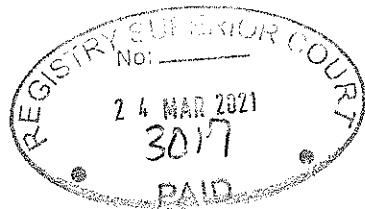


FIL-PRIM AWLA TAL-QORTI CIVILI

FL-ATTI TAS-SUBBASTA NUMRU 53/2020

G.A. International Trading Ltd.
vs
Antonia Hindley noe

**RELAZZJONI TAL-PERIT GEORGE PULLICINO
MAHTUR PERIT TEKNIKU**



Ref tieghi: 114/04

Data: 20 ta' Marzu 2021

Jesponi bir- rispett:

Illi b'digriet ta' din l-Onorabbi Qorti, fl-Atti tal-Mandat ta' Qbid ta' Hwejjieg Immobili fl-Atti ta' Subbasta Numru 53/2020, l-esponent gie nominat bħala Espert Teknik i għall-fini tad-deskrizzjoni u valutazzjoni tal-propjeta segwenti:

FLAT 4A, BLOKK A, HIGHRISE APARTMENTS, TRIQ L-IMRADD, TA' XBIEX.

Kopja tal-Ħatra tal-esponent Perit Tekniku hija meħmuża u mmarkata bħala Dok. A1.

Illi l-esponent ġabar il-process relativ u ħa konjizzjoni tad-dokumentazzjoni fl-istess process.

Għaldaqstant l-esponent bagħħat notifika ta' access lill-intimati b'ittra rregistrata sabiex isir access fuq il-post. Kopja tan-notifika hi meħmuza u mmarkata bħala Dok. A2.

Illi sabiex jaqdi l-inkarigu moghti lilu l-esponent żamm Access fuq il-post, fil-15 ta' Marzu 2021, fit-3.30 p.m.

Għaldaqstant wara li żamm access fuq il-fond fil-mertu ta' din is-Subbasta, l-esponent Perit Tekniku qed jirrelata dan li ġgej, għall-aħjar konsiderazzjoni ta' din l-Onorabbi Qorti.

Kundizzjonijiet Ġenerali

Saret spezzjoni viżwali tal-post sabiex tigi stabbilita l-kundizzjoni ġenerali tat-tiswija u s-saħħha strutturali tal-proprjetà. Għalkemm ma nstabu l-ebda difetti maġġuri li jinvolu nefqa sostanzjali, għall-iskop ta' din il-valutazzjoni assumejt dan li ġej:

1. Li l-proprjetà hija ħielsa minn kull diffet moħbi;
2. Li l-ebda materjal ta' īxsara ma ġie użat fil-kostruzzjoni ta' din il-proprjetà;
3. Li s-servizzi kollha qiegħdin jaħdmu tajjeb.

Matul din l-ispezzjoni ma nstabet l-ebda ndikazzjoni li xi waħda mill-assunzjonijiet elenkti hawn fuq ma kenitx valida.

Tip, Volum u Permessi

Il-proprietà tikkonsisti f'appartament f'Livell 4, li jinsab eżattament fuq il-baħar f'żona predominantament residenzjali imma li fiha hemm ukoll xi attivita' kummercjal.

Pjanta tas-Sit, Pjan u Elevazzjoni mehuja mehuja u mmarkati bħala Dok. B1, B2 u B3 rispettivament.

Il-pjan terran ta' Highrise Apartments huwa okkupat mill-uffiċċini tal-Kunsill Lokali Ta' Xbiex u xi uffiċċji kummerċjali oħra, li jokkupaw ukoll sular intermedju.

L-appartament għandu l-aċċess tiegħu minn żona komuni kemmxjejn taħt il-livell tat-triq li twassal għal taraġ u lift.

L-appartament għandu spazju ntern ta' madwar 145 (mija u ħamsa u erbgħin) metru kwadru b'faċċata ta' 7.75 metri fuq Triq l-Imradd. Huwa msaqqaf fuq 11-il filata, iżda xi kmamar inkluż il-kuritur għandhom soffitt falz tal-ġibs. Il-kmamar kollha abitabbi għandhom għoli (*clear height*) aktar minn 2.6 metri.

Il-binja kienet inbniet fis-snin 80 permezz tal-permess tal-izvilupp PB 2003/88/558/79. (Kopja tal-permess tal-izvilupp originali u l-pjanta approvata huma annessi bhala Dok. B4 u Dok. B5. rispettivament)

Forma u Rabtiet

L-appartament, li għandu cens perpetwu li ma tistax jiġi rivedut ta' madwar €116.5 fis-sena (Lm50 fis-sena), jikkonsisti minn entrata, kċina, salott, kamra tal-pranzu b'terrazin zghir li jħares fuq Triq l-Imradd, tliet kmamar tas-sodda doppji (l-ebda waħda minnhom bil-kamra tal-banju *en-suite*, żewgt ikmamar tal-banju u kamra għall-ħasil tal-ħwejjieg. L-aċċess għall-kmamar kollha huwa wieħed indipendentni.

Il-proprietà għandha wkoll dritt ta' użu u aċċess għaż-żona komuni u l-bejt.

Tip ta' Kostruzzjoni u Stat

L-appartament li nbena fil-bidu tat-tmeninijiet għandu disinn u arkitettura tipika ta' dak iż-żmien.

L-appartament huwa konformi mar-Regolamenti prezenti tal-İppjanar u dawk Sanitarji.

L-arredament huma ta' standard tajjeb, għalkemm il-materjali għadhom dawk oriġinali.

Il-materjali kollha huma f'kundizzjoni tajba, ħlief waħda mill-kmamar tal-banju li teħtieg titjib jew tinbidel.

Il-madum tal-art huwa taċ-ċeramika.

L-aperturi huma kollha tal-aluminium ta' kulur abjad b'pannelli tal-ħgieg (mhumix double glazed).

Il-bibien tal-injam u għandhom il-panew.

L-appartament fih kċina mgħammra li għadha fkundizzjoni tajba ħafna b'materjal ta' kwalità tajba u livell għoli.

Il-ħitan u s-soqfa huma miksija u mbajjda. Uħud mill-mamar u l-kuritur għandhom soffitt tal-gypsum installat.

L-appartament ġie mibni bis-sistema tradizzjonali komuni għal bini residenzjali ta' goli medju, bil-komponenti strutturali ewlenin tiegħu jikkonsistu f'gebel li jiflaħ it-tagħbija u bricks tal-konkrt.

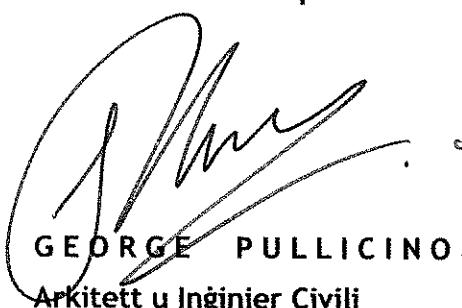
Is-saqaf ingħata fuq il-post u huwa rinfurzat. L-istruttura hija adegwata u soda. L-appartament jinsab fkundizzjoni tajba ħafna u strutturalment b'saħtu.

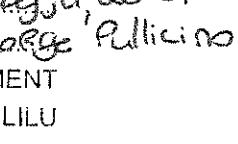
Is-servizzi tal-elettriku u tal-ilma, għalkemm ma gewx ittestjati għal hin twil, jidhru li jiffunzjonaw tajjeb.

Il-madwar

L-appartament jinsab f'żona residenzjali u huwa qrib kumditajiet ta' kuljum, inkluż dak tat-trasport pubbliku.

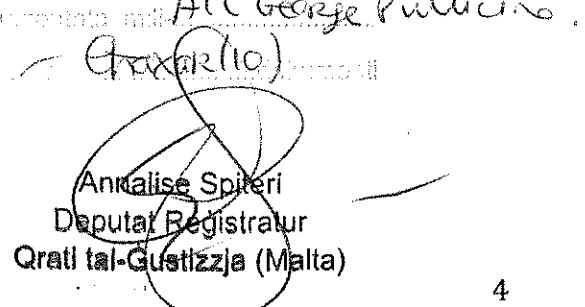
Fl-opinjoni professjonal tiegħi, il-valur totali tas-suq ta' din il-proprietà mmobbl deskritta hawn fuq huwa ta' €320,000 (Tlett Mija u Għoxrin Elf Euro).


GEORGE PULLICINO
Arkitett u Inġinier Civili

ILLUM 19 ta' Mejju, 2021
DEHER IL-PERIT LEGALI/TEKNIKU. 
2634641 LI MALEF LI QEDA FEDELMENT
U ONESTAMENTA - A-INKARIGU MOGĦTI LILU

Data: 20/03/2021
Warrant Professjonal: 262

Indirizz tal-Ufficju: 33, iCentre, Level 3,
Triq Joe Gasan,
Hamrun HMR 1616
79430789
Indirizz eletroniku: george@GParchitects.eu

ILLUM 24 ta' Mars 2021
Inġiementi minn AL C George Pullicino

Anġelise Spiteri
Deputat Registratur
Qrati tal-Gustiżza (Malta)

Dokumenti mehmuza ma' din ir-relazzjoni:

- Dok. A1 - Kopja tal-ħatra tal-esponent Perit Tekniku bħala espert
- Dok. A2 - Notifika ta' Access
- Dok. B1 - Pjanta tas-Sit
- Dok. B2 - Pjanta tal-Fond
- Dok. B3 - Elevazzjoni tal-Faccata
- Dok. B4 - Permess tal-Izvilupp originali
- Dok. B5 - Pjanta tal-Permess tal-Izvilupp originali
- Dok. C1 - Rekord Fotografiku
- Dok. D1 - Eight Schedule
- Dok. E1 - Kopja tal-Ircevuta tax-xiri tad-dokumenti tal-permess originali mingħand il-P.A.

Dok. A1



Fil-Prim Awla' tal-Qorti Ċivili

Fl-Att tas-Subbasta Nru. 53/2020

**G.A. International Trading
Limited**

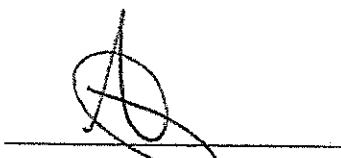
vs

Antonia Hindley noe

Lill: Perit George Pullicino

Inti mgharraf illi gejt mahtur bħala espert fl-atti tal-Mandat ta' Qbid ta' Hwejeg Immobblī hawn fuq imsemmi sabiex tagħmel deskrizzjoni tal-fond jew fondi indikat fir-rikors promotur u sabiex tfisser il-pizijiet, kirjiet u jeddiet ohra, sew reali kemm personali, jekk ikun hemm, li għalihom dan il-fond jew fondi ikun suggett kif ukoll l-aħħar trasferiment tiegħu, skond l-informazzjoni li jkun ha mill-kreditur jew mid-debitur.

Inti mitlub sabiex tigi tigbor l-inkartament relativ mil-1 ta' Frar 2021 'l quddiem filwaqt illi mgharraf illi għandek sal-1 ta' April 2021 sabiex tipprezzena r-rapport dettaljat tiegħek.


Gaetana Aquilina
Deputat Registratur

Dok. A2

GEORGE PULLICINO

B.E.&A. (Hons.), A.&C.E.

Architect & Civil Engineer



Ms. Antonia Hindley
c/o Apartment 4, Block A,
Highrise Apartments,
Triq l-Imradd,
Ta' Xbiex XBX 1150

1st March 2021

APARTMENT 4, BLOCK A, HIGHRISE APARTMENTS, TRIQ L-IMRADD, TA' XBIEX

Madam,

I have been notified by the Registry - Superior Court (Case Reference: Subbasta 53/2020) that I have to carry out an inspection at the above mentioned apartment in order to draw up a valuation of the said apartment.

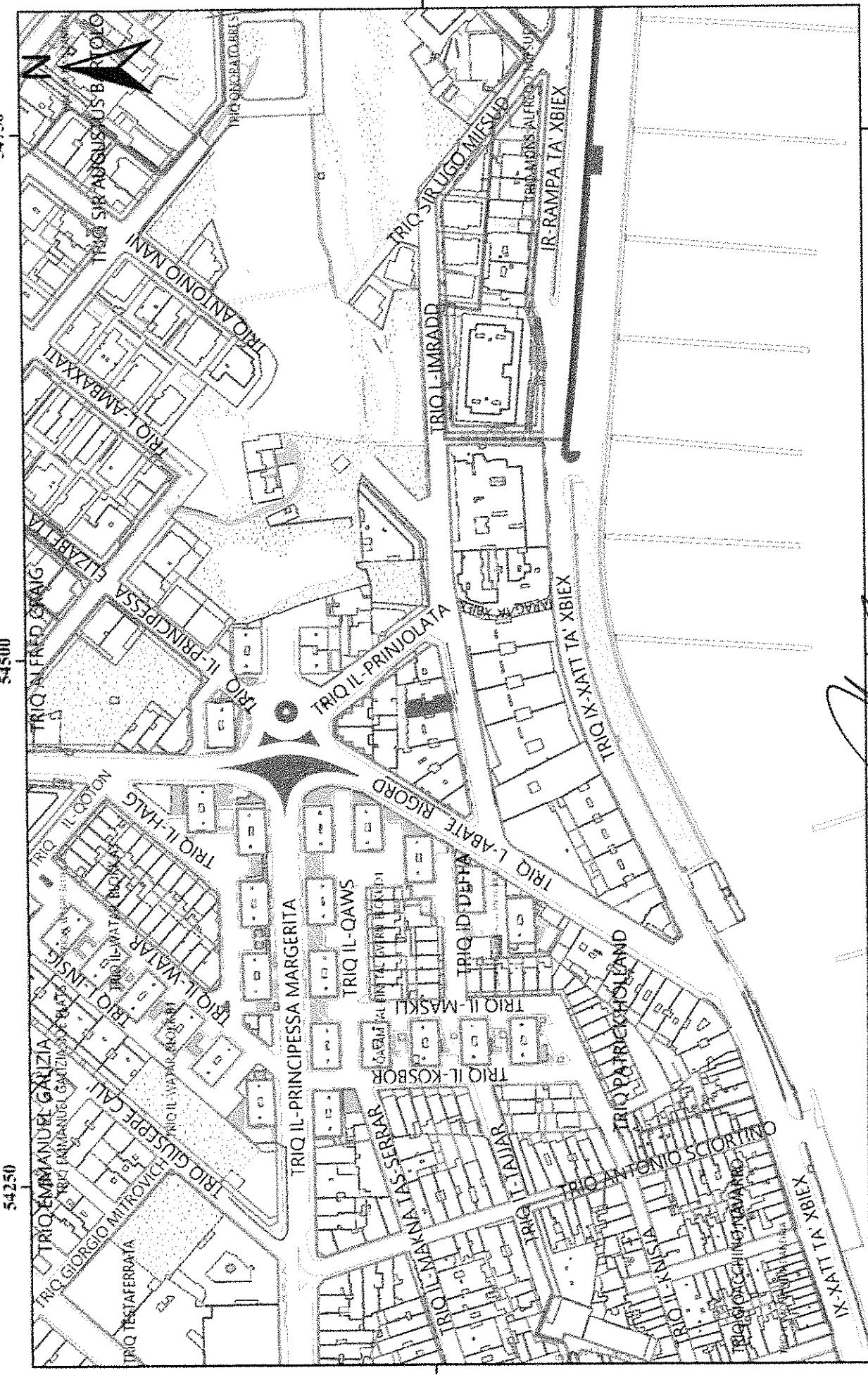
I kindly ask you to get in touch with me either by calling me or sending me an email, in order to set up an appointment for a site visit at the above mentioned apartment as soon as possible.

A handwritten signature in black ink, appearing to read 'George Pullicino'.

PERIT GEORGE PULLICINO

Architect & Civil Engineer

Dok. B II



Public Geoserver
Committed for and

Copied by the Mapping Unit, Planning Authority

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Data captured from: 2018 aerial photography. Truncated U.T.M. C Levelling Datum M.S.L. (Mean Sea Level).
Not to be used for interpretation or scaling of scheme alignments.

www.ppa.org.mt

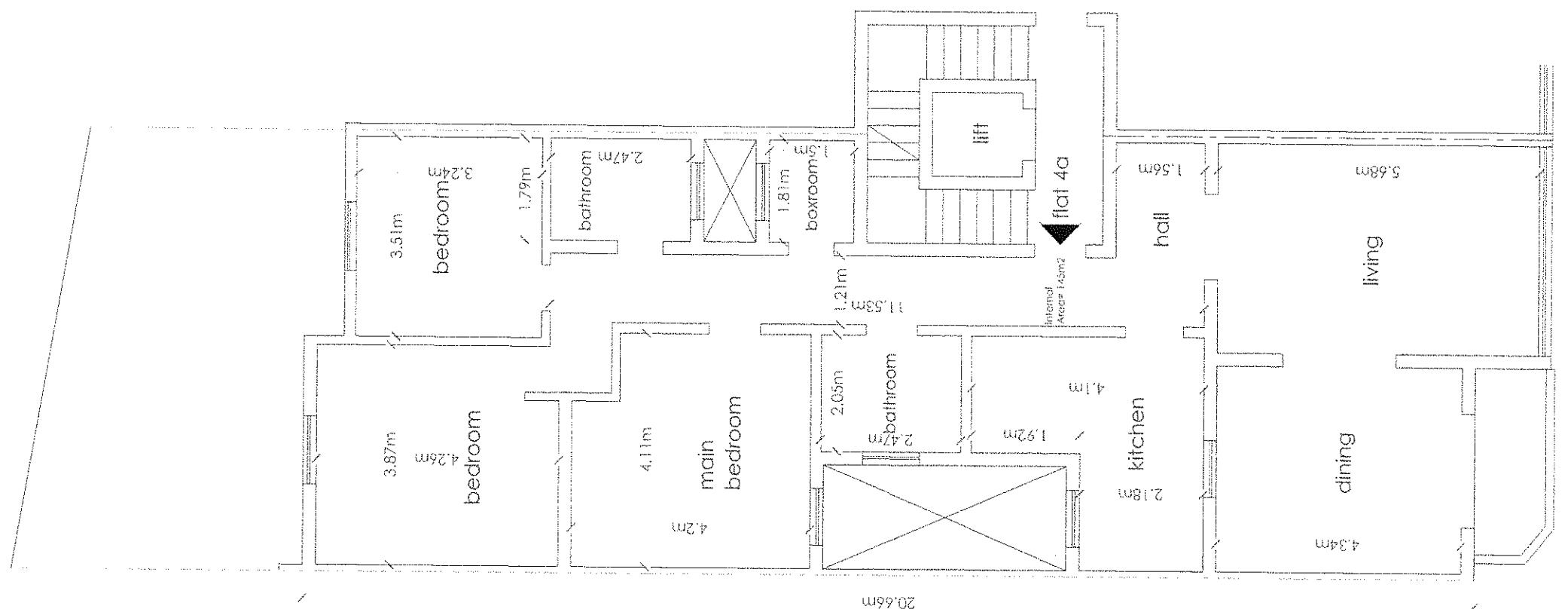
www.ppa.org/ml

Date Printed: 16/03/2021



Scale 1:100

PLAN - LEVEL 4



PLAN

Scale: 1 : 100 Paper Size: A3

PLAN

GEORGE PULLICINO
B.E. & A.(Hons.), A. & C.E.
Architect & Civil Engineer

33, iCentre Level 3, Triq Joe Gasan,
Hamrun HR1616
Tel: 2134388, 73430789
george@GArchitects.eu

Site : Flat 4a, Block A,
Highrise Apartments,
Triq H-Imradd,
Ta' Xbiex.

Date : 16/03/2021 Ref: 114/05/01

Version Revision Date Site

Works : Valuation for Subasta

Date : 16/03/2021 Ref: 114/05/01

Paper Size: A3

ENGLISH LEARNING

Scale 1:100



Chm.: Phil. Awia Tai-Qofu CIVIL
B.E. & A.(Hons.), A. & C.E.
Architect & Civil Engineer
Works: Valuation for Subasta

33, 16 Centre, Level 3, Traq Joe Gasan,
Hamrun HMR1616
Tel: 21344589, 79430789
george@GParchitects.eu

GEORGE POLLICINO B.E. & A.(Hons.), A & C.E. Architect & Civil Engineer		Client : Phil Awwa tal-Qorti Civil Works : Valuation for Subasta		Site : Flat 4a, Block A, Highrise Apartments, Triq I-Imradd, Ta' Xbiex.		Scale : 1 : 100 Paper Size: A3	
						ELEVATION	
						33. iCentre, Level 3, Triq Joe Gasan, Hamrun HR1616 Tel: 21344589, 79433789 George@GPArchitects.eu	
						Date : 16/03/2021	Ref : 114/05/02

Permit No.: **Renewal**
PB **1336/558/79**



**WORKS DEPARTMENT
BUILDING PERMITS SECTION
BELTISSEBH**

Oad

14 AUG 1987

Don.B4

BUILDING PERMIT

Permit is hereby granted to

**Mr Anthony Zemaine o.b.o.
Resear Daly Zemaine and Sons Ltd.
1/3 Church Wharf
Garba**

by the

- Planning Area Permits Board in terms of the Planning Area Regulations, 1962; and Section 14 of the Building Development Areas Act, 1983;
- Aesthetics Board in terms of Section 5 of the Aesthetics Building Ordinance (Chapter 135);
- Sanitary Authorities in terms of Section 85 of the Code of Police Laws (Chapter 13);

to carry out the works described in his/her application of the

29.7.86

at **Ta' Xbiex Sea Front Ta' Xbiex**

under the conditions specified hereunder:

To erect dwellings and garages for private cars, subject to conditions on form III (already sent) and drainage contribution, and as per plan (L/PB 558/79/24) as amended already returned.

- The PAPB permit is valid for one calendar year from date of issue and may be withdrawn at any time during its validity period without any compensation from Government being granted.
- This permit is granted saving any third party civil rights.
- This permit does not dispense the grantee from the necessity of obtaining from any Department or Authority a permit, licence or any other permission required by any law or regulation, in force from time to time, in respect of the construction, reconstruction, repair, or alteration of a building or of acquiring materials for such works.
- Premises are not to be used as Furnished or Holiday flat by tourists.

32

cc. Architect

**SECRETARY IN CHARGE
BUILDING PERMITS**

Oad

Permess Nru.:

PB



DIPARTIMENT TAX-XOGHLIJET
TAQSIMA TAL-PERMESSI TAL-BINI
BELTISSEBH

PERMESS TAL-BINI

B'dan qiegħed jingħata permess lil

mill-

- (a) Bord għall-Permessi dwar Area ta' Pjan Regu'atur skond ir-Regulamenti ta' l-1962 dwar Area ta' Pjan Regulatur; u l-Artiklu 14 ta' l-Att ta' l-1983 dwar Arci għall-Iżvilupp tal-Bini;
- (b) Bord ta' l-Estetika mwaqqaf bl-Artiklu 5 ta' l-Ordinanza dwar l-Estetika tal-Bini (Kapitlu 135);
- (c) Awtorità Sanitarja skond l-Artiklu 85 tal-Kodiċi tal-Pulizija (Kapitlu 13);

biex isiru xogħliljet fl-applikazzjoni tiegħu/tagħha tal-

fi

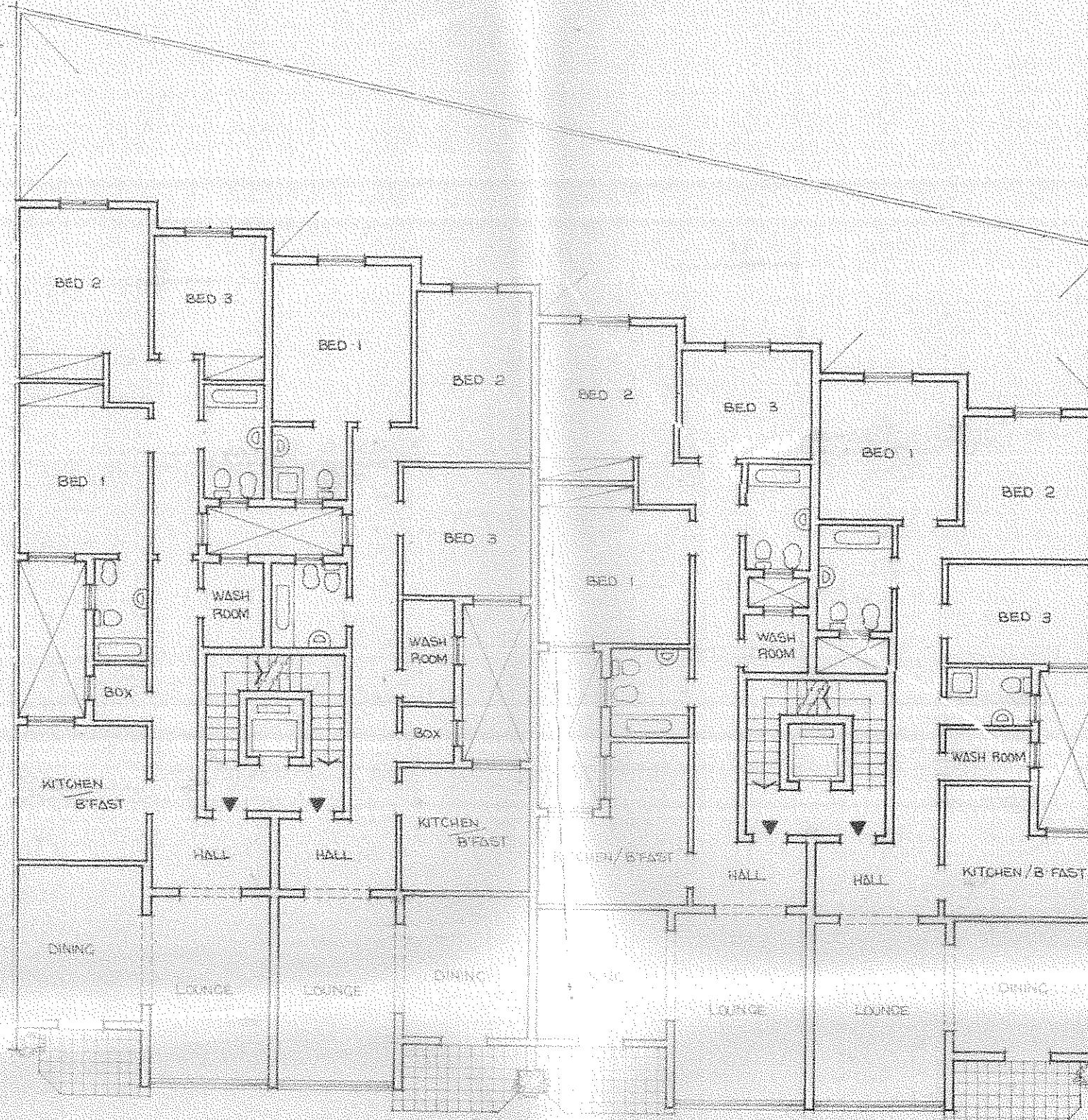
skond il-kundizzjonijiet speċifikati hawn taħt:

- (1) Il-permess tal-Bord dwar Area ta' Pjan Regulator huwa validu għal sena kalendarja mid-data tal-hruġ u jista' jiġi rtirat matul il-perijodu ta' vailidità mingħajr id-dritt ta' f'las jew kumpens mill-Gvern.
- (2) Dan il-permess qed jingħata mingħajr ebda preġudizzju ta' drittijiet ċivili minn terzi persuni.
- (3) Dan il-permess ma jeħlisx lil min jingħata mill-ħtieġ li jikseb minn xi Dipartiment jew Awtorità, permess, licenzja jew kull permess iekkor meħtieġ minn xi li ġi jew regolament fis-seħħi minn żmien għal-żmien dwar ii-kostruzzjoni, rikostruzzjoni, tiswija, jew tibdil f'bini jew għall-ksib ta' materjal għal-dawn ix-xogħliljet.
- (4) Dan il-post hawn fuq imsemmi ma jistax jiġi wżaq bhala 'Furnished' jew 'Holiday Flat' minn turisti.

Kopja: Perit

SEGRETARJU INKARIGAT
mill-PERMESSI TAL-BINI

Dok.B5



FIRST SECOND THIRD & FOURTH FLOOR PLAN

RANIOLD + BENCINI

ARCHITECTS CIVIL ENGINEERS & STRUCTURAL CONSULTANTS

FILE NO. 3747/88

DRAWN BY

SCALE 1:100

DATE MARCH 88

DRAWN M.A.

REVISION NO.

DATE

SANT' APPROV
AS AMEN
Jean de la...
factory Enginner

J. LACIMA FRANC A. & C.E.
Chairman P.A.P.D



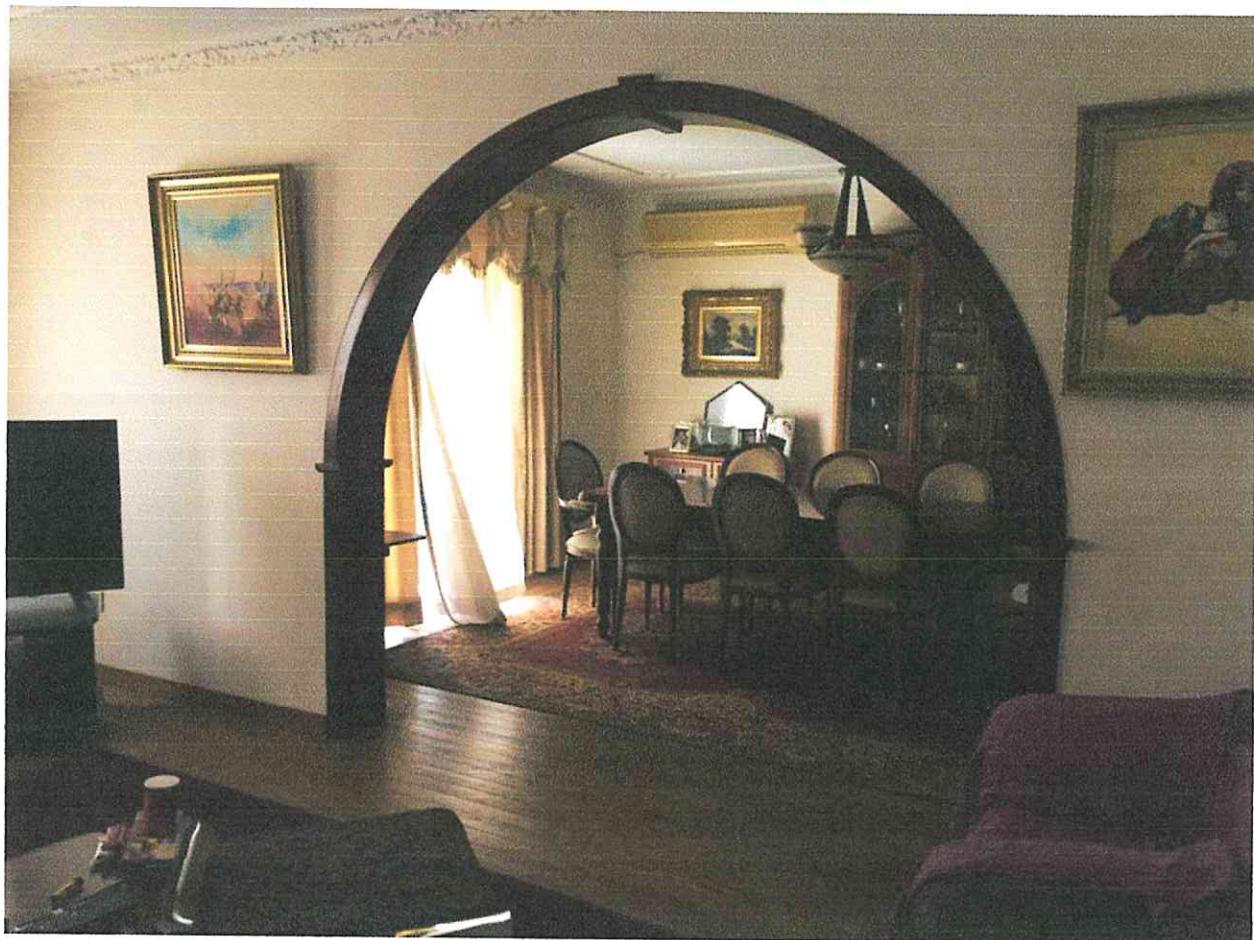
DOK. C1



Faccata



Salott



Kamra tal-Pjanzu



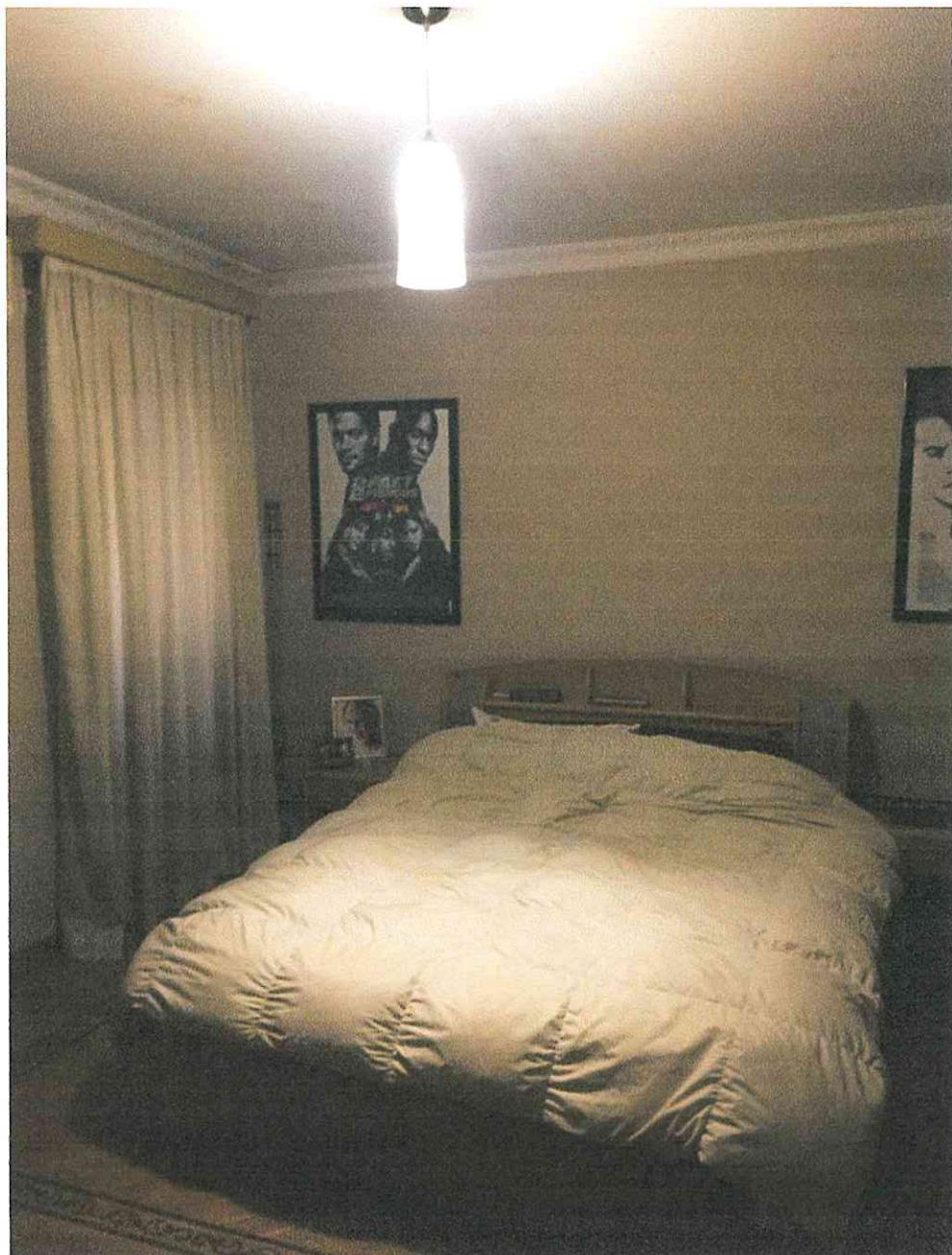
Kcina



Kamra tal-Banju 1



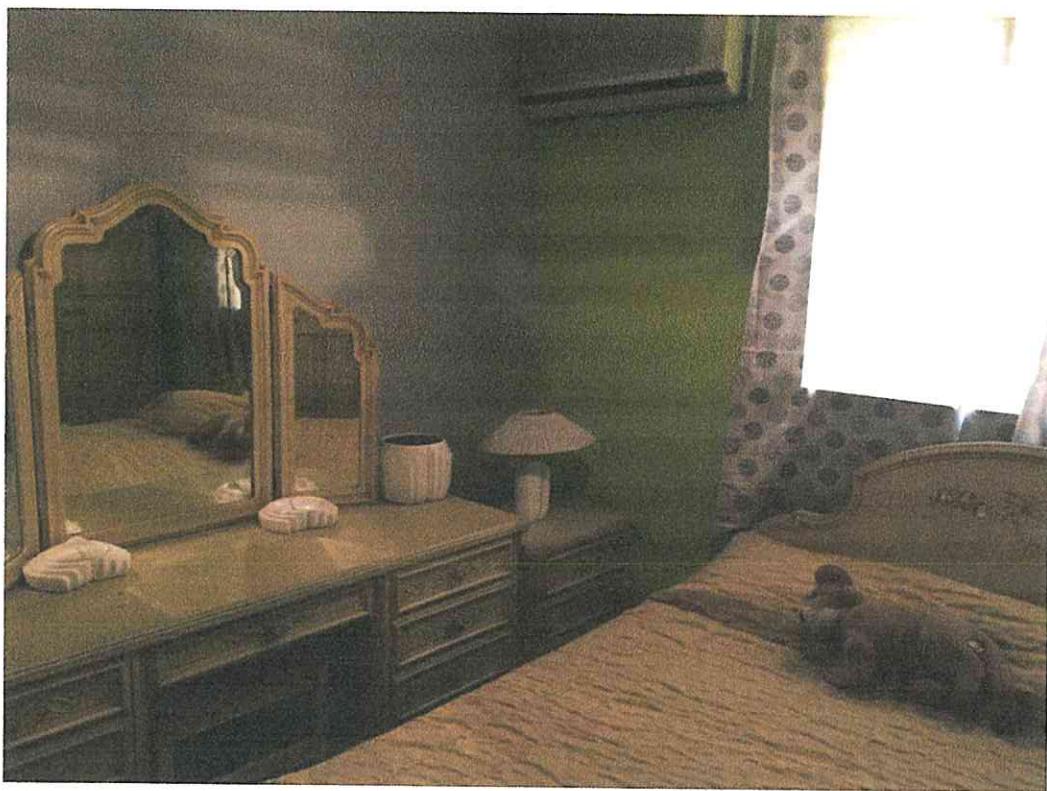
Kurutur



Kamra tas-sodda principali



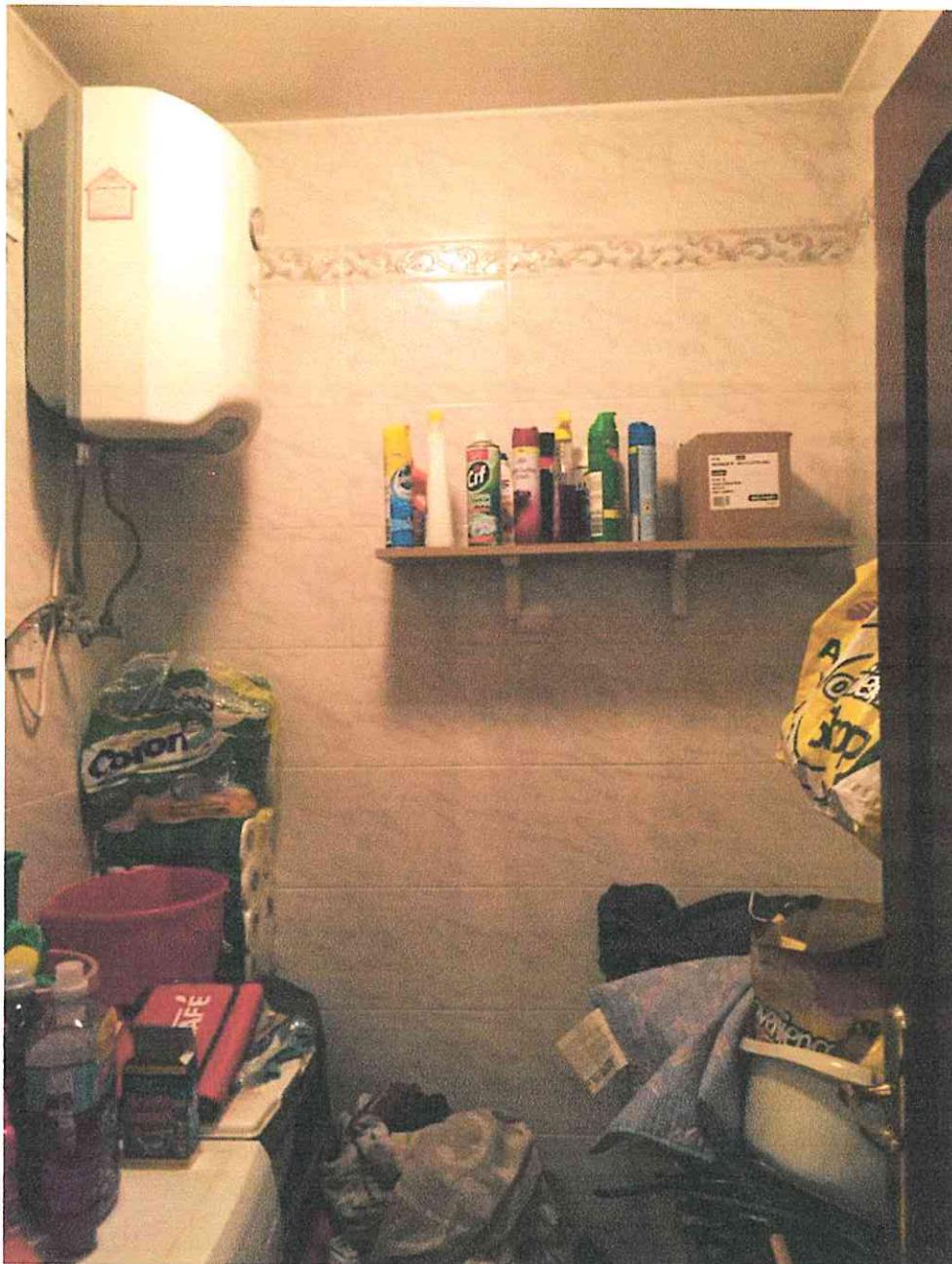
Kamra tal-Banju 2



Kamra tas-sodda 2



Kamra tas-sodda 3



Kamra tal-hasil tal-ħwejjeġ



EIGHTH SCHEDULE

Dok.D1.

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	TA' XBIEX		
Address	FLAT 4A, BLOKK A, HIGHRISE APARTMENTS, TRIQ L-IMRADD,		
Total Footprint of Area Transferred*	145m ²		

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 type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input 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 checked="" type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	
Amenities Tick as many as appropriate	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input checked="" 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 checked="" type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

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

** Includes ** plus bathrooms and apertures

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

Date.

20/03/2020

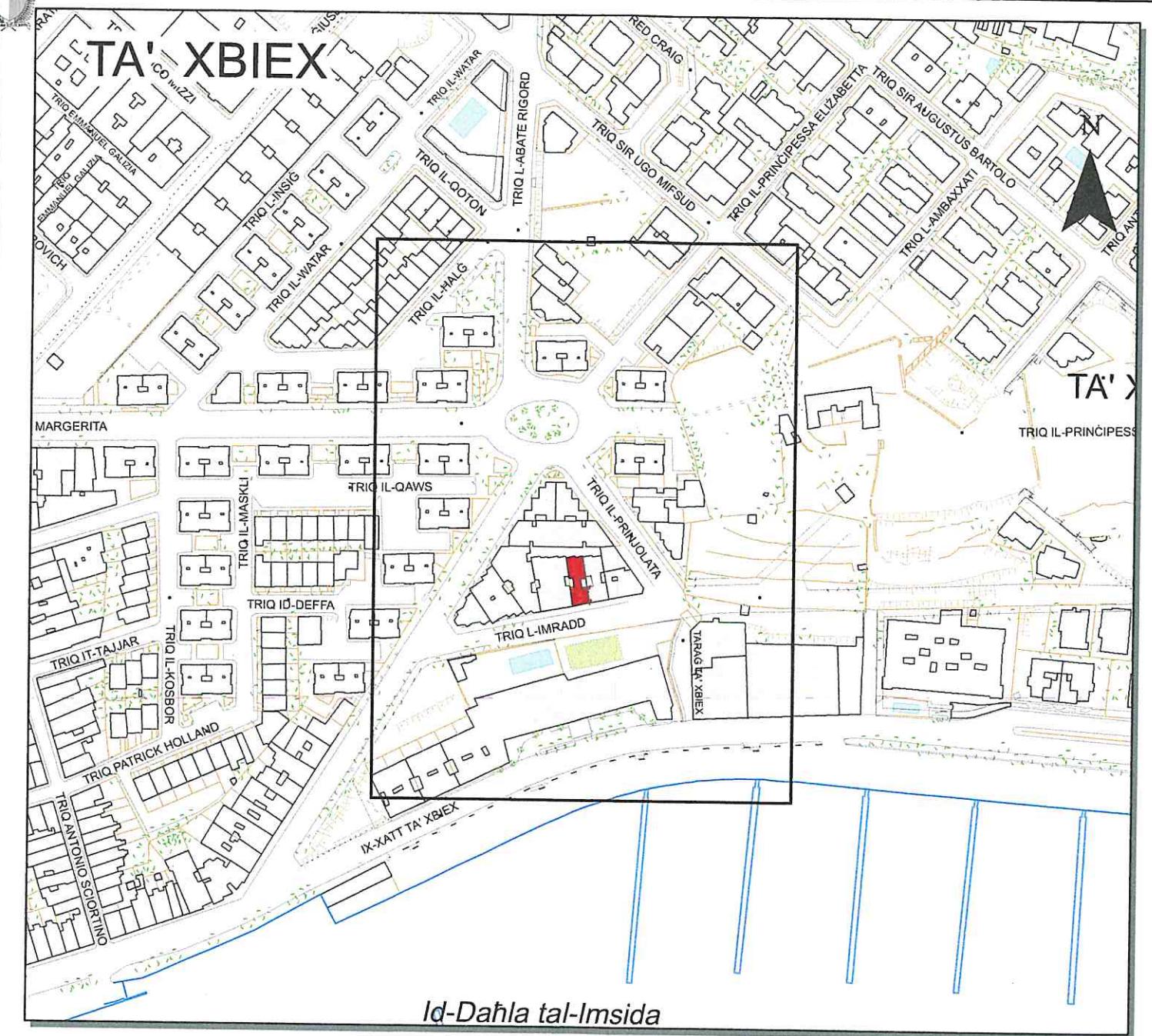
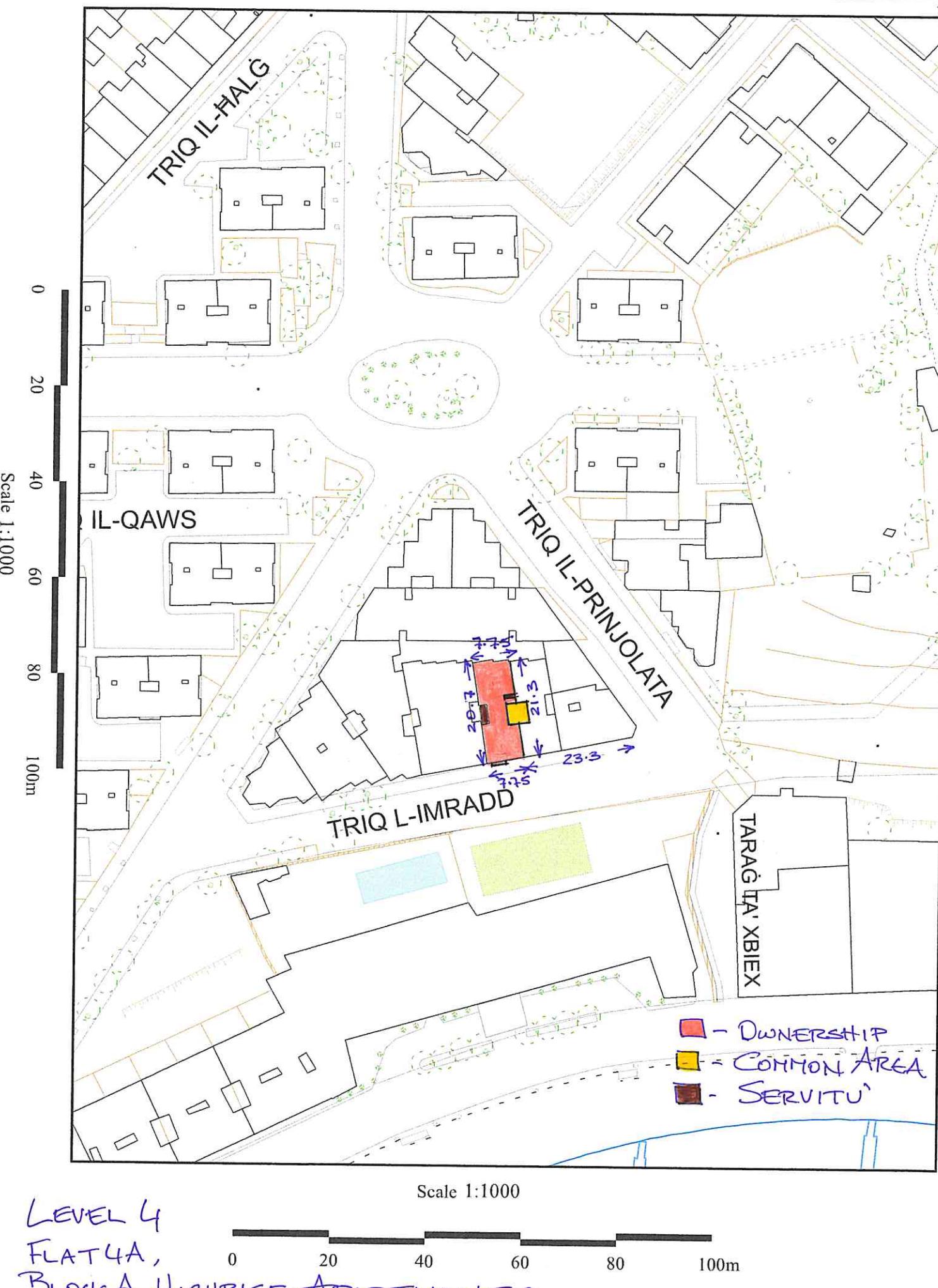
Permit's Signature

Warrant Number:

262

Rubber Stamp





Aġenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta



Land Registration Agency

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa:
Map Number:

205392 E

Pożizzjoni Ċentrali:
Centre Coordinates:

x = 54480
y = 73027

Parti min S.S.:
Extracted from S.S.:

5473

Data:
Date:

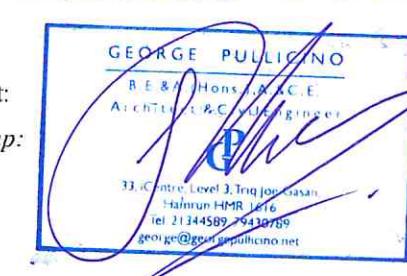
25/03/2021

Perit:

Architect:

Timbru tal-Perit:

Architect's Stamp:



Qies (metri kwadri): RED AREA = circa 151m²
Area (square metres): YELLOW " = circa 16m²
BROWN " = circa 8m²

Firma ta'l-Applicant:

Applicant's Signature:

LR 200972

Dritt imħallas
Fee Paid

FIL-PRIM AWLA TAL-QORTI CIVILI

FL-ATTI TAS-SUBBASTA NUMRU 53/2020

G.A. International Trading Ltd.
vs
Antonia Hindley noe

**RELAZZJONI TAL-PERIT GEORGE PULLICINO
MAHTUR PERIT TEKNIKU**



Nota Korrettiva ghall-Atti tas-Subbasta Numru 53/2020:

Il-paragrafu taht is-sezzjoni *Forma u Rabtiet* li jaqra "L-appartament, li għandu cens perpetwu li ma tistax jiġi rivedut ta' madwar €116.5 fis-sena (Lm50 fis-sena)," għandu jaqra kif gej:

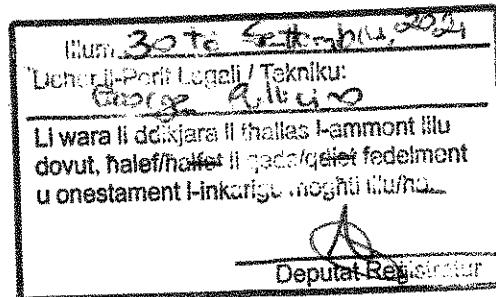
"L-appartament, li għandu cens perpetwu li ma jistax jiġi rivedut, ta' Lm50 fis-sena (€ 116.47)ⁱⁱ,

ⁱⁱ "Maltese lira amounts will be converted into euro at the fixed rate of 0.4293 in official statistical publications" – Bank Centrali ta' Malta"



GEORGE PULLICINO

Arkitett u Ingénier Civili



Deputat Registratur

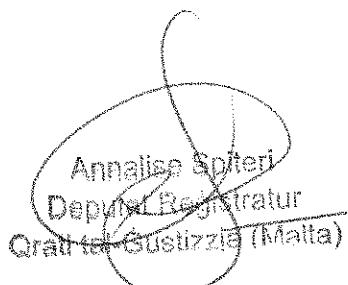
Data: 30/09/2021

Warrant Professjonal: 262

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