5. A method of installing the pivot hinge assembly of Claim 1 onto a door frame ~~as claimed in Claim 1~~, comprising the steps of:

i. mounting the knuckle of the upper ~~pivot~~door hinge into a prefabricated hole on the door frame mounted on ~~the~~a wall;

ii. prefabricating a hole on the top edge of the door for the mounting of the barrel of the upper door hinge, wherein the latching pin protrudes beyond the top edge of the door;

iii. mounting the knuckle of the lower ~~pivot~~door hinge on the lower edge of the door and mounting the L-shaped door bracket on the door frame such that the hinge plate of the lower door hinge sits onto the horizontal plate member~~,~~ of the L-shaped bracket; disposing the knuckle of the lower door hinge on the ball support and is rotatable about the ball support; wherein when the door is operated from the closed position to the open position, the latching pin of the upper door hinge and the knuckle of the lower door hinge simultaneously rotate about the vertical axis of said latching pin and said ball support respectively, thereby enabling the operation of the door without obstruction by the door frame.

6. The method of installing as set forth in Claim 5, wherein the ball bearing support being mounted onto the horizontal plate is off set towards one edge of the horizontal plate, such that the angle of swinging of the door on the pivot hinge assembly opens at 90 degree without obstacle.

7. The method of installing as set forth in Claim 5, wherein the length of latching pin protruded beyond the upper door edge is corresponding to the depth of the knuckle.

8. The method of installing as set forth in Claim 7, wherein the adjustment of the length of the latching pin is done by using a universal key to rotate either clockwise or anticlockwise to slide the latching pin within the barrel.

9. The method of installing ~~a pivotal hinge assembly~~ as set forth in Claim ~~1~~5, wherein the knuckle of the upper door hinge is aligned and capped onto the latching pin ~~protruded~~protruding from the barrel.

10. The pivot hinge assembly as set forth in Claim 1, wherein the latching pin is smoothly slidable within the barrel.

11. The pivot hinge assembly as claimed in Claim 1, further comprising a fastening means to mount the upper door hinge and the lower door hinge onto the edge of the door.

12. The pivot hinge assembly as claimed in Claim 11, wherein the fastening means is a plurality of screws which are used to mount the hinge plate to the edge of the door.

13. The pivot hinge assembly as claimed in Claim 1, wherein the mounting plates of the L-shaped door mounting brackets are 90 degrees to each other.

14. The pivot hinge assembly as claimed in Claim 1, wherein the horizontal mounting plate of the L-shaped door brackets is offset from the vertical mounting plate of the L-shaped door bracket such that the axis of the vertical mounting plate is not in alignment with that of the horizontal mounting plate.