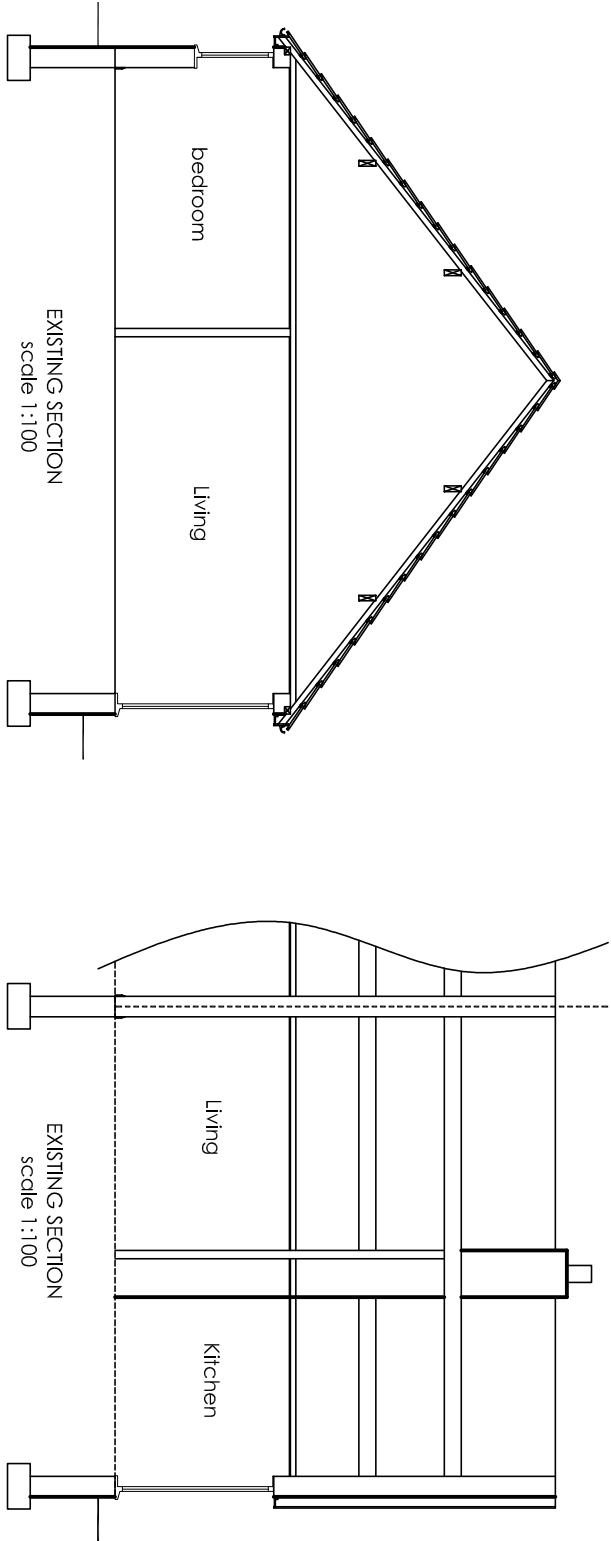
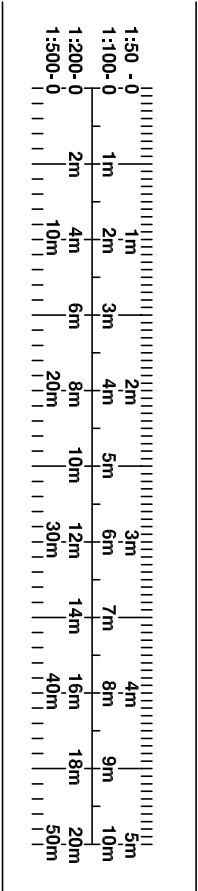
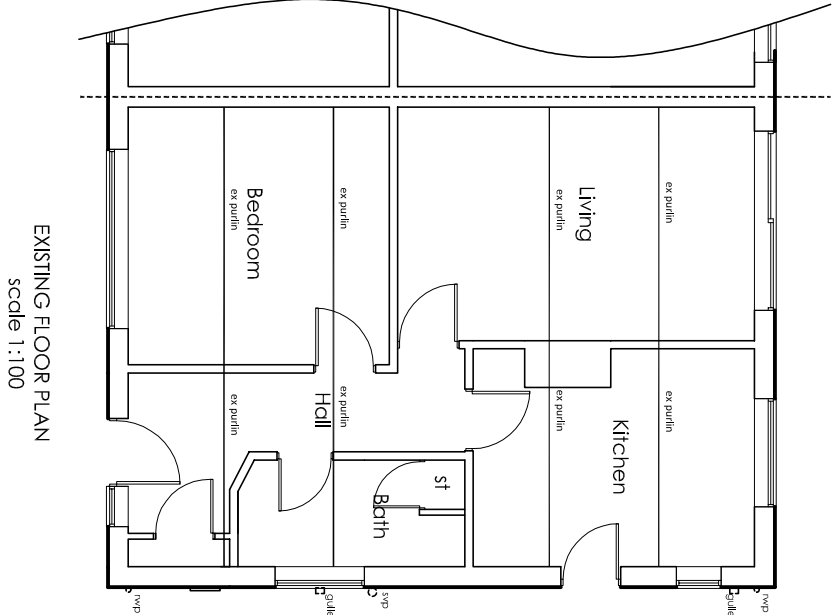
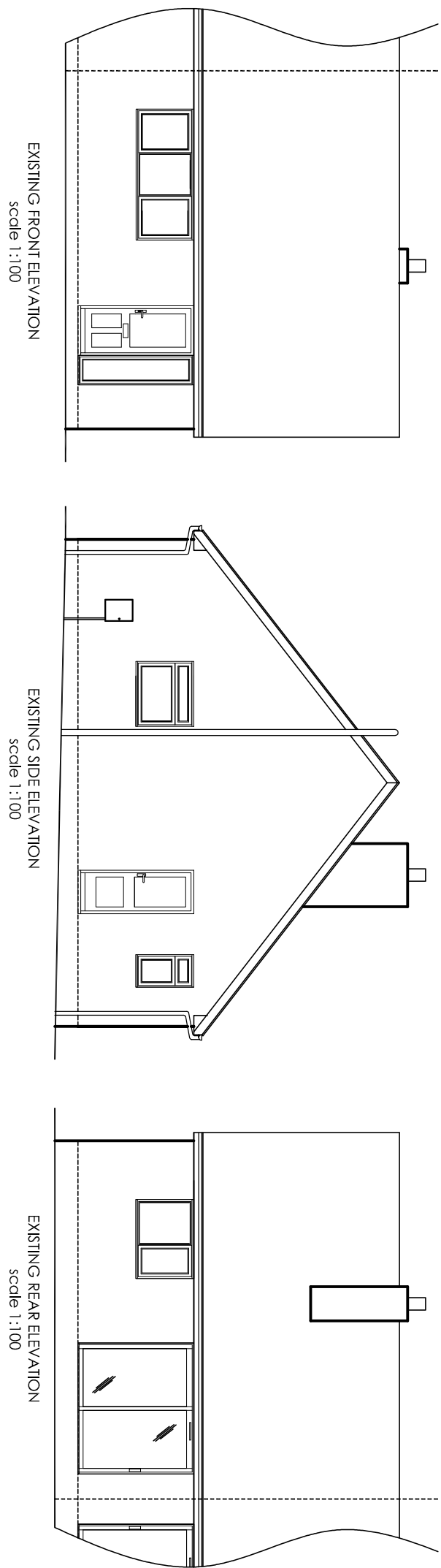


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THE PARTY WALL ACT 1996 - The Party Wall Act 1996 requires that the owner of a building which shares a party wall with an adjoining building, must give notice to the adjoining owner of any proposed works to the party wall. The adjoining owner must then consent to the works. If the adjoining owner does not consent, the owner must apply to the court for an order. The court will then decide whether the works are necessary and whether they can be carried out without causing damage to the adjoining building. If the court orders that the works can be carried out, the owner must then carry out the works in accordance with the court's order. The owner must also ensure that the works are carried out in a way that does not cause damage to the adjoining building. If the owner fails to do this, they may be liable for damages.

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