

PARTY STRUCTURE NOTICE

Party Wall etc. Act 1996 - SECTION 3

To: Tariq Maruf (Adjoining owner)
Of: 15 Talbot Road, London SE22 8EH

We: Tony Dang & Hok Ying Leung (Building owners)
Of: 16 Talbot Road, London SE22 8EH

As owners of the premises known as 16 Talbot Road, London SE22 8EH which adjoins your property known as 15 Talbot Road, London SE22 8EH

HEREBY SERVE YOU WITH NOTICE THAT IN ACCORDANCE WITH OUR RIGHTS:

Under section 2(2) and with reference to the Party Wall separating the above premises, it is intended to carry out the works detailed below after the expiration of two months from service of this notice.

The proposed works are to construct a first-floor addition including the notifiable works of:

- cutting pockets into the party wall no more than halfway, using non-percussive hand tools only for the purpose of inserting structural beams.
- raising the party wall for use as the flank wall of the new addition
- cutting into the party wall for the purposes of installing weathering.

It is intended to commence works when the two months' notice period has run or earlier by agreement.

Under Section 5, if you do not consent to the works within 14 days you are deemed to have dissented and a dispute is deemed to have arisen. In such case Section 10 of the Act requires that both parties concur in the appointment of a single surveyor or each appoint one surveyor and in those circumstances, we would appoint Andrew Copper MPWAcad of Party Wall Works Ltd, 90 Braidwood Road, London, SE6 1QZ.

Signed



Andrew Copper MPWAcad

Date: 31.03.2021

Authorised to sign on behalf of Tony Dang & Hok Ying Leung

ACKNOWLEDGEMENT OF PARTY STRUCTURE NOTICE

Please complete and return this letter

Party Wall etc. Act 1996 - SECTIONS 3

I: Tariq Maruf (Adjoining owner)
Of: 15 Talbot Road, London SE22 8EH

As the Adjoining owner under the Act of the premises known as 15 Talbot Road, London SE22 8EH received the notice served on 31.03.2021

By: Tony Dang & Hok Ying Leung (Building owners)
Of: 16 Talbot Road, London SE22 8EH

in respect of 16 Talbot Road, London SE22 8EH which adjoins the premises known as 15 Talbot Road, London SE22 8EH and in relation to the proposed works under sections 2(2) and namely works to construct a first-floor addition which will include:

- cutting pockets into the party wall no more than halfway, using non-percussive hand tools only for the purpose of inserting structural beams
- raising the party wall for use as the flank wall of the new addition
- cutting into the party wall for the purposes of weathering.

Hereby consent to the works

Or

Hereby consent to the works, subject to a Schedule of Condition being prepared for the relevant parts of my property. Please contact me to arrange access.

Or

Hereby dissent from the above works and concur in the appointment of Andrew Copper MPWAcad of Party Wall Works Ltd, 90 Braidwood Road, London, SE6 1QZ to act as the Agreed Surveyor

Or

Hereby dissent from the above works and appoint:

And

Hereby consent to the works commencing immediately once party wall matters have been completed.

Please tick above options as appropriate

TARIQ MARUF

TARIQ MARUF

Signed:

Date:

2 - April - 2021

T. Maruf