

LINE OF JUNCTION & 3 METRE NOTICE

Party Wall etc Act 1996 ('the 1996 Act')

To be completed by the 'BUILDING OWNER' wishing to carry out works and served upon the ADJOINING OWNER(S)

DETAILED PLANS OF THE PROPOSED WORKS MUST BE ATTACHED TO THIS NOTICE



To _____ [write the adjoining owner's name/s]
 of _____ [write their address]

 Postcode: _____

From: _____ [write your name/s]
 of _____ [write your address]

 Postcode: _____

THIS is a notice under section 1(5) and section 6(5) of the 1996 Act relating to the boundary between my/our property at _____ [your address] and your adjoining property at _____ [adjoining owner's address] and relating to excavations works on my/our property which will be within a prescribed distance from your adjoining property.

I, I/WE HEREBY GIVE YOU NOTICE as follows:

- (a) I/We desire to build along the line of junction between our said properties a wall which will be placed wholly on my own property, apart from those footings and foundations mentioned below
 - (i) The nature and particulars of the proposed works are fully detailed in the **attached plans, specifications and drawings** ('the Plans')
 - (ii) The work includes the placing of projecting footings and foundations below the level of your property, which I/we have a right to do under section 1(6) of the 1996 Act.
- (b) I/We propose to carry out works on my/our property within 3 metres of the building on your property involving excavation below the level of the bottom of its foundations.
 - (i) The proposed works, including the site and depth of the excavation and the site of the proposed building, are fully described in the Plans.
 - (ii) I/We do not propose to underpin or otherwise safeguard the foundations of the building on your property

2. I/We propose to begin work and to start excavating after the expiration of one month from the date this notice is served on you, or earlier if you agree.

3.

- (a) If you agree to the works and do not wish to instruct a surveyor, I/we request that you complete the reply form overleaf indicating your consent within 14 days of this notice being served on you.
- (b) If you do not act under (a) a difference is deemed to have arisen between us, which has to be referred to one or more surveyors under section 10 of the 1996 Act.

Please tick here to indicate if you would like to use the named surveyor (detailed below) in the event of a dispute

4. For the purposes of any dispute I/we hereby appoint **Mr P. Gee** of **Vincent-Brown & Associates Ltd**, 8 The Broadway, Woodford Green, Essex, IG8 0HL to act as my/our Surveyor under section 10(1)(b) of the 1996 Act and hereby authorise him to sign, issue, serve, send, receive and respond to all notices under the 1996 Act and make all requests and appointments under the 1996 Act for and on my/our behalf that may be necessary to expedite the progress of the matter relating to the proposed works detailed above.

① IF YOUR PROPERTY IS JOINTLY OWNED ALL BUILDING OWNERS MUST SIGN BELOW IN ORDER FOR THIS NOTICE TO BE VALID

Signed: _____ Signed: _____

Name: _____ Name: _____

Dated: _____ Dated: _____

Telephone number: _____

ACKNOWLEDGEMENT FORM

To be completed by the 'ADJOINING OWNERS'



① COMPLETE AND RETURN THIS FORM TO THE BUILDING OWNER WITHIN 14 DAYS IF YOU HAVE NOT ALREADY APPOINTED A SURVEYOR TO ACT ON YOUR BEHALF AND HAVE SELECTED OPTION (1) BELOW

① FORWARD THIS FORM AND THE ACCOMPANYING NOTICE TO YOUR APPOINTED SURVEYOR IMMEDIATELY IF YOU HAVE ALREADY APPOINTED A SURVEYOR TO ACT ON YOUR BEHALF OR HAVE SELECTED OPTION (2) BELOW

Between _____
of _____

Postcode: _____

[write **your** name/s]
[write **your** address]

From: _____
of _____

Postcode: _____

[write the **building owner's** name/s]
[write **their** address]

I/We, acknowledge receipt of a **Line of Junction Notice** and **Three Metre Notice** served under the Party Wall etc. Act 1996 ('the 1996 Act') dated _____ / _____ / _____ and addressed to me/us by the **building owner/s** named above and in response HEREBY GIVE NOTICE AS FOLLOWS [delete as applicable]:

1. I/We **do NOT** wish to appoint a surveyor to act on my/our behalf and therefore **consent** to the carrying out of the works described in the statutory notice in accordance with section 10 of the 1996 Act.

OR

2. I/We **DO** wish to appoint a surveyor under section 10 of the 1996 Act and therefore I/we **do not consent** to the carrying out of the works described in the statutory notice without first having an award prepared by surveyors. I/We understand that my/our surveyor may need to access my/our property in order to record its current condition. I/We formally request that the building owner/s deal(s) directly with my/our appointed surveyor in relation to all party wall related matters and understand that the building owner/s will be responsible for meeting my/our surveyor's reasonable fees.

For the purposes of this matter I/we hereby **APPOINT**:

- Mr J.A. Gold** of **Vincent-Brown & Associates Ltd**, 8 The Broadway, Woodford Green, Essex, IG8 0HL to act as my/our appointed surveyor in accordance with section 10(1)(b) of the 1996 Act and I/we **AUTHORISE** him to sign, issue, serve, send, receive and respond to all notices under the 1996 Act relating to the works currently proposed and to make all requests and appointments under the Act for and on my/our behalf that may be necessary to expedite the progress of the matter.

OR

- _____ of _____
_____ to
act as my surveyor in accordance with section 10(1) (b) of the 1996 Act.

① IF YOUR PROPERTY IS JOINTLY OWNED ALL OWNERS MUST SIGN BELOW

Signed: _____

Dated: _____ / _____ / _____

Signed: _____

Dated: _____ / _____ / _____

Telephone number: _____