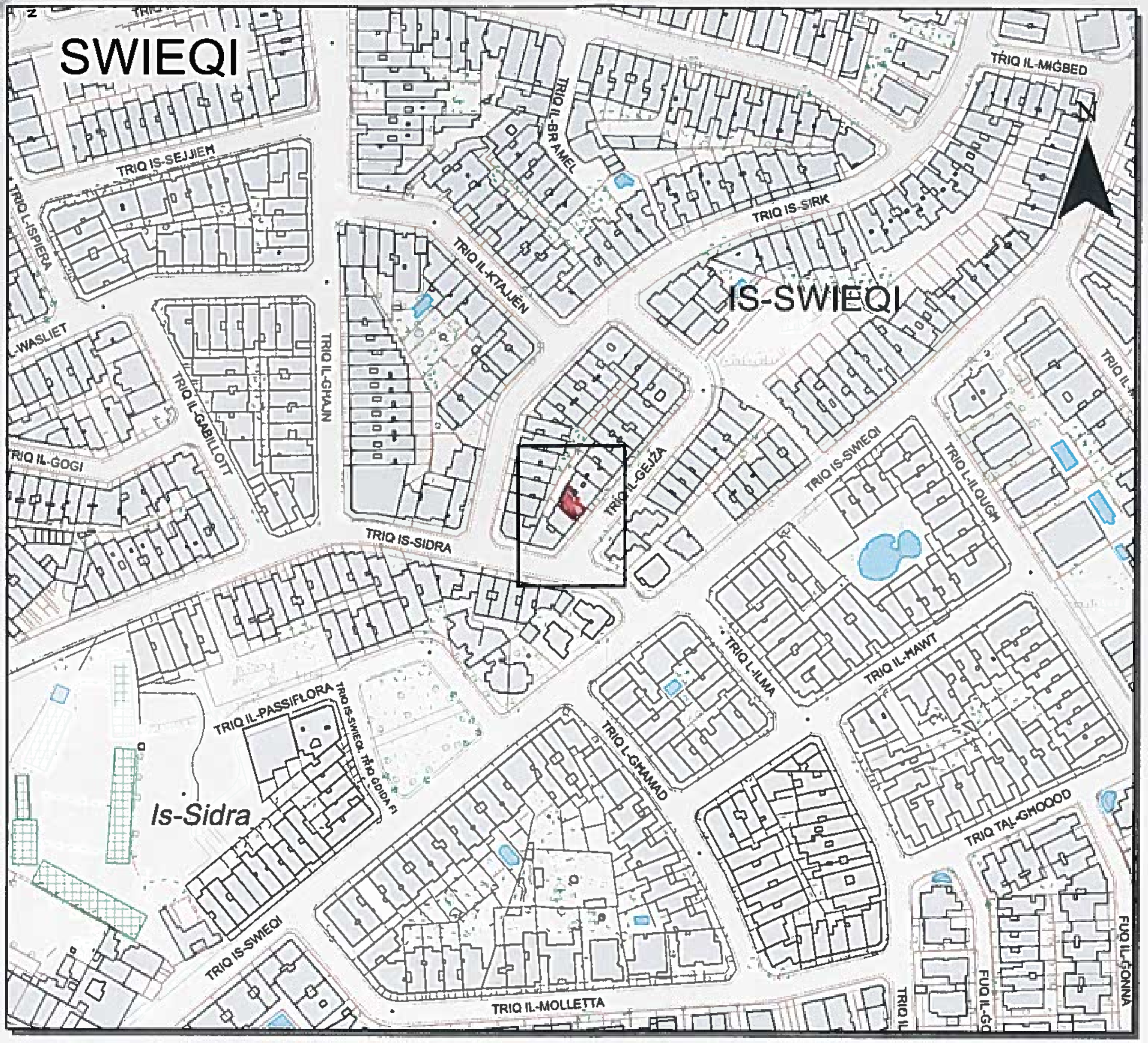
Dan hu dokument uffiċċjali għall-użu biss fir-Reġistru ta' l-Artijiet

This is an official document for Land Registry use only



Scale 1:250

0 5 10 15 20 25m



Pjanta tas-Sit 1:2500 *Site Plan*

Gvern ta' Malta

Reġistru ta' l-Artijiet
Casa Bolino, 116, Triq il-Punent, Valletta

Government of Malta

Land Registry
Casa Bolino, 116, Triq il-Punent, Valletta

Nru tal-Mappa: *Map Number:* 108188 E	Pożizzjoni Ċentrali: *Centre Coordinates:* x = 53458 y = 75444	Parti min S.S.: *Extracted from S.S:* 5275	Data: *Date:* 25/01/2019

Perit: *Architect:*

Timbru tal-Perit: *Architect's Stamp:* Noel Debattista B.E.&A A.&C.E., 6B/16, 'Highrise', Triq L-Imradd, Ta'Xbiex, XBX 1150, Malta Tel/Fax: 2133 4403

Qies (metri kwadri): *Area (square metres):* 910 sq m.

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

LR 95321

Dritt imħallas *Fee Paid*