

# PARTY WALL PROCESS FOR BUILDING OWNERS



THE  
**PARTY WALL**  
COMPANY

The Party Wall Company is an independent Chartered Building Surveying practice which specialises in Party Wall Matters. We have 28 years experience working within the property sector and over 15 years Party Wall experience advising on and administering the Party Wall etc. Act 1996.

Our services include:

- Impartial Party Wall advice
- Pre-commencement appraisals
- Party Wall Notices
- Adjoining Owners Appointed Surveyor
- Building Owners Appointed Surveyor
- Acting as the Agreed Surveyor
- Schedules of Condition
- Party Wall Awards & Agreements

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**WE OFFER A FREE CONSULTATION  
REGARDING ALL PARTY WALL  
MATTERS, AND WE WOULD BE  
HAPPY TO DISCUSS ANY QUERIES  
THAT YOU MAY HAVE.**



**RICS**



Chartered  
Institute of  
Arbitrators  
**CIARB**

I have established that my works are Notifiable under the Party Wall etc. Act 1996. 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 the 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, we 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.