

Fil-Prim' Awla tal-Qorti Civili

SUBBASTA 56/2021

HSBC Bank Malta plc

Vs

Apap Daniel u Apap Florence

Relazzjoni tal AIC
Ann Marie Delicata



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Relazzjoni tal- AIC Ann Marie Delicata

Tesponi bir-rispett kollu.

Illi hi kienet giet innominata minn din l-Onorabbli Qorti permezz tad-dikriet Perit Tekniku biex taghmel deskrizzjoni u valutazzjoni tal-propjeta' msemija fir-rikors u cioe':

49 « Palmeria » bl-arjataghha, Triq Guze Ellul Mercer, Had-Dingli, Malta

Din il-propjeta tikkonsisti f'dar mibnija fuq art ta' madwar 157 metru kwadru, maqsuma fuq tliet sulari.

Il-pjan t'isfel jikkonsisti fil-gnien ta' quddiem, garaxx ghal karozza wahda fuq ix-xellug u fuq il-lemin hemm intrata bit-tarag li jaghti ghal fuq. Hemm kamra tal-banju fuq ix-xellug, li tmiss mal-garaxx. Wara l-intrata hemm kcina/kamra tal-ikel / "living" (4.3m x 3.1m), u kamra tas-sodda (3.2m x 5.7m) li tinfed ghal kamra

tal-banju ohra (1.6m x 3.8m) imsaqqfa bil-perspex. Fil-bitha ta' wara hemm kamra (0.8m x 3.8m) li ghandha gholi intern ta zewg metri. Hemm parti mill-bitha li hija msaqfa wkoll.

L-ewwel sular fih spazju ghat-televizjoni li ghadu mhux lest, studju (3.3m x 2.1m) li jinfed ghal-kamra tas-sodda (3.4m x 3.3m) u kamra tal-banju. Fuq il-faccata hemm kamra tas-sodda ohra (3.3m x 4.8m) u "walk-in wardrobe". Hemm sinjali ta' dhul tal-ilma fis-saqaf tal-kamra tas-sodda.

It-tieni sular fih kamra tal-hasil u l-bejt.

Prezenti mieghi ghall-ispezzjoni kien hemm

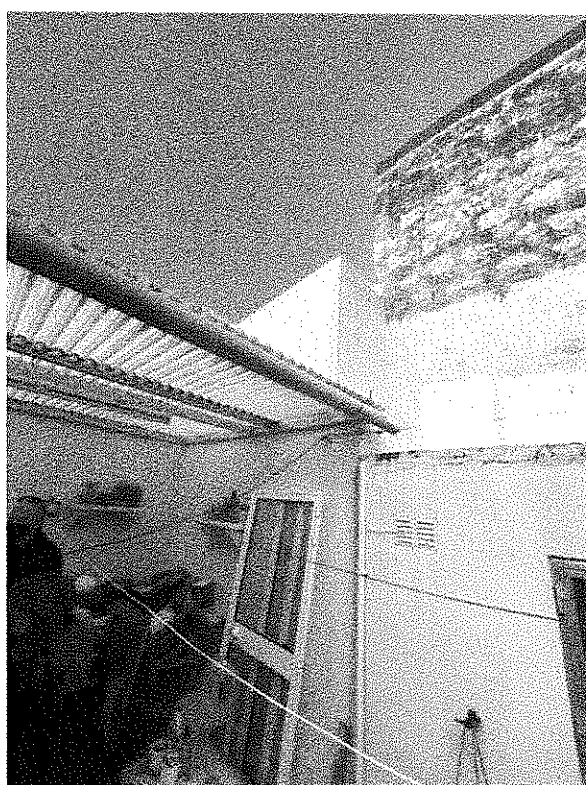
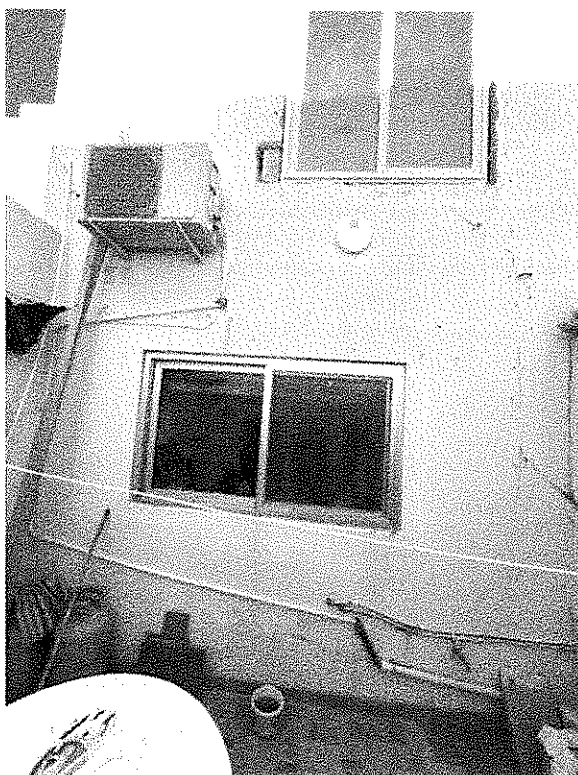
Is-Sinjur Leonard Farrugia

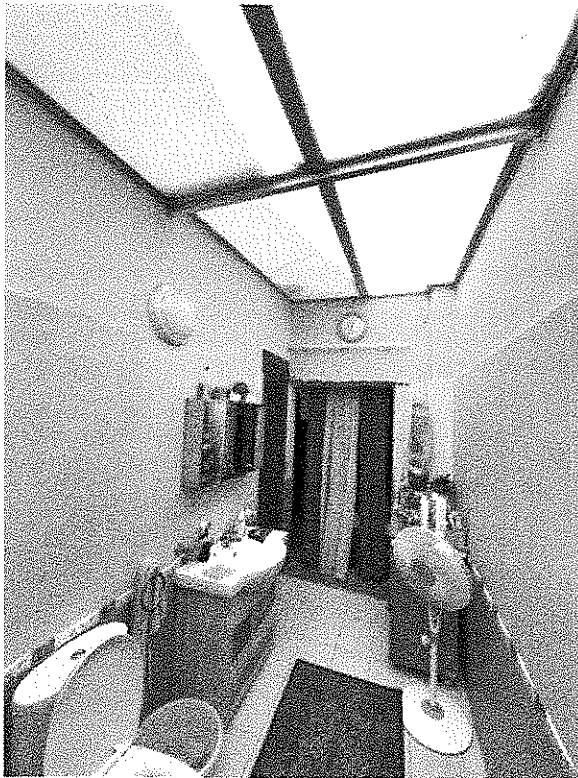
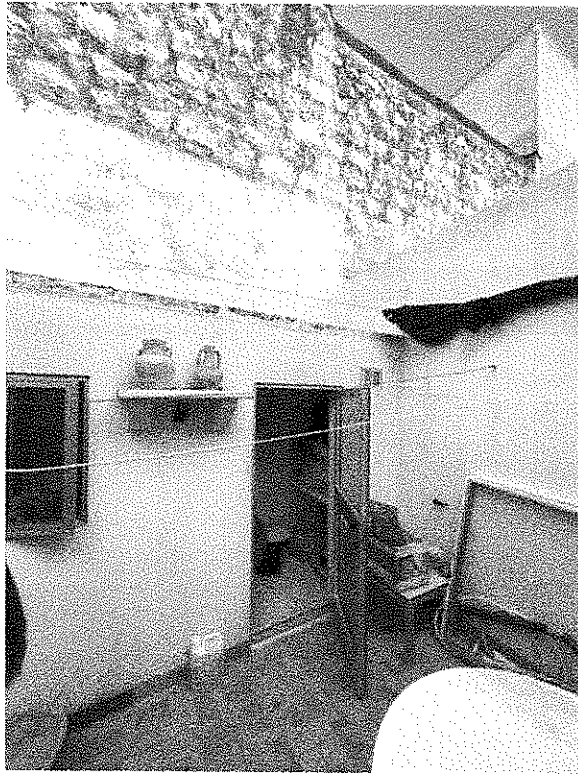
Is-Sinjura Joanne Muscat

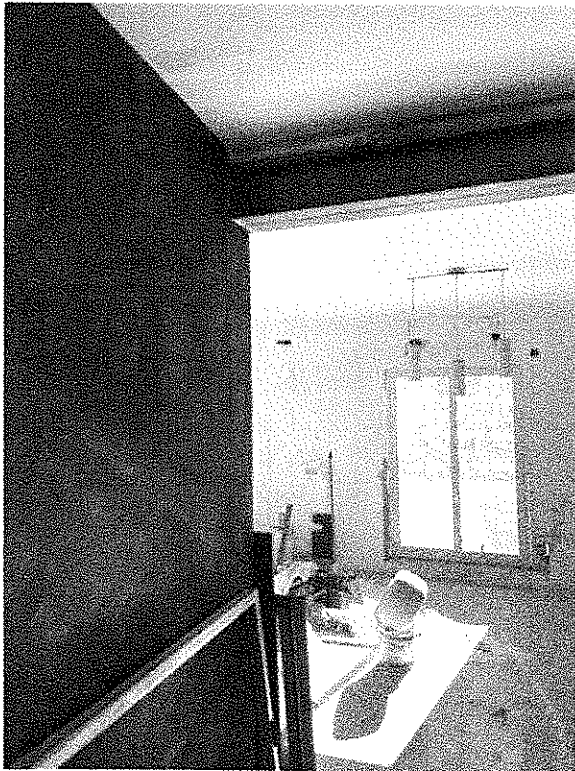
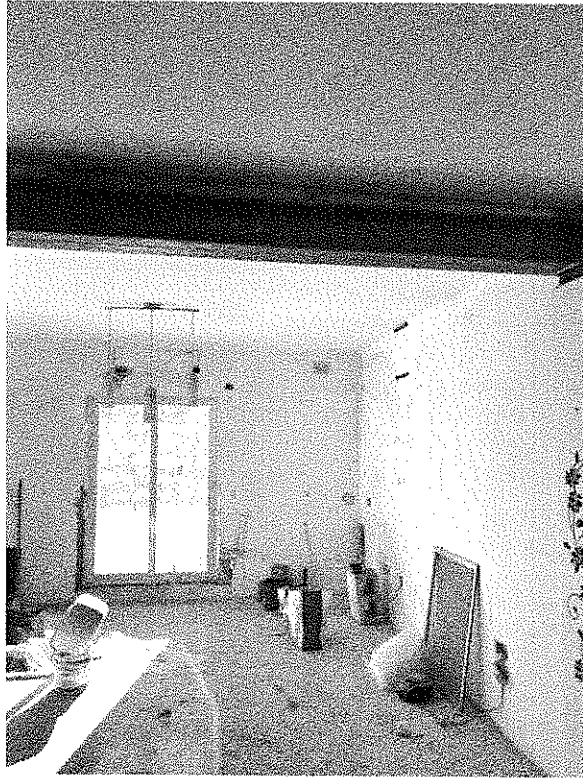
Is-Sinjur Edward Mizzi

Il-Perit Andrew Ellul

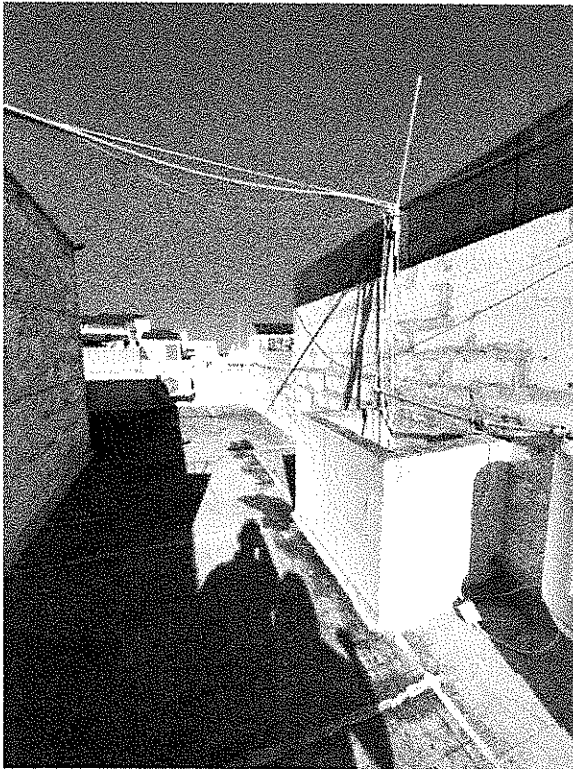
Ritratti tal-Propjeta











F'din il-valutazzjon igewikkunsidratidawn il-punti:

1. id-daqs tal-propjeta
2. Is-sit tal-propjeta
3. il-kundizzjoni tal-bini
4. Il-fatt li il-propjeta ma tikkonformix ma' PA 144/15. Fost l-affarjiet li gew innotati hemm
 - Il-kamra tal-banju fis-sular t'isfel
 - Il-kamra fil-bitha u l-fatt li parti mil-bitha hija msaqqfa.
 - Il-kamra tas-sodda fis-sular t'isfel fejn ma hemmx tieqa ghal fuq il-bitha
 - Il-kamra tal-istudju fl-ewwel sular
 - Il-kmamar ta' fuq il-faccata fl-ewwel sular.

Fl-oppinjoni tiegħi il-valur ta' din il-propjeta hu ta' Euro 480,000 (Erba' mija u tmenin elf Euro).

Tant għanda l-unur tissottometti l-esponent għas-savju gudizzju ta' din l-Onorabbli Qorti.



AIC Ann Marie Delicata

ILLUM. 24.02.22
DEHER IL-PERIT LEGALI/TEKNIKU... Am. Marie Delicata
676914..... LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

28 ta' Dicembru 2021

DEPUTAT REGISTRATUR
Geeta Mizz
Deputat Registrar
Deputy Registrar
Qrati Tal-Gustizzja (Malta)
Law Courts (Malta)

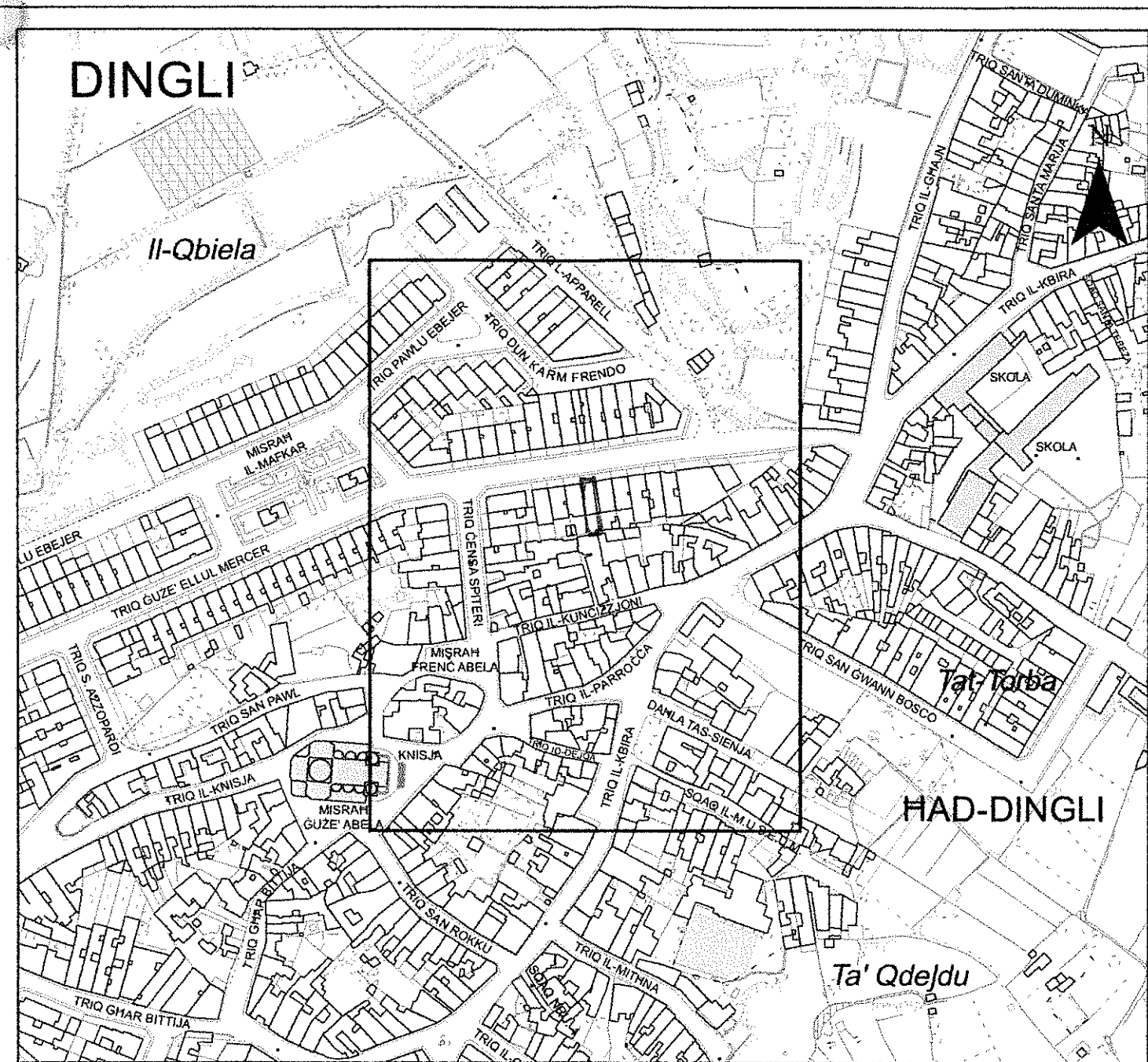
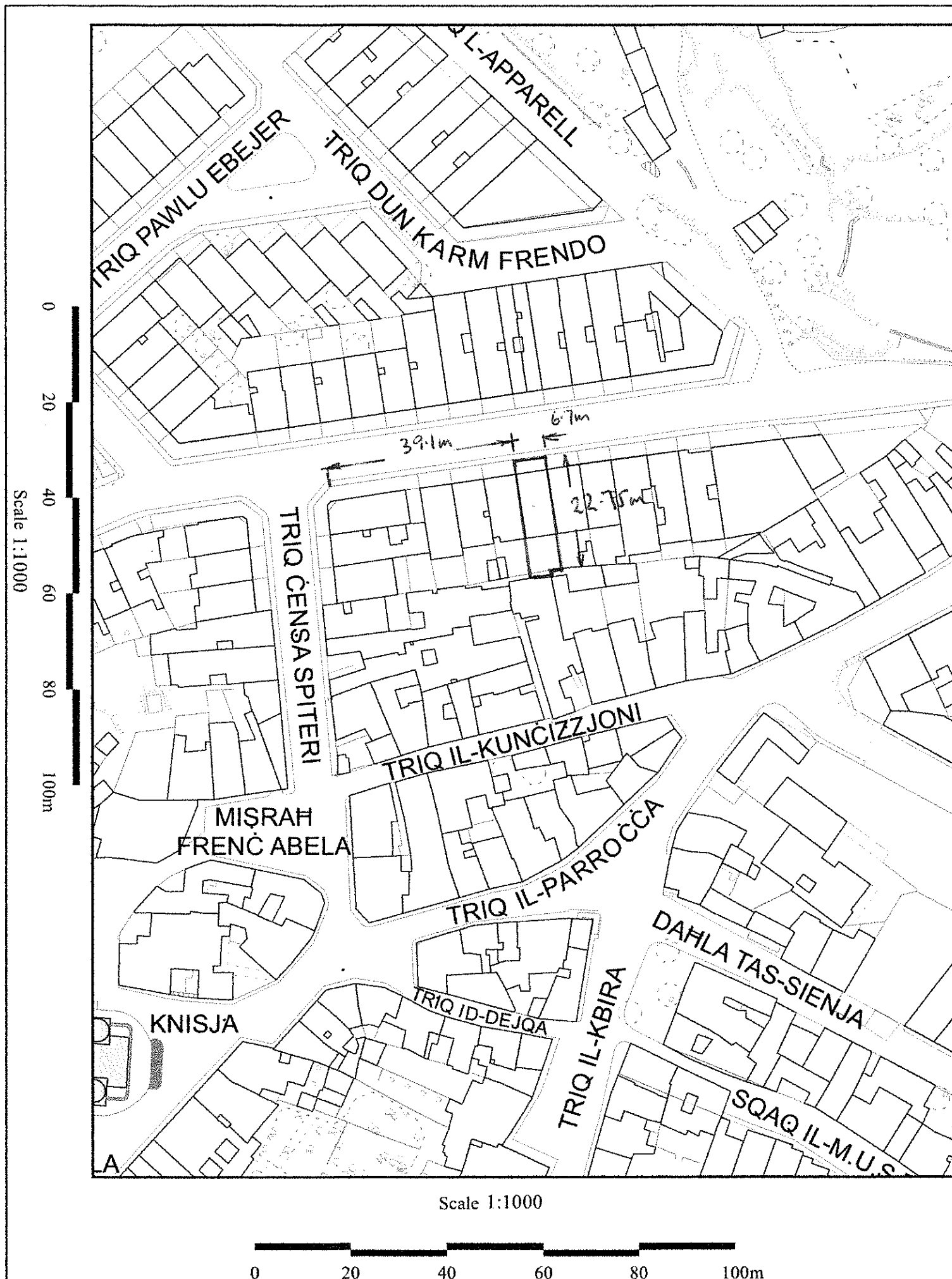
17 JAN 2022

Ijurn.....

Ippreżentata mill... AIC Ann Marie Delicata

B'din idok...
3' dok wiesha (1)

Geeta Mizz
Deputat Registratur
Qrati Tal-Gustizzja (Malta)



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-Reġistrazzjoni 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: **246281 E**
Map Number:

Pozizzjoni Ċentrali: **x = 44324**
Centre Coordinates: **y = 68937**

Parti min S.S.: **4468**
Extracted from S.S.:

Data: **14/01/2022**
Date:

Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:

Perit Ann Marie Delicata
42, Eucharistic Congress Rd.,
Mosta, MST 9033, Malta

Qies (metri kwadri): **157m²**
Area (square metres):

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

LR 258745

Dritt imhallas
Fee Paid

Fil-Prim' Awla tal-Qorti Civili



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HSBC Bank Malta plc

Vs

Apap Daniel u Apap Florence

Nota ta' AIC Ann Marie Delicata

Nixtieq ninforma lil Qorti li din il propjeta "Palmeira" bl-arja taghha, Triq Guze Ellul Mercer, Had-Dingli, Malta hi libera u franka.

Tant ghandha l-unur tissottometti l-esponent ghas-savju gudizzju ta' din l-Onorabbli Qorti.

24 JAN 2022

Illum *pe*

Ipprezentata minn *per.ie* Ann Maria

bla dok/b *s'dok wiened (1)* Delicata

Annalise Spiteri
Deputat Registratur
Qrati tal-Gustizzja (Malta)

Perit Ann Marie Delicata
Ann Marie Delicata
42, Eucharistic Congress Rd.,
Mosta, MST 9033, Malta

18 ta' Jannar 2022

ILLUM

24.02.22

DEHER IL-PERIT LEGALI/TEKNIKU *Ann Marie Delicata*
676919 LI HALEF LI QEDA FEDELMENT
U ONESTAMENT L-INKARIGU MOGHTI LILU

1

Cristiana Aquilino
Deputat Registratur
Qrati tal-Gustizzja (Malta)
DEPUTAT REGISTRATUR
Cristiana Aquilino
Qrati tal-Gustizzja (Malta)



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	Dingli
Address	"PALMETRA" TRIN GIZE ELLUL HIRER
Total Footprint of Area Transferred *	157 m2

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 WWII	
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	☐ With Pool	☐ With Lift	☐ 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 ** plus bathrooms and apertures

** Includes plastering, electricity, plumbing and floor tiles

Date: 28 ta' Dicembru 2021

Perit's Signature:

Warrant Number: 960

Rubber Stamp:

Perit Ann Marie Delicata
42, Eucharistic Congress Rd.,
Mosta, MST 9035 Talta