

## PARTY WALL AGREEMENT

(Plan No. \_\_\_\_\_)

THIS AGREEMENT is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

### RECITALS

1. Crystal Landing Corp. ("Crystal Landing") is the registered owner of those lots located in Grande Prairie, Alberta and legally described in Schedule "A" attached hereto.
2. Lot "A" and Lot "B" each of which are hereinafter defined, are lots immediately adjoining each other and are sometimes referred to as a "lot" or "lots" as the case may be.
3. There is or will be erected on each of Lot "A" and "B" a dwelling having as to Lot "A" a wall on and adjoining the common boundary line existing between Lot "A" and Lot "B" and having as to Lot "B" a wall on and adjoining the common boundary line existing between Lot "A" and Lot "B".
4. The wall or walls erected or to be erected on Lot "A" and on Lot "B" form, for the purposes hereof, a single wall on both sides of the common boundary line existing between Lot "A" and Lot "B".
5. The wall or walls and the foundations therefore are to be used as a party wall (hereinafter called the "Party Wall").
6. Sections 68 and 71 of the Land Titles Act, Alberta provide that an owner may grant to itself an easement and may enter into a party wall agreement with itself for the benefit of land which it owns and such easement and party wall agreement by be registered against the title to such lands.



## OUR FREE PARTY WALL NOTICES

Please feel free to view and download these Notices which are necessary to comply with the Party Wall etc, Act 1996. Please note, our name has been included on these Notices and therefore, should a Dispute arise after serving these Notices, we will become your appointed party wall surveyor. Consequently, our appointment cannot be cancelled as detailed within Section 10 (2) of the Party Wall etc, Act 1996.

We would like to stress that the Party Wall etc, Act 1996 is a complex piece of legislation and the serving of a valid Notice is essential to comply with your legal obligations. Any errors and/or omissions will render the Notice invalid and, due to the intricate workings of the Act, this happens far too often. The only way to ensure a Notice is correctly served under the Party Wall etc, Act 1996 is to use the services of an experienced Party Wall Surveyor. For total piece of mind, The Party Wall Company can serve all necessary Notices for your individual project, including a Land Registry search of all Adjoining Owners, for a small fee to ensure your Notices meet the necessary requirements and obligations.

The Party Wall Company knows through experience that the Party Wall etc, Act 1996 is a complicated piece of legislation. Accordingly, we offer a **FREE CONSULTATION** regarding all Party Wall matters, and would be happy to answer any questions you may have.

**01689 825 549**

[info@partywallcompany.co.uk](mailto:info@partywallcompany.co.uk)

[www.partywallcompany.co.uk](http://www.partywallcompany.co.uk)

Can An Event Wall Agreement Be Verbal? Call Currently That said, retrospective agreements can still be achieved in practice, though they differ considerably from common honors. In such situations, the building proprietor and adjoining proprietor may accept assign property surveyors to check the jobs and prepare a record or memorandum verifying the problem of the damaged structures and detailing any type of restorative measures called for. Act 1996 is regulation produced to permit house owners to carry out works to their home that may affect the framework or the support for that framework that they show an adjacent neighbour (Celebration Structure) using offering notification and acquiring a consent to the notification served before constructing works might start. Act 1996 then ends up being a dispute resolution device to deal with the disagreement. It depends on the nature of the job your next-door neighbor is preparing to execute. If the work entails specific types of building and construction, such as building a brand-new wall surface on the boundary line or digging deep into near the boundary line, after that your next-door neighbor might need to serve you with an event wall notice and participate in a party wall agreement with you. When planning building and construction work that impacts a common wall surface, many homeowner ask yourself if a party wall surface agreement can be made vocally. A party wall surface contract is a legal paper that guarantees both parties-- nearby property owners-- are clear on their responsibilities and assumptions concerning construction work. While spoken arrangements can be lawfully binding, they feature certain risks and obstacles.

- References to the Third Property surveyor are rarely necessary and a Third Land surveyor is not selected in the instance that there is a singularly assigned concurred property surveyor only.
- If you locate on your own in a scenario requiring a retrospective honor, Tayross is right here to guide you with the process and assistance resolve issues agreeably.
- If your project impacts a party wall, border wall, or excavations near an adjoining building, you might be legally called for to comply with the Party Wall surface and so on.
- This is an essential concern for property owners considering their choices.

## **The Event Wall Etc Act 1996 Procedure Explained**

If your neighbor continues to overlook their legal commitments and execute the job without a celebration wall contract, you may require to consult from a party wall property surveyors or solicitor. It is very important to have the works legalised to shield your residential property. This agreement theme is utilized to ensure compliance with existing legislations-- especially the Event Wall surface etc.

## **Just how much should an event wall surface surveyor cost?**

### **Do I Need Planning Approval?**

Act 1996 is an Act of Parliament that gives a structure for preventing and fixing disagreements regarding structure job that affects event wall surfaces, border wall surfaces, and neighbouring structures. If your project influences a party wall surface, border wall surface, or excavations near an adjoining home, you might be legitimately needed to abide by the Event Wall surface etc. Party Wall Surface Surveyors at LENIO Professional can guide house owners and designers through this process, making certain complete conformity while maintaining positive relationships with neighbours. The initial step is to speak to your neighbor and inquire concerning the job they are performing. If this holds true, you can inform them of their legal obligations and recommend that they serve you with an event wall surface notice. The property surveyors do not have any kind of territory over planning or the design element of the building proprietors functions neither can they be included on any prospective loss of light or boundary conflict. It is additionally a referral document to help prevent disputes or possible incorrect claims for dilapidation therefore protecting both proprietors. To conclude, while a verbal event wall surface agreement can technically be lawfully binding, it is not a good idea. The absence of written documents raises the capacity for misconceptions, conflicts, and problem in implementing the terms. A created party wall arrangement provides much-needed lawful defense, clearness, and safety for both property owners. For a smoother building and construction process and to stay clear of future disputes, it's always best to guarantee your contract is formally recorded in writing. It's important these are [Party Wall Solutions for Construction Project Disputes](#) understood before consenting to notifiable celebration wall surface jobs and a neighbor structure extension party wall surface contract is prepared with an understanding of these lawful ramifications. An event wall easement arrangement enables common wall surface usage, upkeep, and access for building, and the wall should be reconstructed with similar materials. Examine if your job needs planning approval in addition to event wall surface notifications. This overview clarifies the Act, the 3 sections that apply, the notification procedure, and what happens if your neighbour things. Expert-led sessions on labor legislation, organization law, and more-- gain the useful abilities to navigate complex lawful challenges. Whether you need expert lawful advice or intend to develop your team's understanding of labor and company law, we have the right path for you. A Concurred Surveyor is assigned jointly by both events to fix the matter, while a Second Land surveyor is assigned when each event desires their own representative. Both duties assist negotiate and formalize the Event Wall Honor. Whether you are planning deal with your home or are an adjoining proprietor impacted by close-by works, our specialist surveyors provide clear, practical recommendations and deal with all the legal

actions to safeguard your interests. We collaborate with property owners, developers, and architects to make sure tasks remain certified, promptly, and free from unnecessary conflicts. Act 1996 does not attend to retrospective honors since the process is intended to be preventive instead of corrective. The Act clearly requires notices to be served before jobs start, giving adjacent owners an opportunity to react and appoint land surveyors if required. Act 1996 is a legislation that puts on structure job that influences common wall surfaces, borders, and nearby structures. If your task entails deal with or near a party wall, or excavation near an adjoining structure, you are lawfully called for to serve notice on your neighbors prior to starting. Area 6 commonly applies to back expansion structures, cellar excavations, and base job. You have to serve an Area 6 notice at the very least 1 month prior to starting work. You must serve a Section 2 notification a minimum of 2 months prior to starting work. You should serve an Area 1 notification a minimum of 1 month prior to starting work. Your neighbor has 2 week to react with approval or dissent. Frequently the house owner recommending the works to their building is specified as a Building Owner and the neighbours adjoining where those proposals are being made referred to as the Adjoining Proprietor.