

The Party Wall etc Act 1996

We are experienced in providing advice in respect of this legislation and acting as Party Wall Act Surveyors.

The legislation is not only solely concerned with party walls/structures but it also regulates the relationship between neighbouring owners in the context of a number of specified types of construction on or in the close proximity to the boundary between adjoining properties.

The Act regulates construction operations in three distinct situations. These are line of junction works (a boundary line), works to party walls and boundary structures, and works involving adjacent excavations.

The legislation provides the building owner with a right to complete certain operations subject to submission of Notices on the adjoining owner.

Each party is entitled to appoint a Surveyor, their obligation is to prepare an Award (or agreement) which stipulates the terms upon which the operation will be undertaken. It also includes a Schedule of Condition with photographs so as to avoid any disputes arising in the event of damage occurring to the adjoining owners property as a consequence of the construction operation.

The two owners may concur in the appointment of an Agreed Surveyor who must act impartially and work towards concluding an agreement that is fair to both owners regardless of which owner made the initial appointment or whether one owner is an established client.