



## No.10 PARTY WALL SURVEY & PARTY WALL etc. ACT 1996

### Appoint the Proper & Experienced Party Wall Surveyors who will Act Effectively.

Arc 3 undertake substantial experience of 'Party Wall Surveys' since 1990 in Central London and 1997 onwards in England and Wales, when the Act came into force. For advice on your project or your neighbours works affecting your property, please telephone Arc 3 for advice.

Where you or your neighbour is doing construction work on or near the Party Wall Boundary, a Party Wall Surveyor maybe required. The Party Wall Protocol includes a Full Schedule of Condition Survey of your property, a signed Party Wall Agreement and regular site visits by your surveyor to assess the notifiable works and associated areas. The purpose of this is to make sure that the construction work being done at the property does not damage the neighbour's property. The Schedule of Condition Survey is undertaken before work begins on site and will be the point of reference to check for damage to the adjoining property after work has been completed. The Party Wall Award is a signed agreement by your surveyor and your neighbour's surveyor stating what can and cannot be done, and how your property will be affected and protected by the owner's builders who are undertaking the works. The site visits are to make sure that the Party Wall Award is being honoured. Both surveyors' fees will be covered by the Building Owner. Arc 3 has over 20 years' experience in dealing with Party Wall Matters and Protocol. You will need to appoint the Principal of Arc 3 to act as your 'Party Wall Surveyor' in the first instance.

We clarify details as follows:

#### Party Wall etc. Act 1996.

The Party Wall etc. Act 1996 gives Building Owners the express rights to undertake works to the Party Wall, Wall astride the boundary and/or works within 3mts or 6mts from the adjoining owners land, when excavating for foundations or building adjacent to the boundary line. The main obligation of the Building Owners is to serve a proper notice to the neighbor, informing them of the project works and the notifiable elements, which may affect their property.

'Building Owner' is the person carrying out the project works as defined by the Act.

'Adjoining Building Owner' is the person or persons whose property is adjacent to the project works and will be affected by the notifiable elements, as defined by the Act.

**Contact Arc 3 for further information on the telephone.**

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