

FILE - PERSU AWLA TAL - QORTI CIVILI

FL-ATTI TAL - SUBBASTA New. 56/19

HSBC BANK MALTA P.L.C.

VS

NAWAFLEH ABDULLAH AHMED

ILLUM 4 ta' Dicembru 2020

DEHER IL-PERIT LEGALI/TEKNIKU... Jean Luke Zerb
276185M.....LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MCGHTI LILU
Gaetano Aquilina
Deputat Registratur
Deputy Registrar
Qrati tal-Gustizzja (Malta)
DEPUTAT REGISTRATUR
Law Courts (Malta)



NOTA TAL - PERIT JEAN LUKE ZARB

LI BINA QIEGHED JIPPREZENTA L-ANNESS

RAPPORT.

JEAN LUKE ZARB

276185 (u)

21, TRES SAN FRANCISK
BAZAN.

WARRANT N° 707.

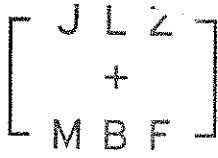
Annalisa Spiteri
Deputat Registratur
Qrati tal-Gustizzja (Malta)

illum

04 MAR 2020

Ippreżentata mill- Dr J.L. Zerb

B/S/ta Rapport tal-



ARCHITECTS

Our ref: CC1901-Subbasta Nru. 56/19

Your ref:

Subbasta Immobbli Nru: 56/19 fl-ismijiet:

HSBC Bank Malta p.l.c. (C3177)

Vs

Nawafleh Abdallah Ahmed (ID24907A)

VALUTAZZJONI TA' PROPJETA

Data tar-Rapport	22 ta' Frar 2020
Destinatarju	Prim' Awla Tal-Qorti Civili Fl-atti tas-Subbasta Immobbli Nru. 56/19
Indirizz tal-Fond	3E, Block 253/255 Rue D'Argens Gzira
Tip ta' Propjeta	Appartament
Istruzzjoni	Biex jigi stmat il-valur ta' proprjeta skond is-suq fiż-żmien tad-Data tal-Valutazzjoni, kif ukoll analizi dwar il-potenzjal massimu ta' din il-propjeta
Data tal-Valutazzjoni	30 ta' Jannar 2020
Kwalifiki tal-istimatur	Arkitett u Inġinier Civili
Skop	Rikjesta tal-Qorti għal-atti tas-Subbasta
Valur tal-Propjeta	€205,000 (elfejn u ħamest elef Ewro) Il-valutazzjoni kienet primarjament derivata billi intuża l-metodu komparabbli ma' tranżazzjonijiet reċenti ta' proprjeta simili. Is-suppożizzjonijiet ikkunsidrati huma hawn inniżżlin.
Konformita mal-Valuation Standards	Din il-valutazzjoni tfejjet skont il-KTP <i>Valuation Standards for Accredited Valuers</i> .
Titolu tal-Propjeta	Ikkunsidrat bħala liberu u frank

Deskrizzjoni tal-Proprjeta

Il-propjeta tikkonsisti f'appartament ta' tliet kmamar tas-sodda, li jinsab fit-tielet sular ta' blokk appartamenti. L-appartament jiffirma parti minn blokk li għandu ħames unitajiet residenzjali u jinstab li huwa lest parzjalment. Il-lift għadu mhux installat. Il-propjeta thares fuq Rue D'Argens. It-triq hija asfaltata u kompletament magħmra bis-servizzi.

Anke jekk din il-propjeta hija permessa bħala appartament ta' tliet kmamar tas-sodda, ġew provduti żewġ kmamar tas-sodda biss. Mill-bieb ewlieni tal-propjeta wieħed jidhru f'kuritur li jgħaqqad waħda mill-kmamar tas-sodda u kamra tal-banju ensuite, din fin-naħa ta' wara tal-propjeta, u pjan miftuħ fin-naħa ta' quddiem tal-propjeta. Mill-pjan miftuħ, fuq in-naħa l-oħra tal-propjeta insibu kamra tal-banju flimkien mat-tieni kamra tas-sodda. L-ebda gallarija ma thares lejn it-triq, iżda tinstab gallarija li tagħti fuq il-bitħa.

Partijiet Komuni

Il-propjeta għanda dritt ta' l-uzu perpetwu tal-partijiet komuni tal-blokk u tiġi aċċessata permezz ta' dawn il-partijiet komuni, servuti bil-lift. Il-partijiet komuni huma aċċessati direttament minn Rue D'Argens. Dan huwa definit fil-pjanta tar-registru annessata ma dan ir-rapport

Qies tal-Propjeta

ċirca 102 metri kwadrati (Pjanta tal-permess hawn mehmuza – DOC 2).

Eta tal-Propjeta

ċirca 2008

Tipologija tal-kostruzzjoni

Ħitan tal-ġebel, b'soqfa tal-konkos.

Finituri tal-Propjeta

Il-propjeta tinsab ġebel u saqafu l-ebda finitura ma ġiet ipprovduta lill-binja.

Servizzi

Il-propjeta ma ġietx ipprovduta b'servizzi

Karatteristiki ta Energy Conservation

Ma nstabu l-ebda miżuri ta 'konservazzjoni ta' l-enerġija

Kundizzjoni

Il-kundizzjoni tal-bini nstab li huwa ħazin. Ġie nnutat li ħafna mis-soqfa għandhom il-hadid ta 'rienforcement mingħajr il-kopertura tal-konkrit neċessarja skond il-kodiċi strutturali. L-infiltrazzjoni ta 'l-ilma ġiet innotata wkoll f'ċerti żoni u il-hadid ta 'rienforcement diġà qiegħed jissaddad.

Ġie nnutat ukoll li hemm kwistjoni strutturali fil-pjan miftuħ. Is-saqaf huwa mirfud bi struttura temporanja biex jiġi evitat il-kollass tiegħu. Ġie nnutat li s-saqaf diġà sofra moviment u xquq kif jidher fir-ritratti mehmuza

(DOC 1) Ritratti hawn mehmuza sabiex juru il-kundizzjoni tal-post

Konformita mal-Permessi u r-Regolamenti

Permess PA/00682/06 - To amend drawings to PA/5503/01 namely facade and internal layout and additional penthouse. (DOC 2)

Proprietà hija mibnija skond il-permess ta' żvilupp, il-policies stabbiliti mill-Awtorità għall-Ippjanar u Liġijiet Sanitarji, hliet li:

- Il-propjetà hija mibnija bħala appartament b'żewġ kmamar tas-sodda u l-kamra tas-sodda fuq quddiem skont il-permess approvat ma nbniex. Minflok jinstab pjan miftuħ ikbar fuq quddiem tal-propjetà. L-ebda permess ma jkopri din l-alterazzjoni.

Potenzjal tal-Proprietà

Din il-propjetà tinstab fl-iskema ta' żvilupp u taqa' fi fhdan iż-żona residenzjali hekk kif indikata mil-mappa tal-policies GT1 tal-Planning Authority (DOC 3).

Il-potenzjal massimu ta' din il-propjetà huwa appartament ta' tliet kmamar tas-sodda. Il-valur tal-kiri u d-domanda ta' propjetà simili fiż-żona hija meqjusa bħala għolja.

Suppozizzjonijiet Ikkunsidrati

Il-propjetà kif ukoll it-titolu tal-propjetà ġew indikati mil-partijiet hawn ikkonċernati u din l-informazzjoni ġiet meqjusa bħala korretta.

Divizibbiltà tal-fond

Anke jekk din il-propjetà tista' tinqasam faċilment f'żewġ appartamenti tas-sodda waħda, l-ispazju minimu għal kull abitazzjoni ma jikkonformax mad-DC15 tal-Awtorità tal-Ippjanar. Għalhekk qiegħed jitqies li din il-propjetà ma tistax tinqasam legalment f'żewġ unitajiet

Kunflitt ta' Interess

M'għandna l-ebda kunflitt ta' interess fit-twettiq ta' din l-istruzzjoni

Jean Luke Zarb

B. Eng. & A. (Hons), MSc Struct. Eng.
Architect & Civil Engineer

Encl.:

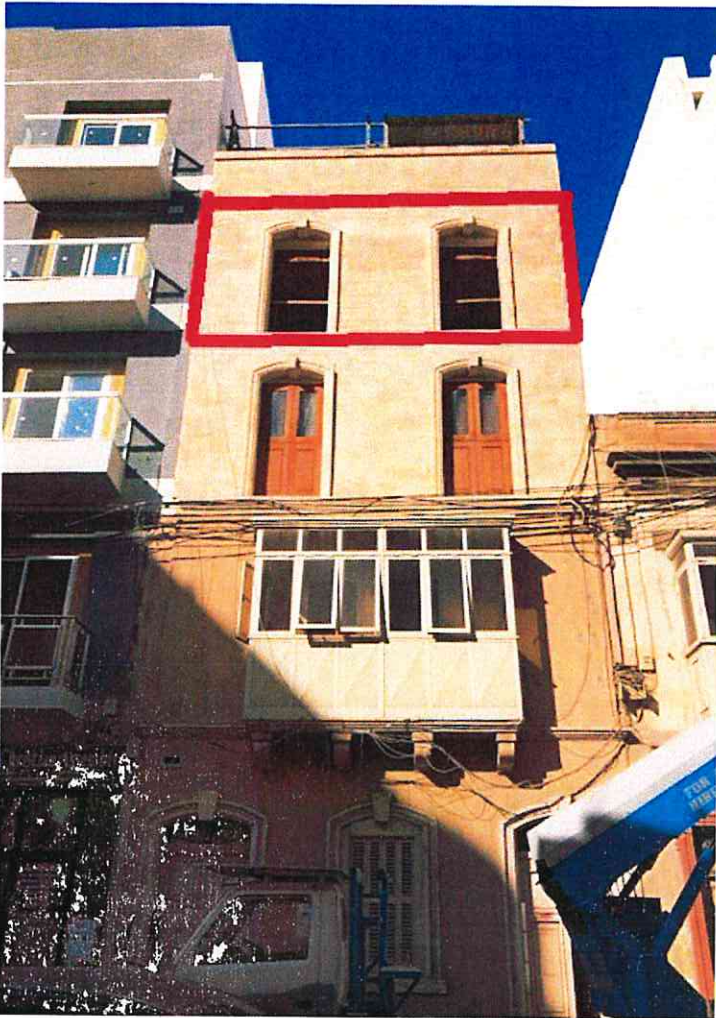
- o Doc 1 – Ritratti tal-fond
- o Doc 2 – PA/00682/06 - To amend drawings to PA 5503/01 namely facade and internal layout and additional penthouse.
- o Doc 3 - Mappa tal-lokal GT1
- o Doc 4 – Rikjesta għal-access 27.11.19
- o Doc 5 – Rikors tal-Perit
- o Doc 6 – Land Registry Plan
- o Doc 7 – Eight Schedule

ILLUM. *Kita Dicembru 2020*

DEHER IL-PERIT LEGALI/TEKNIKU. *Jean Luke Zarb*
276185M.....LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

DEPUTAT REGISTRATUR

[Signature]
Gaetana Aquilina
Deputat Registratur
Deputy Registrar
Grati ta' Gustizzja (Malta)
Law Courts (Malta)



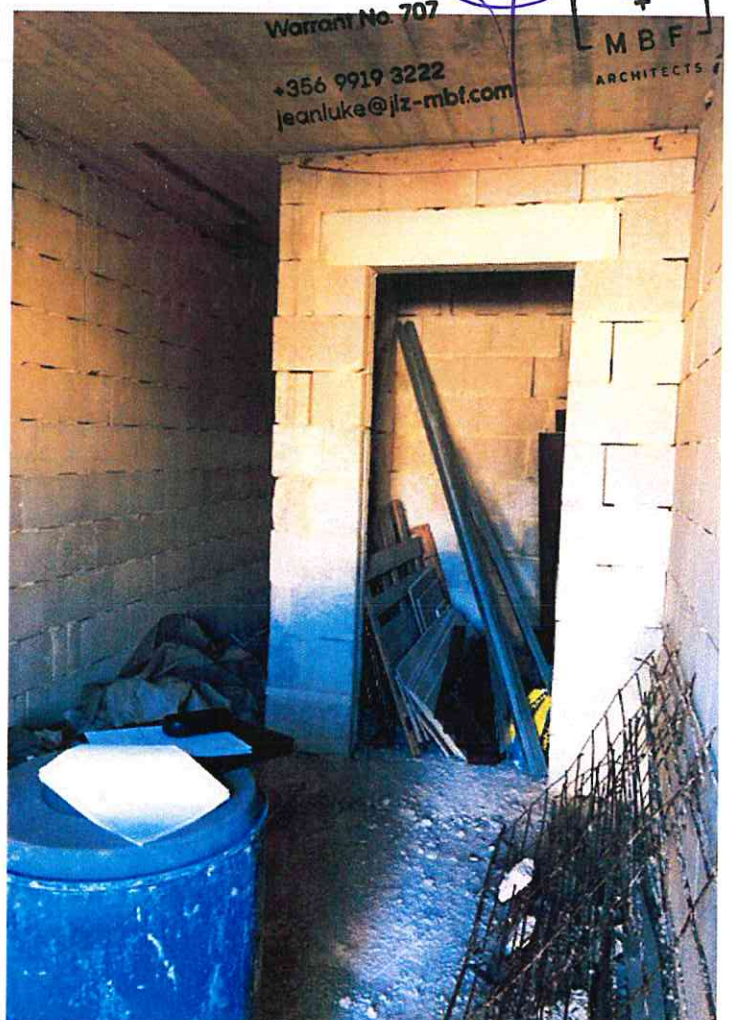
Jean Luke Zarb
B.E. & A. (Hons),
MSc Struct. Eng.,
A. & CE

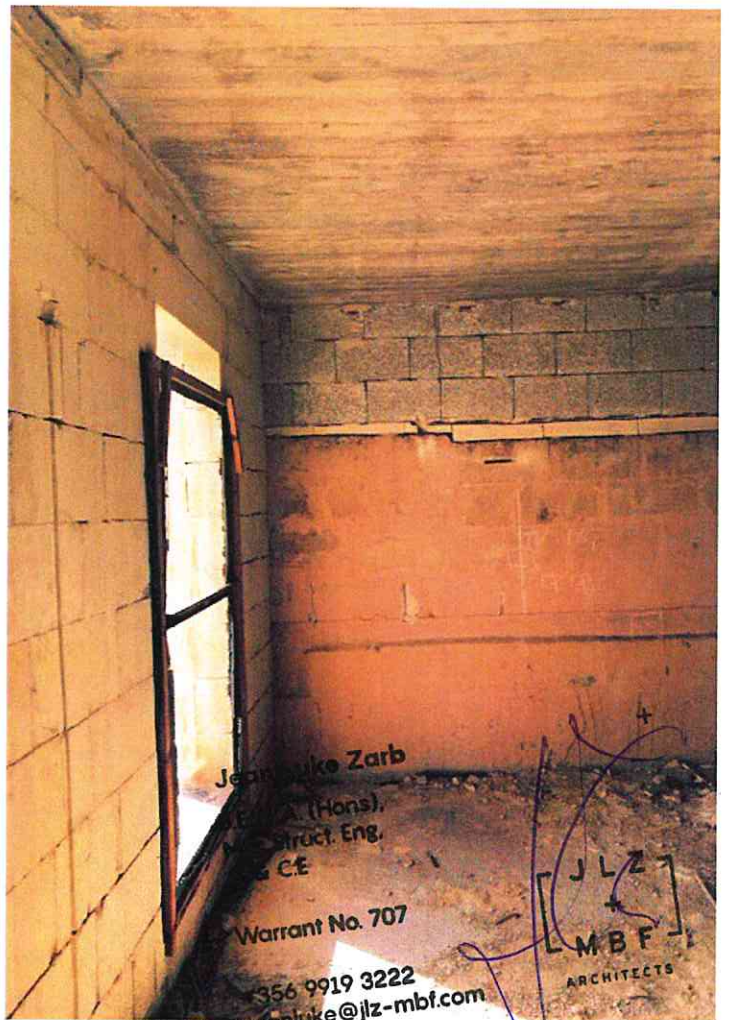
JLZ
+

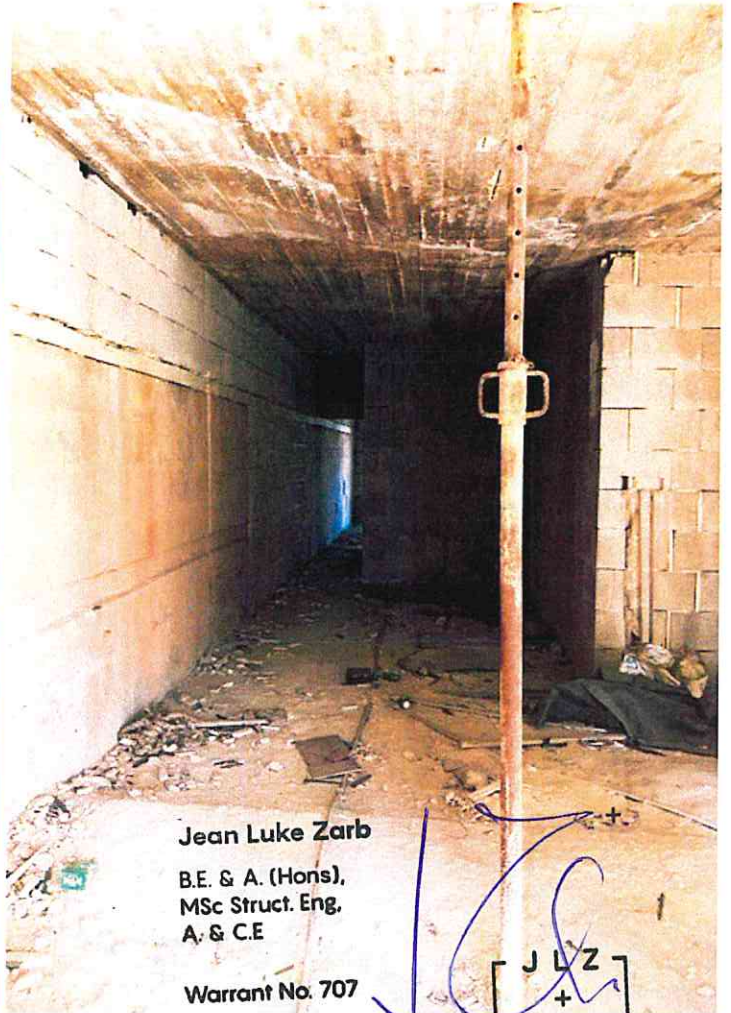
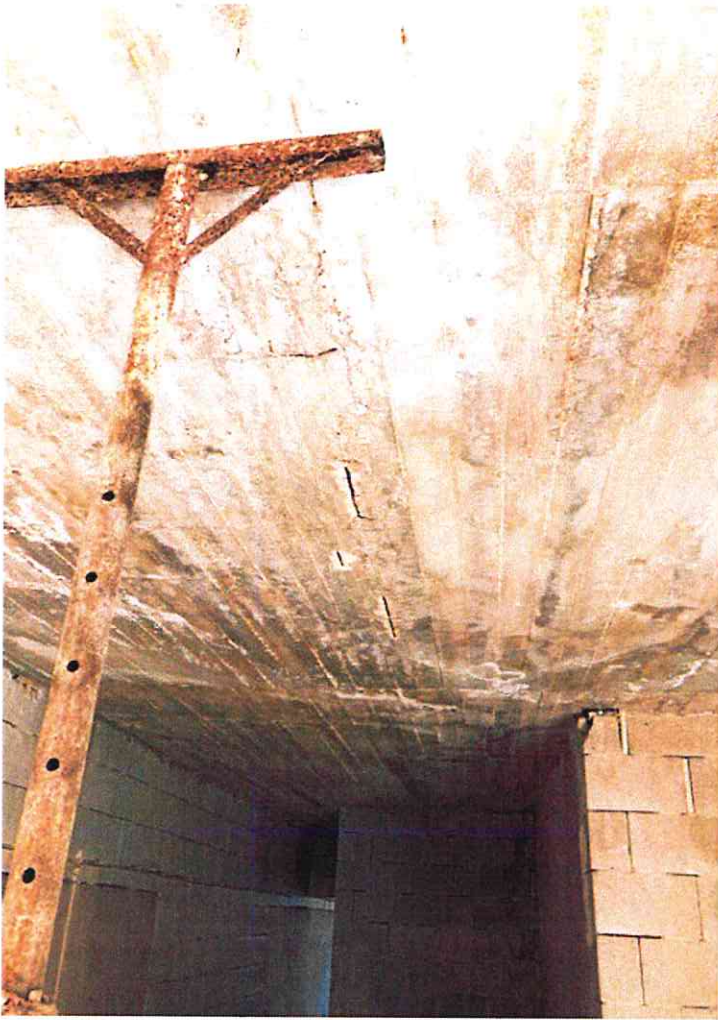
Warrant No. 707

+356 9919 3222
jeanluke@jz-mbf.com

MBF
ARCHITECTS







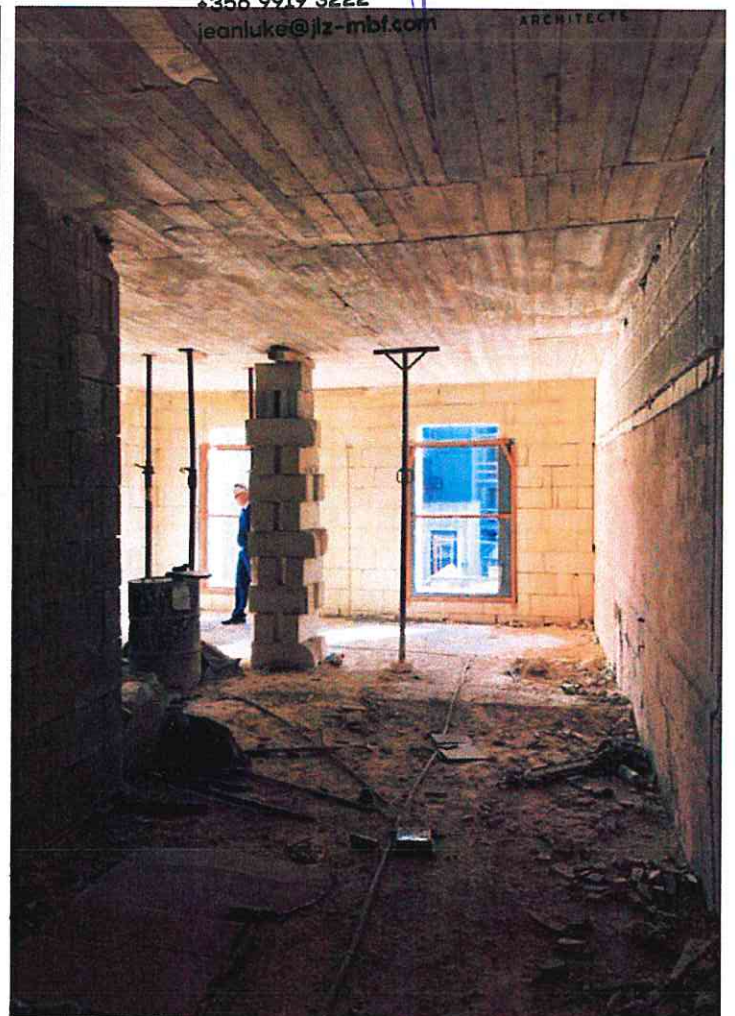
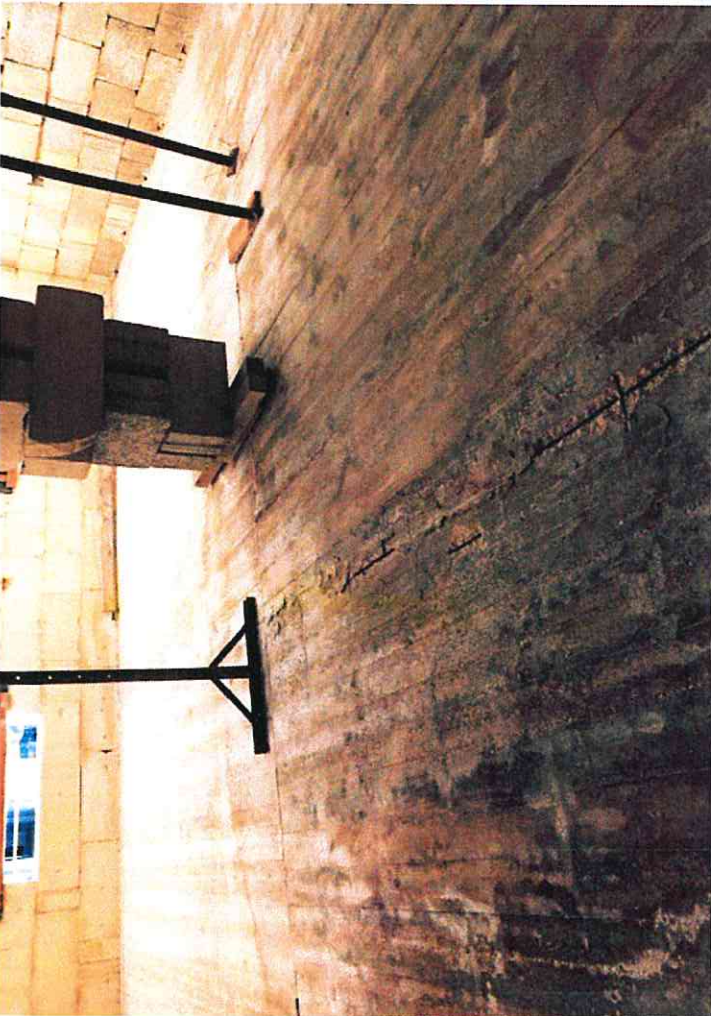
Jean Luke Zarb
B.E. & A. (Hons),
MSc Struct. Eng,
A. & C.E

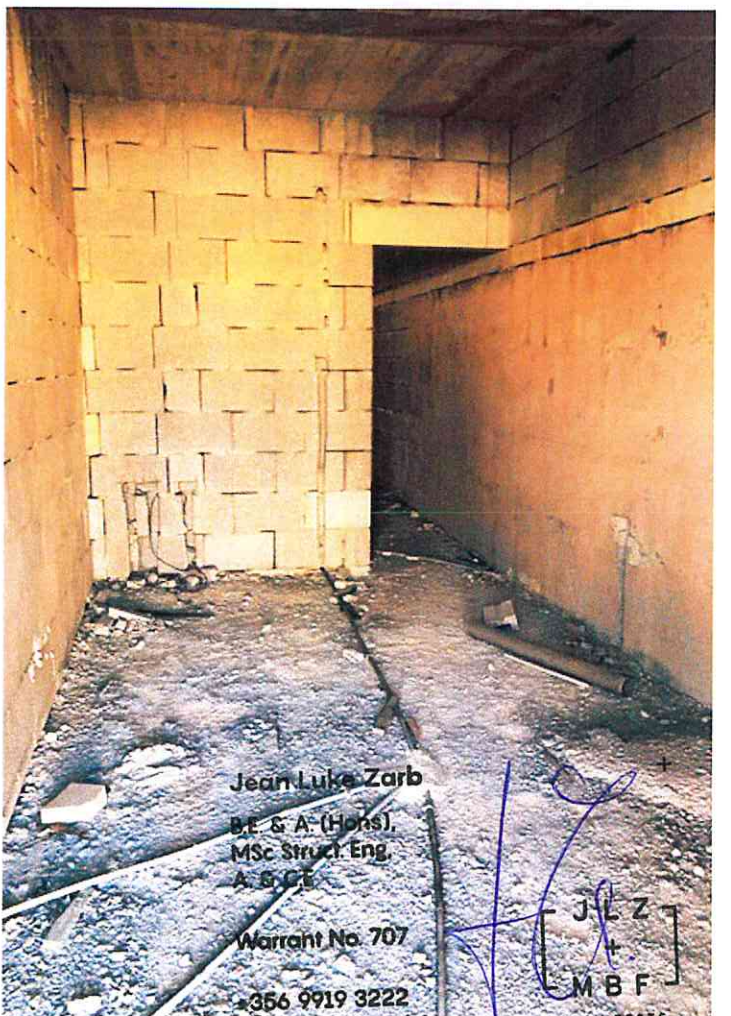
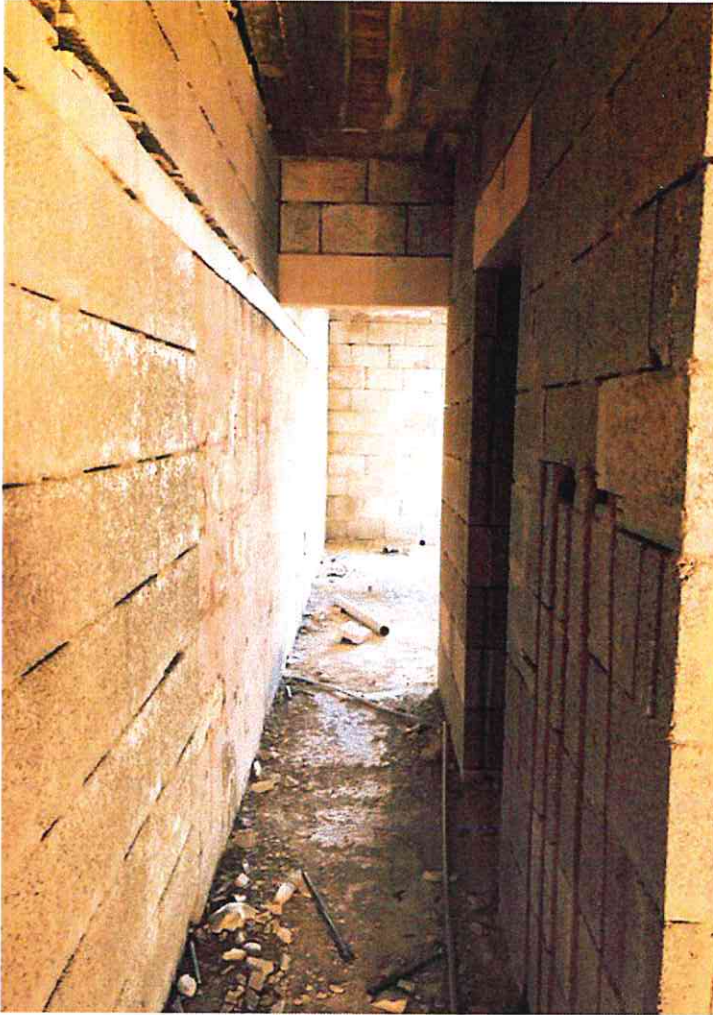
Warrant No. 707

+356 9919 3222
jeanluke@jlz-mbf.com

[JLZ]
+
[MBF]

ARCHITECTS





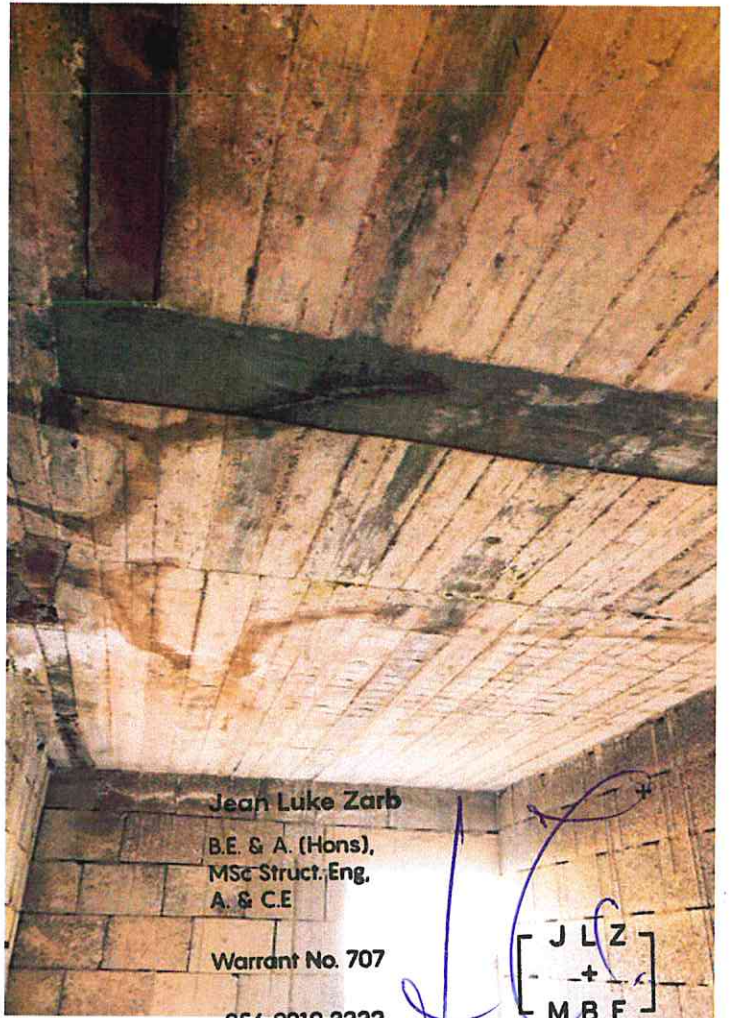
Jean Luke Zarb
B.E. & A. (Hons),
MSc Struct. Eng,
A. & C.E.

Warrant No. 707

+356 9919 3222

jeanluke@jlz-mbf.com

JLZ
+
MBF
ARCHITECTS

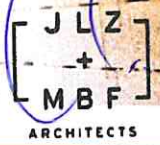


Jean Luke Zarb

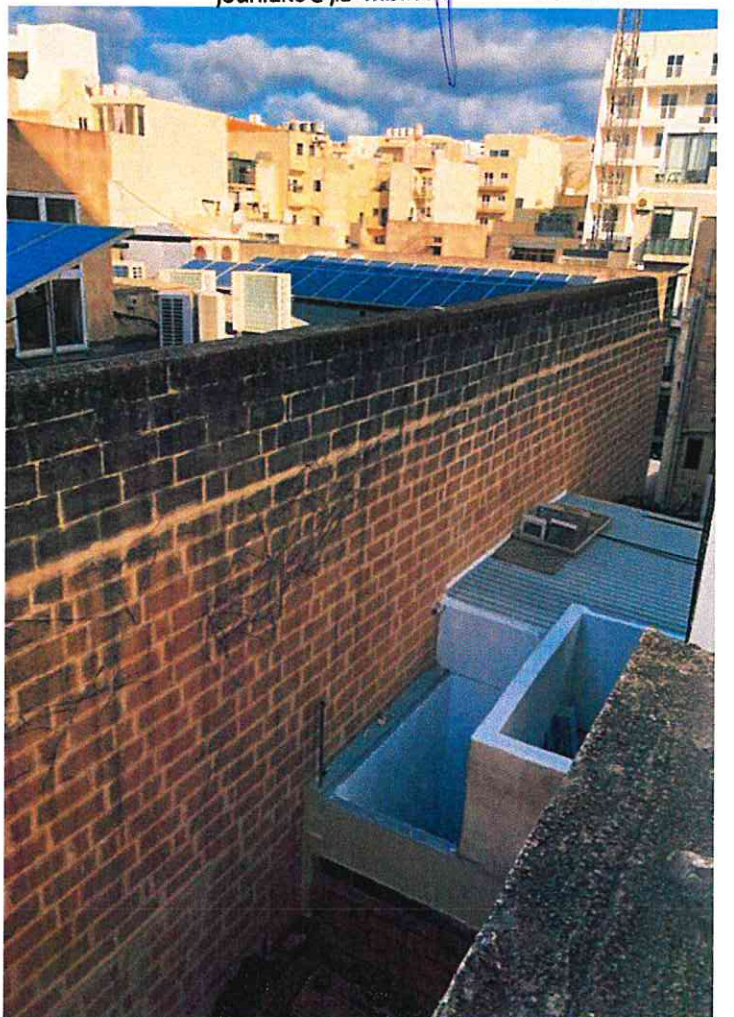
B.E. & A. (Hons),
MSc Struct. Eng,
A. & C.E

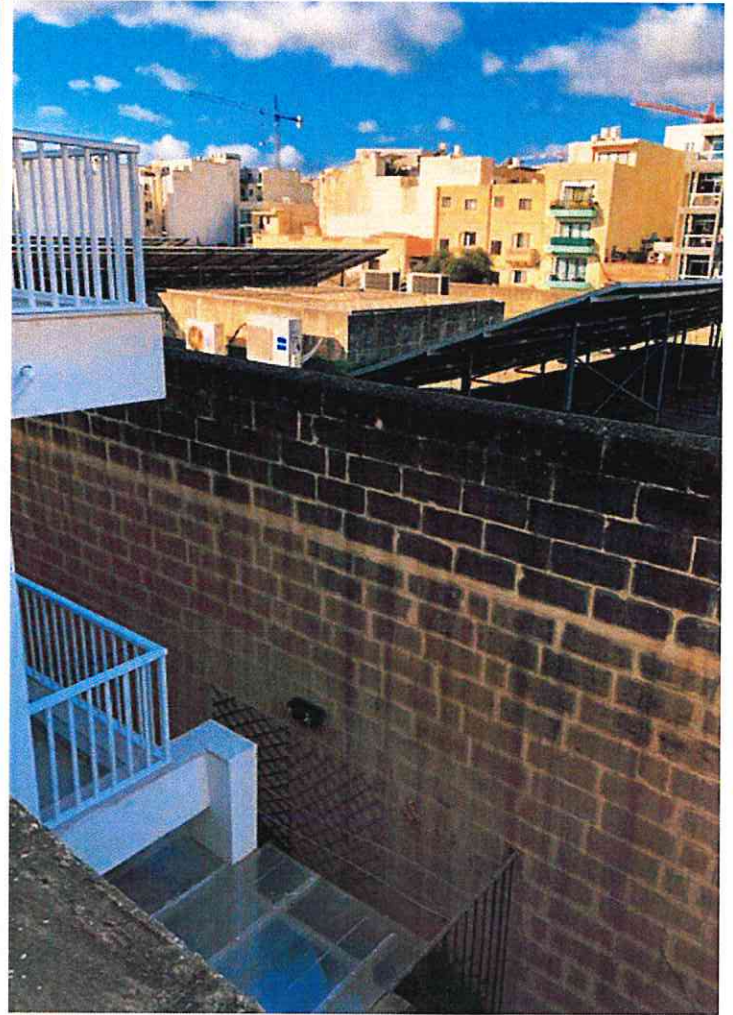
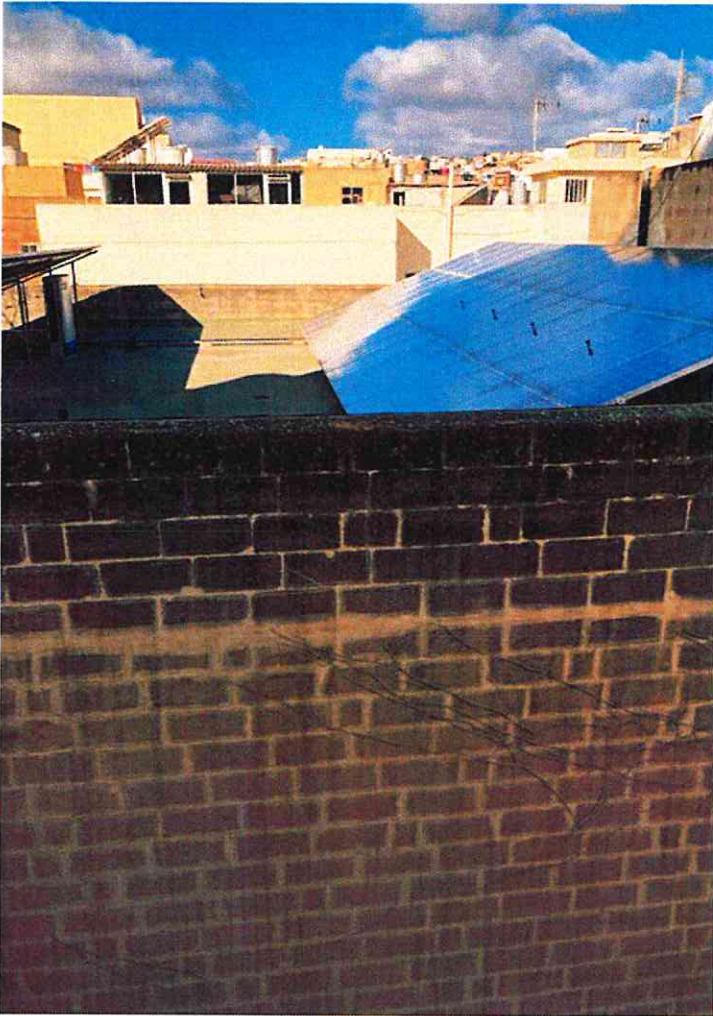
Warrant No. 707

+356 9919 3222
jeanluke@jiz-mbf.com



ARCHITECTS



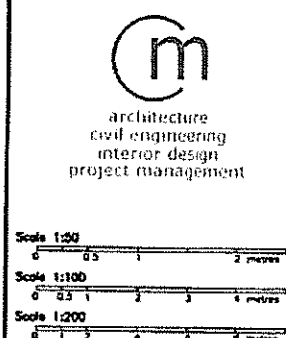
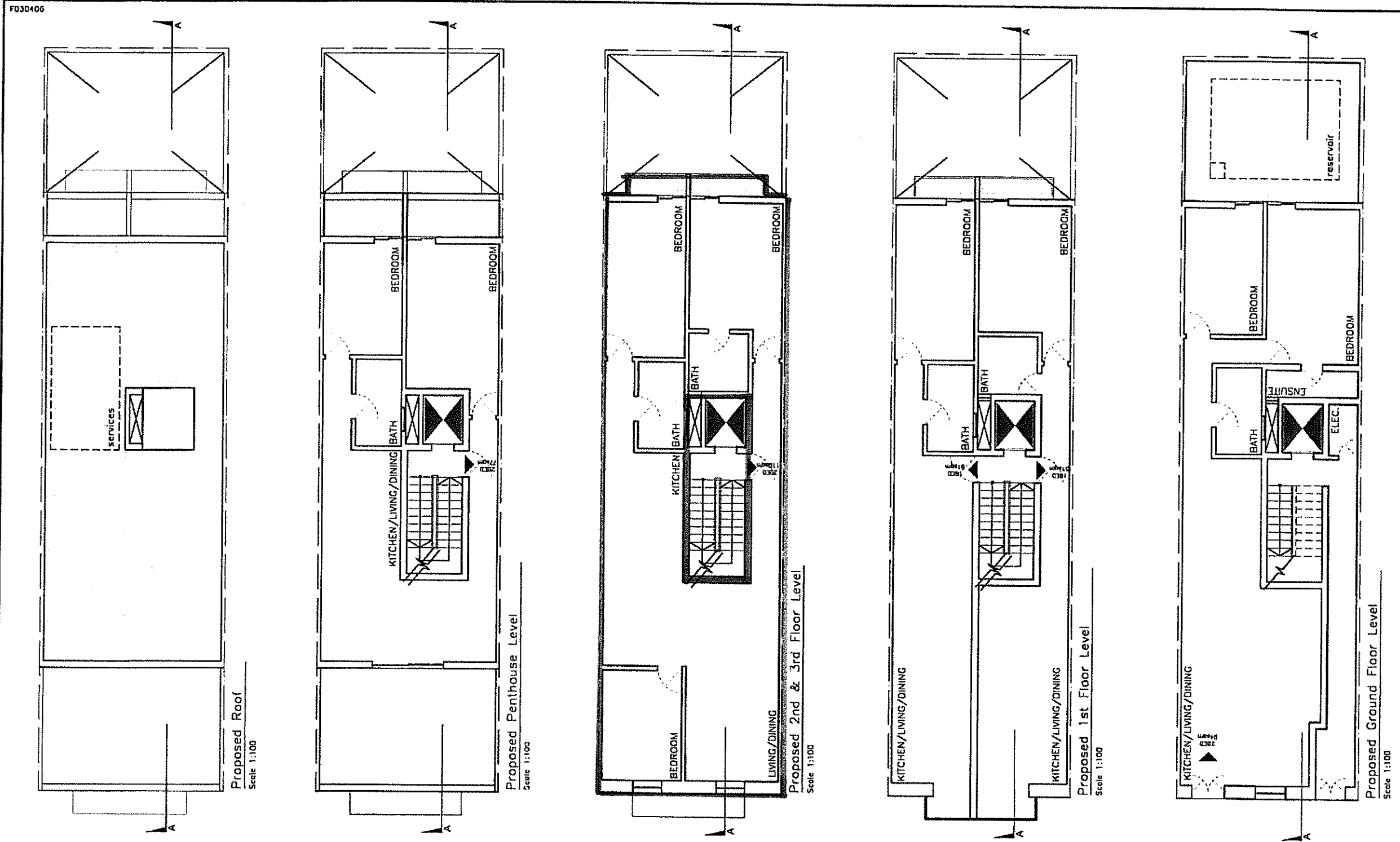


Jean Luke Zarb
B.E. & A. (Hons),
MSc Struct. Eng.,
A. & C.E

Warrant No. 707

+356 9919 3222
jeanluke@jlz-mbf.com

[J L Z]
+
[M B F]
ARCHITECTS



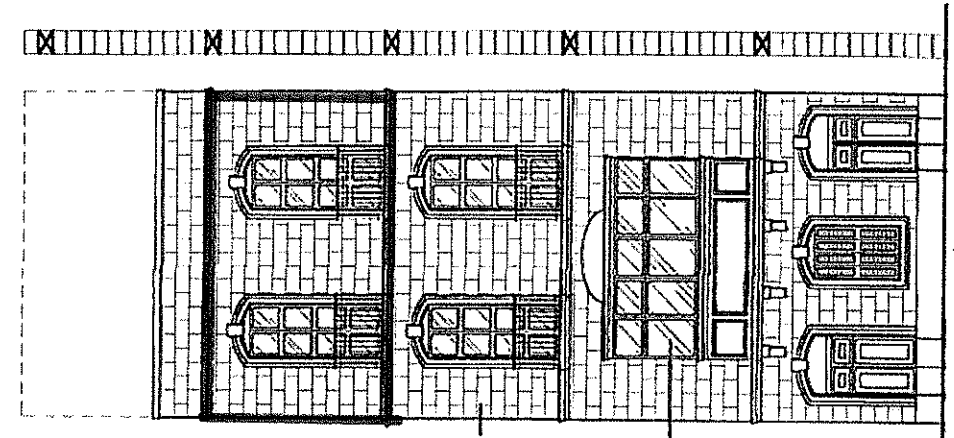
Project No.	FD30406
Client	Abdallah
Job Address	Cairo
Description	Proposed Apartments & Penthouse
Date	
Scale	1:100
Drawn by	MC
Drawing no.	001
Area	
PA No.	
Drawing	Plans & Elevations

- Notes
- "Fug 4-13" Finish
 - Timber Apertures & Front doors

True Copy of Original

Rev.	Details	Date	Int.
0	Deviation details	01/07	mc

Perit Mark Camilleri
 BEAM (P) 133
 16/2 Tanta, Cairo, Nasser
 Tel. 31 421800, 99 254940
 Fax. 21 410845
 markcamilleri@post.com

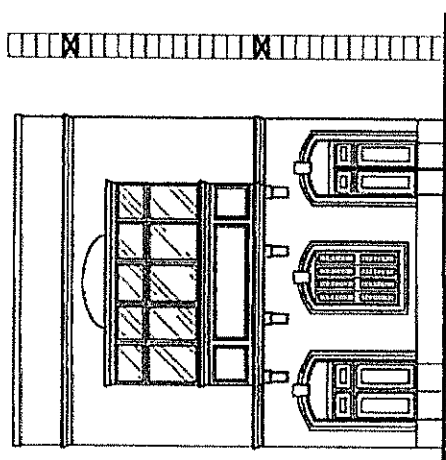
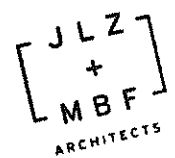


Proposed Elevation
 Scale 1:100

Jean Luke Zaro
 B.E. & A. (Hons),
 MSc Struct. Eng.
 A. & C.E

Warrant No. 707

+356 9919 3222
 jeanluka@jz-mbf.com



Existing Elevation
 Scale 1:100

023910

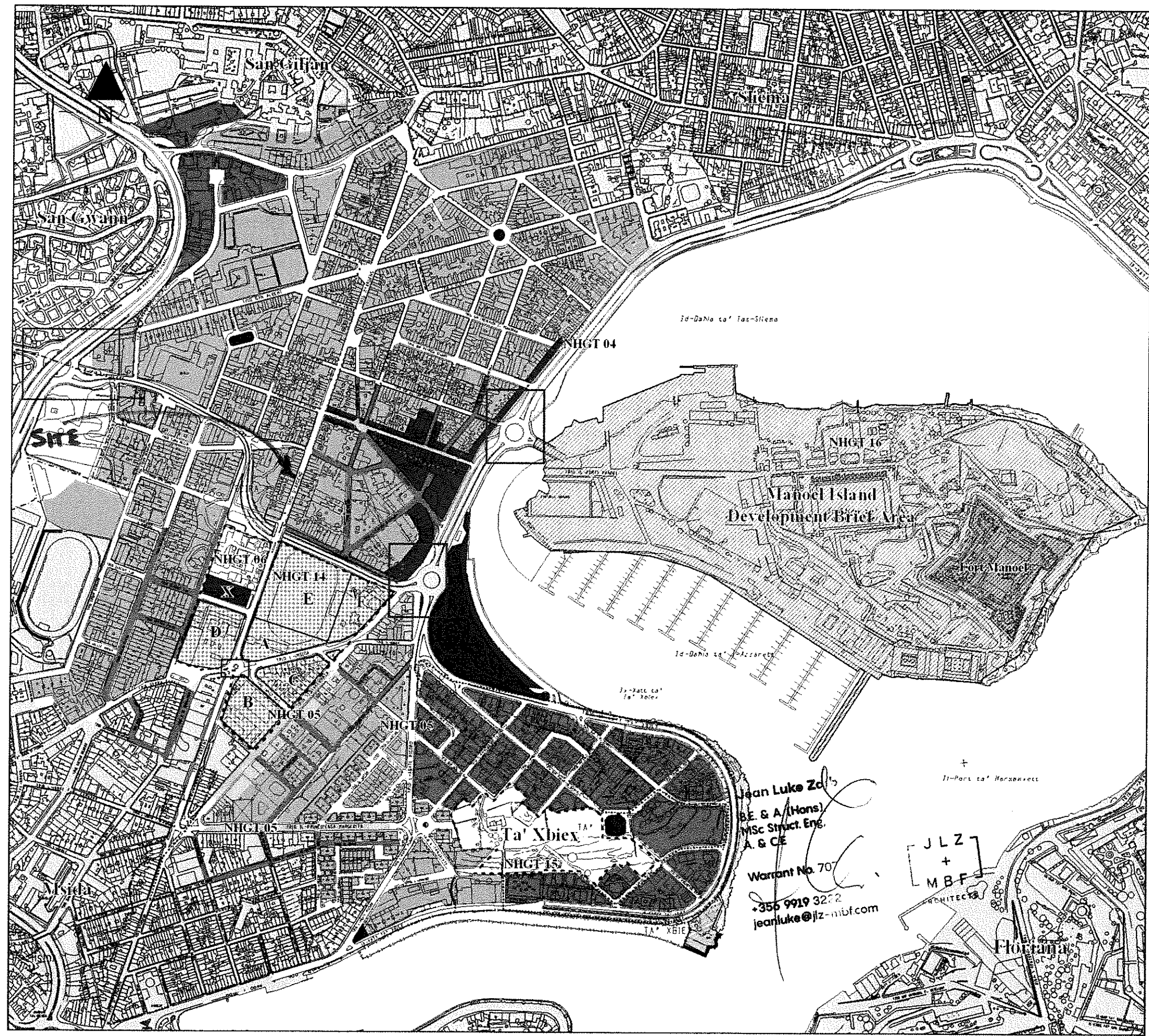
NORTH HARBOURS LOCAL PLAN



AWTORITA' TA' MALTA DWAR L-AMBIJENT U L-IPPIANAR
MALTA ENVIRONMENT & PLANNING AUTHORITY

Key

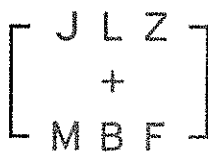
- Local Centre NHRE02
- Opportunity Sites NHGT 06, 14, 15
- Manoel Island Development Brief Area NHGT 16
- Residential Priority Area NHHO 02 (Detached & Semi-Detached Dwellings)
- Residential Area NHHO 01
- Gzira Employment Node NHGT 14
- Environmental Improvements NHGT 04, 05
- Natural coast with public access NHCV 03
- Coastal area with leisure uses NHRL 03
- Public Open Space NHRL01
- Commercial Area NHRE 03
- Resident Parking Zone NHGT 02
- Junction Improvement NHTR 09
- Projected Manoel Island Link Road NHGT 03
- Safeguarding Marina Car Parking NHGT 10
- Control of Boathouses and Garages NHGT 13
- Proposed Urban Conservation Area NHSE 09
- Design Priority Areas NHGT08
- Proposed Limit to Development NHSE 01
- Existing Limit to Development (TPS)
- Scheme Alignment



Gzira & Ta' Xbiex Policy Map

Scale	Date	Map
1:6000	July 2006	GT1
INDICATIVE ONLY Not to be used for direct interpretation or for the interpretation of street alignments.		

Base Maps - 1988 Survey Sheets (Updated)
Copyright Mapping Unit, Malta Environment & Planning Authority



ARCHITECTS

Our ref: CC1901-Subbasta Nru. 56/19

Your ref:

27 ta' Novembru, 2019

Sinjur Nawafleh Abdallah Ahmed,
65, Vilhena Apartments, Flat 7,
Triq l-Imhazen,
Furjana,

Gheziez Sinjur,

Subbasta Nru. 56/19:

Prim' Awla Tal-Qorti Civili

Propjeta:

Apartment 3E & Car Space, 253/255 Rue D'Argens, Gzira

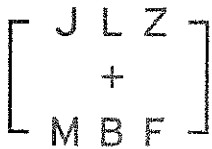
B'referenza ghal-Atti tas-Subbasta Nru. 56/19 hawn fuq imsemmi, nixtieq ngharrfek li ghandi bzonn naghmel spezzjoni fuq il-fond hawn fuq imsemmi, f'liema spezzjoni ikun hemm bzonn li jittiehdu il-qisien tal-post u xi ritratti.

Gentilment nitlobkom li tkunu fuq il-post nhar it-Tnejn, 16 ta' Dicembru 2019, fl-4:00 ta' wara nofs in-nhar sabiex issir din l-ispezzjoni.

F'kaz ta' difficolta', tistgha tikkuntattja lili direttament fuq 99193222.

Jean Luke Zarb

B. E. & A. (Hons), MSc Struct. Eng.
Architect & Civil Engineer



ARCHITECTS

Our ref: CC1901-Subbasta Nru. 56/19

Your ref:

27th November, 2019

Mr. Nawafleh Abdallah Ahmed,
65, Vilhena Apartments, Flat 7,
Triq l-Imhazen,
Floriana,

Dear Mr. Nawafleh Abdallah Ahmed,

Property Auction No. 56/19: Civil Court
Property: Apartment 3E & Car Space, 253/255 Rue D'Argens, Gzira

Reference is made to the Property Auction No. 56/19 in caption, we would like to inform you that we must carry out a site visit to this property, during which we will require access, time to measure the property and to carry out a photographic survey.

We gently request that you are present on site, **Monday 16th December 2019 at 16:00hrs** to carry out property inspection.

Should there be any difficulties, you can reach me directly on 99193222.

Jean Luke Zarb

B. E. & A. (Hons), MSc Struct. Eng.
Architect & Civil Engineer



39,
 Triq Sir Adrian Dingli,
 Sliema
 Sliema Dingli
 Tel: (+356) 21224421
 EXD No: EX0947
 VAT No: MT15114134
 TII No: ---

SLD003297S 28 Nov 2019 12:54:07
 USER: ACH046 - KEVIN CASSAR
 Contact Name: CASH SALE CLIENT
 Vat Number: NA

Sale Number: SLD01996968

Qty	Description	T	e
1	€2.00 70 Ann Council	E	2.00
1	€0.28c Maltese Festa	E	0.28
			2.28
			2.28
Grand Total:			€2.28
Total Tendered:			5.00
Cash Tendered			5.00
Change:			€2.72
VAT Analysis			e
Full	F 10%:		0.00
Reduced	R 5%:		0.00
Exempt	E 0%:		2.28
Non-Vatable NV	0%:		0.00
VAT Paid:			€0.00

***SLD0199696**
 SLD01996968

This receipt is invalid
 if cheque is dishonoured
 or payment against Local Purchase Order

Fil-Prim Awla tal-Qorti Civili**Fl-atti tas-subasta 56/19****Fl-ismijiet: -****HSBC Bank Malta p.l.c.****-vs-****Ahmed Nawafleh
Abdullah****Rikors tal-Perit Jean Luke Zarb ID276185M
Jesponi bir-rispett: -**

Illi l-esponent kien mahtur bhala perit fis-subasta *de quo*.

Illi hemm bzonn illi jsir access sabiex l-esponent ikun jista' jhejji r-rapport mehtieg.

Illi l-esponent kien baghat ittra registrata lill-partijiet kollha f'din il-kawza li permezz taghha kien informa lill-partijiet li ser isir access nhar is-16 ta' Dicembru 2019.

Illi dakinhar tas-16 ta' Dicembru 2019, il-perit acceda l-fond in kwistjoni fejn kien hemm prezenti rapprezentanti tal-Bank HSBC izda Nawafleh Abdullah Ahmed ma kienx prezenti u konsegwentement ma nghatax l-access ghall-fond in kwistjoni.

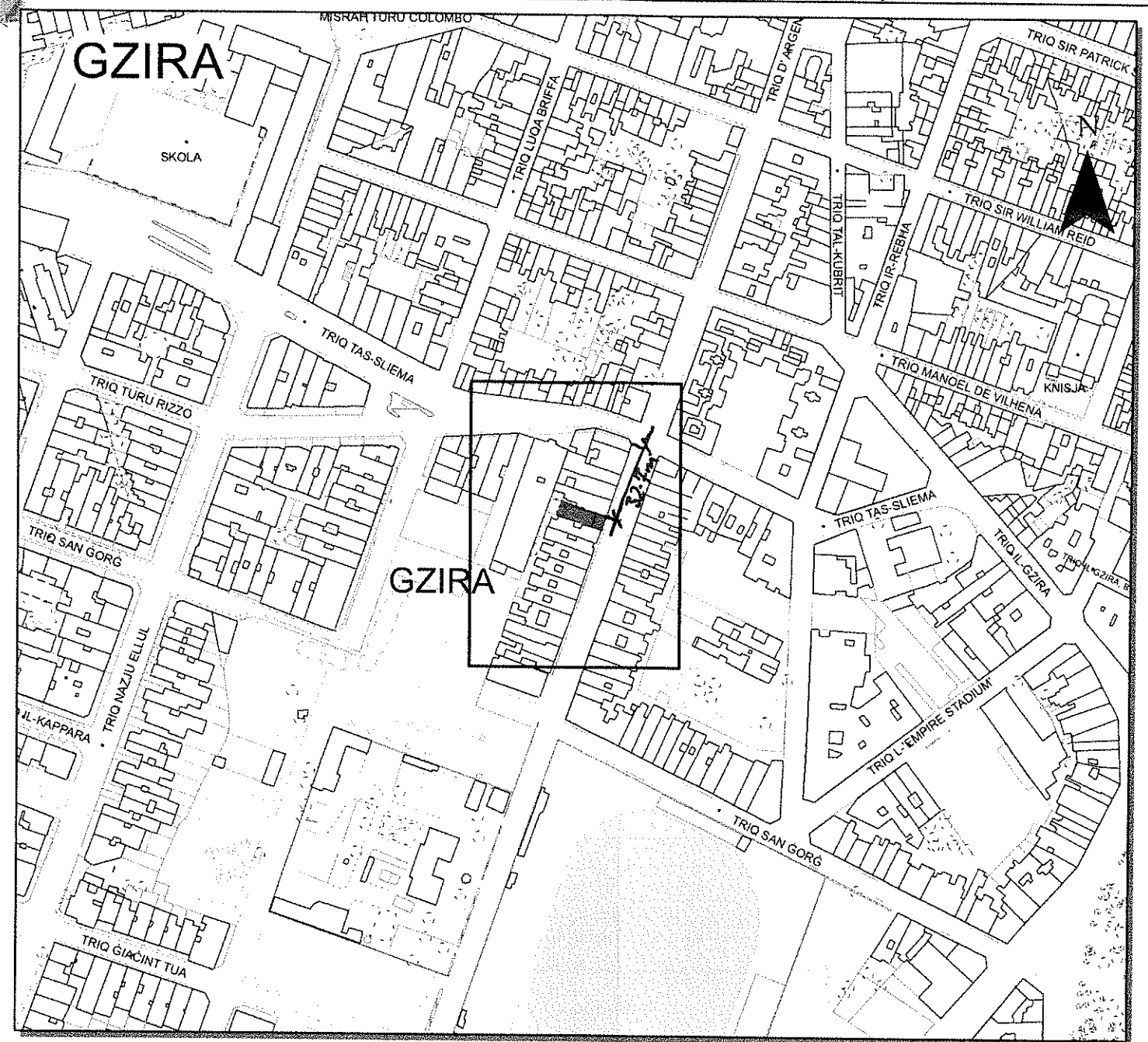
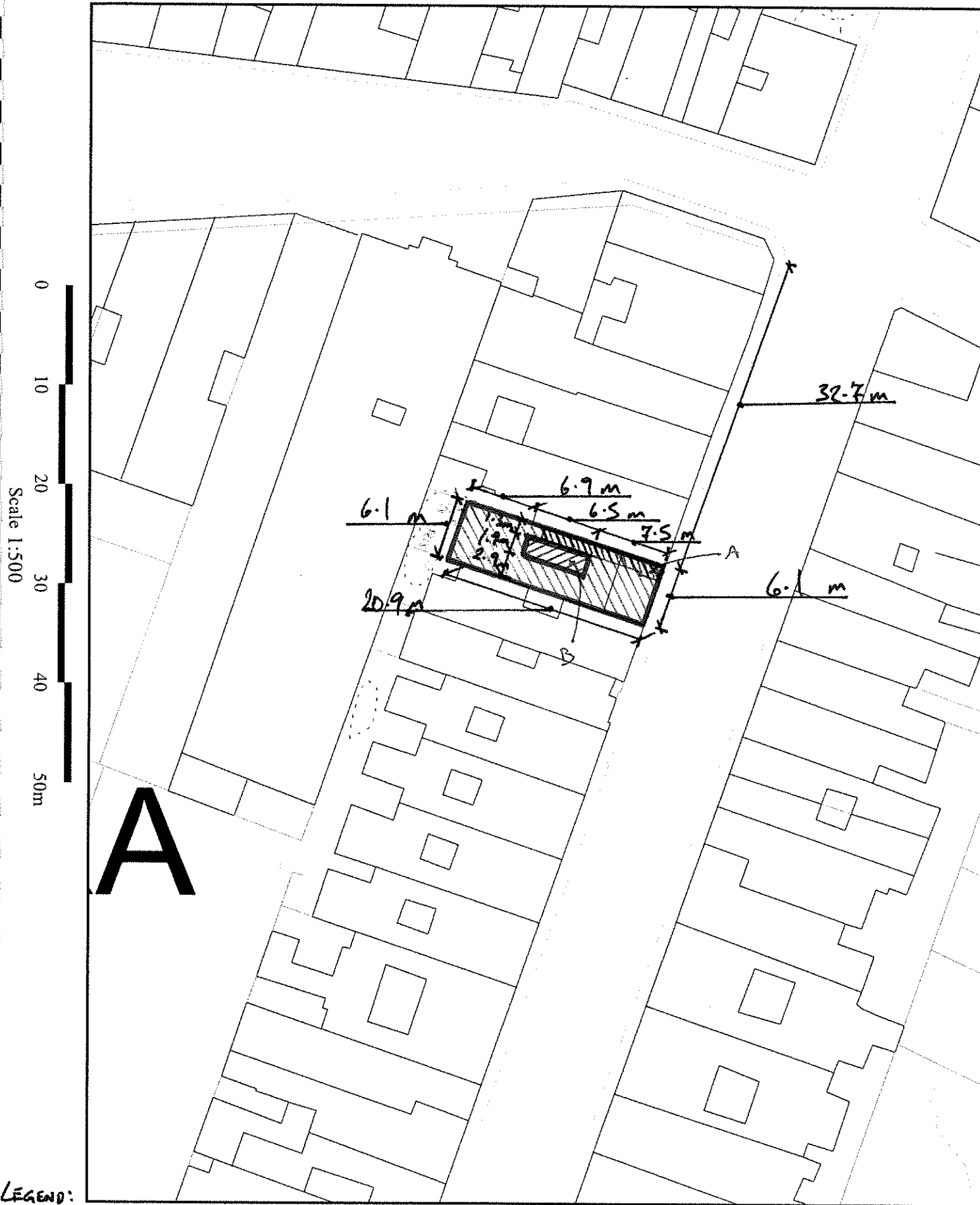
Illi ghalhekk, r-rikorrent ghandu bzonn jacedi l-fond in kwistjoni ghaliex fin-nuqqas ma jistax ihejji r-rapport mistenni minnu.

Ghaldaqstant l-esponent jirlob bir-rispett lil din l-Onorabbli Qorti joghgobha: -

1. tordna li l-access ghandu jsir nhar it-23 ta' Jannar fit-tlieta ta' wara nofsinhar (3pm).
2. tordna li jsir l-access bil-procedura ta' l-iscass permezz ta' l-assistenza tal-marixxalli u l-Pulizija Ezekuttiva;
3. testendi z-zmien ghall-prezentata tar-rapport li ghandu jkun imhejji mill-Perit, jekk hu possibbli, bi tletin jum,

u dan taht dawk il-provvedimenti li jidhrilha xierqa u opportuni.

Dr. Yanika Bugeja
28/3 21st September Avenue
Naxxar



Pjanta tas-Sit 1:2500 Site Plan

Gvern ta' Malta

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: Map Number:	157926 M	Pozizzjoni Ċentrali: x = 54250 Centre Coordinates: y = 73642	Parti min S.S.: Extracted from S.S.:	5473	Data: Date:	02/03/2020
-------------------------------	----------	---	---	------	----------------	------------

Perit: +
Architect: **Jean Luke Zarb**
Timbru tal-Perit: **BE & A. (Hons), MSc Struct. Eng. A. & C.E.**
Architect's Stamp: **JLZ + MBF ARCHITECTS**
Warrant No. 707
+356 9919 3222
jeanluke@jlz+mbf.com

Qies (metri kwadri): c. 102 sqm
Area (square metres):
Firma ta' l-Applikant:
Applicant's Signature:

LEGEND:

FULL OWNERSHIP OF PROPERTY AT THIRD FLOOR LEVEL.



Scale 1:500



COMMON PARTS: AREA A+B AT GROUND FLOOR; AREA B ALL OTHER FLOORS



LR 153844

Dritt imhallas
Fee Paid

PART III
EIGHTH SCHEDULE

Physical Attributes of Immovable Property

Locality

Address

Total Footprint of Area Transferred *

Tick where applicable

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

Type of Property Villa Semi-Detached Bungalow Flat/Apartment
 Penthouse Mezzanine Maisonette Farmhouse
 Terraced House Ground Floor Tenement

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
— NA —

Amenities *Tick as many as appropriate* With Garden With Pool With Lift *COMMON* With Basement
 No Garage One Car Garage Two Car Garage Multi Car Garage

Airspace Ownership of Roof No Ownership of Roof 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: 22/02/2020

Perit's Signature:

Warrant Number:

Rubber Stamp:



Jean-Luke Zarb

B.E. & A. (Hons),
MSc Struct. Eng.
A. & C.E.

Warrant No. 707

19 3222
mbf.com

[J L Z]
+
[M B F]
ARCHITECTS