

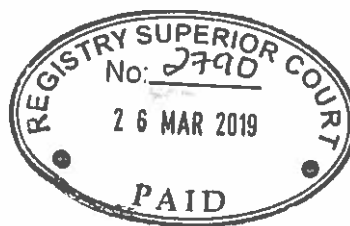
SUBBASTA 51/2018

HSBC Bank Malta p.l.c.

Vs

Michael Balzan Ltd

Relazzjoni tal-AIC
Andrew Ellul



Fil-Prim' Awla tal-Qorti Civili

SUBBASTA 51/2018

HSBC Malta p.l.c.

Vs

Michael Balzan Ltd

Relazzjoni tal-AIC Andrew Ellul

Jesponi bir-rispett kollu.

Illi huwa kien gie nominat minn din l-Onorabbli Qorti permezz tad-dikriet tas-sebgha ta' Jannar 2019 Perit Tekniku biex jaghmel deskrezzjoni u valutazzjoni tal-propjeta' msemmija fir-rikors u cioe':

Il-flat numru (1) fil-livell "first floor" fi blokk ta' zeug flats u garaxxijiet sottostanti bl-isem Davpol, Mensija Road, San Gwann flimkien mas-sehem relativ mill-partijiet komuni mall-flat sottostanti inkluz il-bjut soggett ghac-cens annuu u perpetuu ta' 46.59 Euro.

Illi biex jaqdi l-inkarigu li nghatalu huwa zamm access fl- 4 ta' Frar 2019 fil 14.30 pm.

Propjeta numru 1.- "Davpol", Flat 1, Triq Mensija, San Guann

Din il-propjeta hi "flat" li tikkonsisti f'salott (ta' qies 4.2m x 3.4m), kamra (ta' qies 4.4m x 5m, u minghajn tieqa), kamra tal-hasil (ta' qies 1.9m x 1.3m), u kamra tal-banju (ta' qies 1.9m x 2.3m). Hemm ukoll kcina (ta' qies 3.7m x 4.3m) u kamra tas – sodda (ta' qies 3.7m x 4.3m). Zewg targiet jaghtu ghal bilha interna fuq ix-xellug u ohra fuq il-lemin. F'livell iktar baxx, u fuq gewwa nett tal-propjeta' hemm zewgt ikmamar tas-sodda.

F'din il-valutazzjoni gew ikkunsidrati dawn il-punti:

1. id-daqs tal-propjeta u c-cens pagabli,
2. il-kundizzjoni tal-bini,
3. il-post ta' fejn qiegħda,
4. In-nuqqas ta' konformita mal-ligjiet sanitarji (in relazzjoni mad-daqs tal-biehi).


Fl-opinjoni tiegħi il-valur ta' din il-propjeta hi ta' mija u hamsin elf ewro (150,000 Euro).

Tant ghandu l-unur jissottometti l-esponent ghas-savju gudizzju ta' din l-Onorabbli Qorti.


AIC Andrew Ellul

4 ta' Marzu 2019

ILLUM 28 ta' Marzu 2019
DEHER IL-PERIT LEGALI/TEKNIKU... Andrew Ellul
4710614... LI MALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU


Għefat ~~DEPUTAT~~ REGISTRATUR
Deputat Registratur
Deputy Registrar
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)

Illum 26 MAR 2019
Ippreżentata mill AIC Andrew Ellul
bla dok/b 2019 (21) dokumenti


Simon Simpson
Deputat Registratur
Deputy Registrar
Qrati tal-Gustizzja (Malta)
Law Courts (Malta)

**PART III
EIGHTH SCHEDULE**

Physical Attributes of Immovable Property

Locality

Address

Total Footprint of Area Transferred * sq.mt

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

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

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

** Includes plastering, electricity, plumbing and floor tiles

*** Includes ** plus bathrooms and apertures

Date: 4 th March 2019

Perit's Signature: _____



Warrant Number: _____

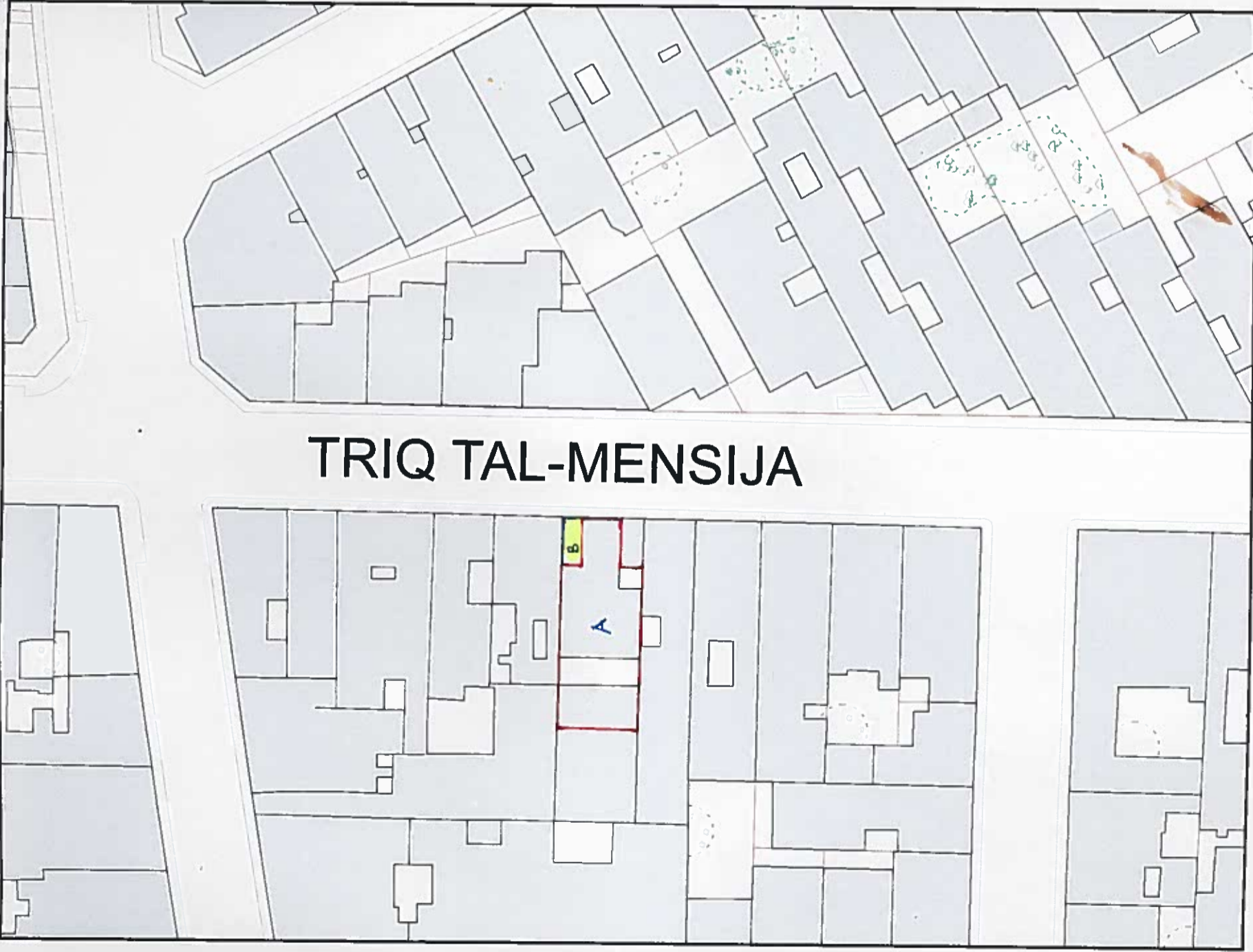
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Rubber Stamp: _____

Eilul & Eilul
 Architects, Civil Engineers & Cost Consultants
 42, Eucharistic Congress Road,
 Mosta MST 09, Malta.
 Tel: 21430882, 79499442, 79462424
 Fax: 21446140

Dan hu dokument ufficijali għall-uzu biss fir-Registru ta' l-Artijiet

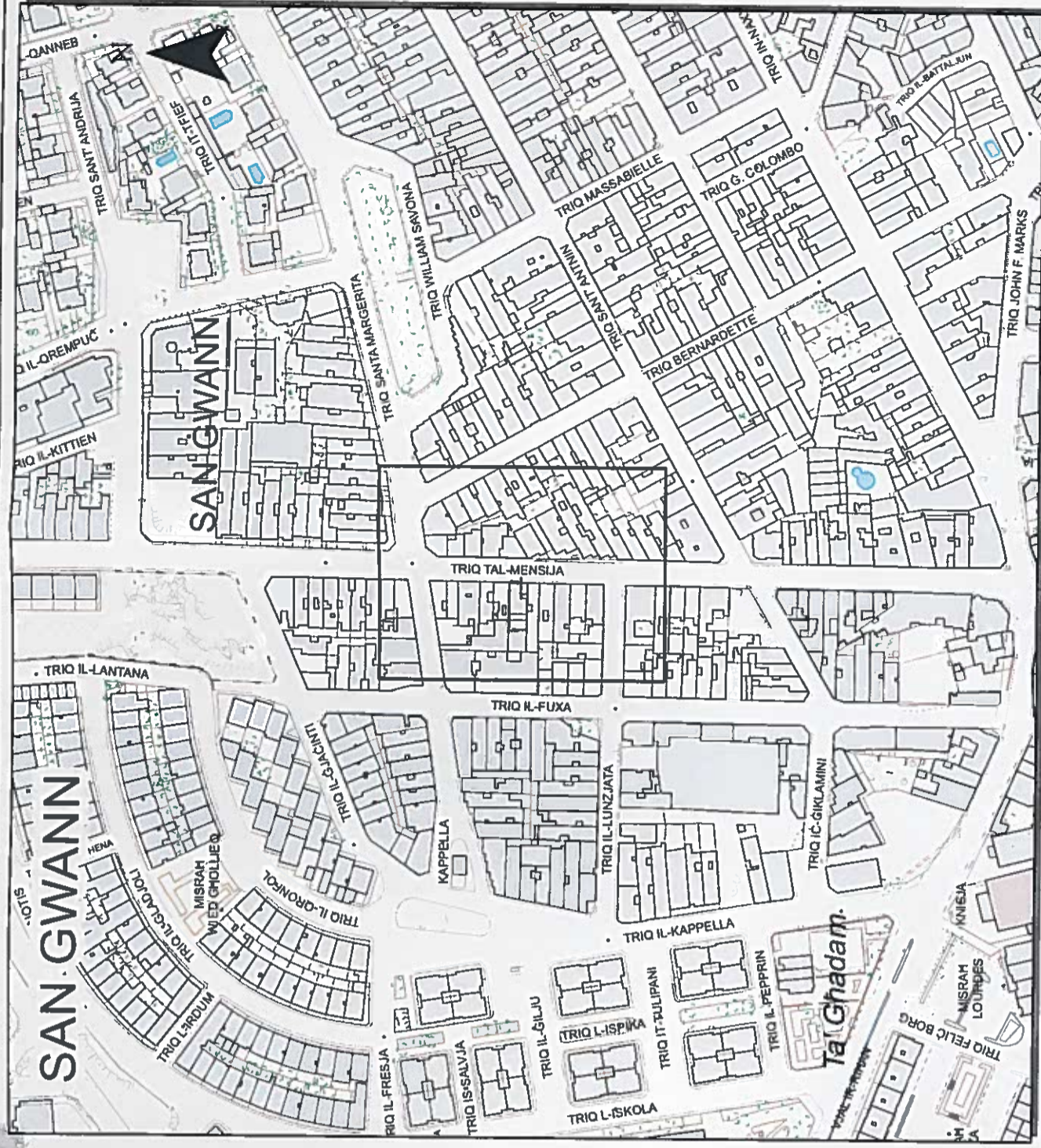
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TRIQ TAL-MENSIJA

Scale 1:500

A FIRST FLOOR
B COMMON PARTS



Gvern ta' Malta

Pjanta tas-Sit 1:2500 Site Plan

Government of Malta

Registru ta' l-Artijiet

Casa Bolino, 116, Triq il-Punent, Valletta



Land Registry

Casa Bolino, 116, Triq il-Punent, Valletta

Nru tal-Mappa: **109799 E**
Map Number:

Pozizzjoni Ċentrali: x = 52988
Centre Coordinates: y = 74269

Parti min S.S.: **5274**
Extracted from S.S.:

Data: **07/02/2019**
Date:

Perit:
Architect:

Qies (metri kwadri): **A 141 m²**
Area (square metres): **B 9 m²**

Timbru tal-Perit:
Architect's Stamp:

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

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Architects, Civil Engineers & Cost Consultants
42, Eucharistic Congress Road
Mosta MST 09, Malta.
Tel: 21430882, 79499442, 79462424
Fax: 21446140

Scale 1:500

LR 96505
Dritt imhallas
Fee Paid