

PARTY WALL PROCESS FOR BUILDING OWNERS



Fairburns provides comprehensive Party Wall advice, support and services to a wide range of residential and commercial clients throughout the Bristol area. Jerry is an Associate Member of the Faculty of Party Wall Surveyors with over 20 years practical experience in land and property management and now specialising in party wall matters.

Contact me now for free initial advice and fixed fees and competitive hourly rates.

- Notices from £99
- Schedules of Condition from £299
- Awards from £499

CONTACT

info@fairburnspartywall.co.uk
www.fairburnspartywall.co.uk

0117 9091762

07445 801885

101 Bishop Road, Bristol BS7 8LX

FAIRBURNS PARTY WALL SERVICES

The planned works are Notifiable under the Party Wall etc. Act 1996. But which part of the Act is applicable?

SECTION 1: Building on the boundary
 Serve a Line of Junction Notice on all of the legal Adjoining Owners.
 Give 1 months notice.

SECTION 3: Works affecting the Party Wall
 Serve a Party Structure Notice on all of the legal Adjoining Owners.
 Give 2 months notice.

SECTION 6: Works within 3 metres or 6 metres
 Serve an Adjacent Excavation Notice on all of legal Adjoining Owners.
 Give 1 months notice.

Do the Adjoining Owners respond to the Notice within 14 days?

No

Request in writing that they appoint a Party Wall Surveyor within 10 days.

No response.

Appoint a Party Wall Surveyor on the Adjoining Owners behalf.

Adjoining Owner responds.

Adjoining Owner dissents to the works in writing.

Adjoining Owner consents to the works in writing.

A Dispute is deemed to have arisen and the Party Wall etc. Act 1996 will need to be evoked. At this stage, each party will need to appoint a Party Wall Surveyor or, if you can agree, a single surveyor can be appointed by both parties referred to as the Agreed Surveyor.

The Building Owners Surveyor and the Adjoining Owners Surveyor (or the jointly appointed Agreed Surveyor) will agree impartially the contents of the Party Wall Award which is a legally binding document enforceable by the courts should any deviation occur.

The Building Owner can commence their works in accordance with the Party Wall Award.

Yes

Adjoining Owner consents to the works in writing.

Building Owner free to commence works. However, I would recommend that a Schedule of Condition is undertaken to record the condition of the neighbours property prior to works starting.

Adjoining Owner dissents to the works in writing.

Both Owners have the right to appeal the contents of the Party Wall Award within 14 days of it being served.