

Party Wall etc. Act (1996)

Process Chart

Do your proposed works include:

*	Notice must be served at least 1 month before commencement of works.
**	Notice must be served at least 2 months before commencement of works.

Works to an existing Party Wall?

Appoint a Party Wall Surveyor to serve Section 3 Notice **

Construction of a new wall at Line of Junction (boundary line)?

Appoint a Party Wall Surveyor to serve Section 1 Notice *

Excavations within 3m of neighbouring building AND lower than their foundations?

Appoint a Party Wall Surveyor to serve Section 6 (1) Notice *

Excavations within 6m of neighbouring building AND subtend a 45° downward line from their foundations?

Appoint a Party Wall Surveyor to serve Section 6 (2) Notice *

Adjoining Owner has a 14-day period to 'Consent' or 'Dissent' to Notice(s).

Written consent received. You can now start work.

Written dissent received.

No response from Adjoining Owner.

Adjoining Owner appoints own surveyor.

Adjoining Owner agrees to appoint the same surveyor (Agreed Surveyor).

Adjoining Owner must appoint their own Party Wall Surveyor within 10 days or automatically have one appointed for them under Section 10 (4).

Party Wall Surveyors agree Party Wall Award between them and issue this to both parties. You can now start work.

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