

Party Structure Notice

Party Wall etc. Act 1996 — Section 3

To: *The Adjoining Owner/s*

of:

From: *The Building Owner/s*

of:

Being the owners of: *The Building Owner/s Property*

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which adjoins your land/premises known as: *The Adjoining Owner/s Property*

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HEREBY SERVE YOU WITH THE NOTICE Under **Section 2** it is intended;

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The proposed works do not involve special foundations.

It is intended to commence works as soon as Notice has run, **Two Calendar Months**, or earlier by written agreement.

Under **Section 5** of the Act, if you do not consent to the works in writing, within **14 days** you are deemed to have dissented and a dispute is deemed to have arisen. In such case, **Section 10** of the Act requires that both parties should concur in the appointment of a surveyor or should each appoint one surveyor and in those circumstances I/we would appoint: **Tim Haq of Party Wall Specialists Limited, The Old Church, 89B Quicks Road, Wimbledon, London SW19 1EX.**

Name:

.....

Signed: Date:

All owner/s must print full names and sign the Notice and insert date, where there may be more than one owner of the property.

Typical Examples

Section 2 — Notifiable Works (reference)

- 2(2)(a)** To raise the masonry Party Structure in full width with matching brick.
- OR**
- External wall, to be constructed in timber stud and vertical slate/tile hung shall be raised against the party wall.
- 2(2)(f)** To cut into the party structure (for the insertion of beams ends on steel spreaders/padstones).
- To cut into the party structure (Insertion of lead flashing / weathering).
- 2(2)(g)** Cutting away any footing or chimney breast(s) from the Party Wall.
- To cut away from the Party Wall, Structural Wall(s).
- 2(2)(h)** To cut away or demolish parts of any wall or building of an adjoining owner overhanging the land of the building owner or overhanging a party wall, to the extent that it is necessary to cut away or demolish the parts to enable a vertical wall to be erected or raised against the wall or building of the adjoining owner.
- 2(2)(j)** To cut into the wall of an adjoining owner's building in order to insert a flashing or other weather-proofing of a wall erected against that wall.
- 2(2)(k)** To execute any other necessary works incidental to the connection of a party structure with the premises adjoining it.
- 2(2)(n)** Expose the party wall subject to providing adequate temporary weathering.