

Line of Junction Notice

Party Wall etc. Act 1996 — Section 1(2)

To: *The Adjoining Owner/s*

of:

From: *The Building Owner/s*

of:

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

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

HEREBY SERVE YOU WITH THE NOTICE Under **Section 1(2)** it is intended;

1(2) With your written permission, new wall will be built as a party wall, astride the boundary.

If you **are content for this wall to be built as a party wall**, astride the boundary then please complete, sign and return the attached response letter within 14 days.

If **no written response is received from you or you do not provide consent within 14 days**, the wall will be built wholly on own land up to but not beyond the boundary line.

THE ACCOMPANYING PLANS SHOW THE SITE AND THE BUILDING WORKS PROPOSED.

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

Under **Section 1(3)** of the Act, **your consent is required in writing**, if no consent is given, new wall will be constructed, entirely on own land after the expiration of the notice period. In case, under **Section 1(8)** where dispute have arisen, it will be dealt with under **Section 10** of the Act which requires that both parties should concur in the appointment of a surveyor or should each appoint one surveyor and in those circumstances, 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.

Adjacent Excavation Notice

Party Wall etc. Act 1996 — Section 6(1)

To: *The Adjoining Owner/s*

of:

From: *The Building Owner/s*

of:

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

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

HEREBY SERVE YOU WITH THE NOTICE Under **Section 6(1)** it is intended;

6(1) To excavate and erect a building, within a distance of **three metres** measured horizontally and extend to a lower level than the level of the bottom of the foundations of the building or structure of the adjoining owner.

Statutory Requirement — Section 6(6)

This notice must be accompanied by **plans and sections** showing (a) the site and depth of the proposed excavation, and (b) if a building or structure is to be erected, its site.

THE ACCOMPANYING PLANS AND SECTIONS SHOW THE SITE AND THE EXCAVATION DEPTH PROPOSED.

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

Under **Section 6(7)** of the Act, if you do not serve a Notice, indicating you consent to the works, 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.

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*

.....

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

.....

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

2(2)(g) To cut away from a party wall, party fence wall, external wall or boundary wall any other projection on or over the land of the building owner in order to erect, raise or underpin any such wall or for any other purpose.

2(2)(k) To execute any other necessary works incidental to the connection of a party structure with the premises adjoining it.

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.