

## Party Wall Matters



The Party Wall etc. Act 1996 is a complex piece of legislation that places rights and duties on neighbours on both sides of a boundary where works on or close to the boundary are proposed.

If correctly administered, the legislation is an effective tool to fairly and equitably deal with issues that arise.

AG are experts in the administration of the Party Wall etc. Act 1996. Under the Party Wall legislation, the person who initiates the work is referred to as the building owner. A building owner must consider the impact that planned works may have on any neighbours, and particularly if it is necessary to serve a notice under the Party Wall etc. Act 1996. If these notices are issued incorrectly, all that follows is invalid – this can prove very costly in terms of delays and legal expenses.

In addition to works on the Party Wall itself, excavations to a certain depth within prescribed distances from neighbouring property will also require notification.

Under the Party Wall Act the neighbour is termed as the adjoining owner. If you have received notification for works under the Party Wall Act or are aware of works that you think might be notifiable, we can advise.

As the adjoining owner, you are entitled to appoint a Surveyor to protect your interest and in most circumstances, you will not have to pay for the Services of a Surveyor. Where a formal Award is required, costs are usually borne by the building owner.

AG are experienced in handling a wide range of Domestic and Commercial Party Wall issues from those relating to domestic extensions to large new build commercial projects within city centres.

We are also proud to have been appointed as the Specialist Neighbourly Matters Surveyor for a leading national building consultancy.

### What our Clients say

**BETFRED**

“AG have provided an excellent and professional service with our Party Wall matters. Their highly knowledgeable and attentive advice throughout the process has been of great benefit to us.”

**Joe Rankin**

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