

THE LAND SURVEYORS ACT
ARRANGEMENT OF SECTIONS

PART I. *Interpretation*

1. Short title.
2. Interpretation.

PART II. *Qualifications for and Control of trainees
and surveyors*

3. Qualification for surveyors.
4. Service prior to preliminary examination or attaining eighteen years.
5. No surveyor to have more than three trainees.
6. Conditions for surveyor taking trainee.
7. Stamping and recording of attachment.
8. Transfer of articles.
9. Transfer to be recorded.
10. Constitution of Land Surveyors Board.
11. Functions of Board.
12. Application by trainee to be examined.
13. Application for certificate.
14. Issue of commission.
15. Registers.
16. *[Repealed by Act 16 of 2005.]*
17. Surveyor's signature on plan.
18. Incorrect plan.
19. Trainee not to open line alone.
20. Constitution of Land Surveyors Disciplinary Committee.
21. Powers of the Committee.
22. Powers of Board on receipt of report.
23. Publication of grant, cancellation or suspension.
24. Legal representation.

Example Party Wall Notice Letter

To *Adjoining Owner*
Of *Your address*

Date _____

Dear *Mr. Standley*

The Party Wall etc Act 1996 Notice of proposed works – Party Structure Notice.

As the owner/s of Building Owner's building *Carlton Park Avenue* which is adjacent to your premises at *Carlton Park Avenue 1/we, Mr. Smith* of *home address* notify you that in accordance with our rights under section 2 of the Party Wall etc Act 1996 *1/we* intend to carry out building works.

The proposed works are a loft conversion incorporating steel beams which will be placed onto the party wall. *(Plans detailing this may be included for your neighbours benefit)*

The proposed works *do / do not* involve special foundations.

1/we intend to start works on *date of works dd/mm/yy* *[if you want to start within the 2 month notice period add - or on the earlier date of [date] with your written agreement]*

If you are content for the works to go ahead as proposed please complete, sign and return the attached letter within 14 days of receiving this letter.

If you do not confirm in writing that you are content for the work to go ahead as proposed we will be 'in dispute' under the Act.

In the event of any dispute between us under the Act, would you be willing to agree to the appointment of an 'Agreed Surveyor'?

If the answer is yes I suggest using *Agreed Surveyor's name* but would be happy to receive your alternative proposal.

If the answer is no, please let me know whom you would appoint as your surveyor.

Yours sincerely

Building Owner's signature/s

Rics Discover A Land Surveyor Party Walls As the Building Proprietor, you are additionally responsible for the Adjoining Owner's practical surveyor costs (comparable quantity). You are legitimately responsible for preparing and offering Notifications on all influenced neighbours. You can offer them yourself, or select us to do it for you. Notifications should be valid and effectively served-- an invalid Notification reboots the clock. See *Clagnaz v. Danino*, 14 Misc.3 d 901, 831 N.Y.S. 2d 878 (N.Y. Sup. 2007)(new wall constructed by house [Survey One Services for Boundary Disputes](#) owners was not a party wall and the adjoining proprietor had no easement). Both parties may utilize the wall surface for assistance, supplied that such usage does not hinder the capacity of the adjoining homeowner to do the exact same. See *Varriale v. Brooklyn Edison Co.*, 252 N.Y. New constructs normally set off Section 1 (new walls on or at the boundary) and Area 6 (excavation for structures), and sometimes Area 2 if an existing party wall is involved. Notifications must be offered on every adjacent proprietor.

Will paint my side of the fencing impact my next-door neighbors?

onto plants, mark paving or show beyond of the fencing. You must assign a property surveyor if you and your neighbor can not agree. You can assign a land surveyor with each other or each appoint your own. The property surveyors will then settle on a 'party

These should be agreed before jobs start. Yes-- chimney bust elimination influences structural stability. You require Building Control approval and Event Wall conformity. They're different procedures and run in parallel.

- See *Clagnaz v. Danino*, 14 Misc.3d 901, 831 N.Y.S. 2d 878 (N.Y. Sup. 2007) (brand-new wall built by property owners was not a celebration wall surface and the adjacent owner had no easement).
- Breaches of the award can be imposed with the courts.
- Basements typically involve 2 or 3 adjacent owners.
- The agreed property surveyor has a legal task of impartiality.
- Within 2 week of getting your notification, your neighbour must consent, dissent, or remain quiet (which counts as a deemed disagreement).

Structure Owner-- Notice Only

Cellar job almost always entails underpinning the event wall (Section 2) and excavating below the foundations of adjacent buildings (Area 6) and commonly influencing numerous neighbors simultaneously. The design complexity, duration on website, and danger of subsidence are all greater than any type of various other task type. Due to the threats included, basements are likewise the task type where the statutory procedure issues most.

Brand-new Buildings And The Celebration Wall Surface Act

Increase your concern with the land surveyor handling your case. We aim to fix within 5 working days. Send us your project details for a firm, fixed-fee quote-- totally free and no responsibility. Land surveyor's cost paid by the Structure Proprietor-- not you. The owner(s) recommending to carry out the structure jobs. We are aware that some locations of the web site might not yet be completely available. We are working to attend to these and welcome your responses. Select your function to see the procedure that relates to you. A party fence wall is a freestanding wall surface (e.g. a yard or limit wall) that rests on the line of junction between 2 properties. Neighbours typically live alongside for many years, otherwise decades. A construction project-- such as an extension, loft space conversion, or border wall change-- can check even the greatest of neighbourly ties. Minor misunderstandings regarding noise, gain access to, or residential property limits can swiftly intensify into significant conflicts. The answer is indeed, but there are very important differences and considerations to comprehend initially. Free, objective advice from a Wimbledon-based party wall surface surveyor working across all 33 London boroughs. An agreed land surveyor neutralises this vibrant by focusing on fairness as opposed to sides. Nevertheless, there are rigorous standards about that can work as an Agreed Property surveyor. Most importantly, the Agreed Land surveyor ought to not coincide individual you have hired to look after or manage your building works.