

REPUBLIC OF THE PHILIPPINES)
CITY OF CALAPAN) S.S.

AFFIDAVIT OF ADJOINING OWNERS

WE, **JOSE MARIE TYAN** and **MA. JULIA JUNGAYA**, both of legal ages, Filipino Citizens and residents of Calapan City, Oriental Mindoro after having been sworn in accordance with the law hereby depose and state: That –

1. We are the adjoining owners of a lot under TCT No. 23-0123 and owned by **ELLYZZA JILLIAN ANDALES AXALAN**;
2. We personally know **ELLYZZA JILLIAN ANDALES AXALAN**;
3. That she is the true and lawful owner of the above-mentioned parcel of land situated at Calapan City, Oriental Mindoro;
4. We are executing this affidavit to attest to the truth of the foregoing statements and for all legal intents and purposes it may serve.

IN WITNESS WHEREOF, We have hereunto affixed my signature this 2nd day of February, 2025 in Calapan City, Philippines.

JOSE MARIE TYAN
Affiant
BIR Card with TIN 124357

MA. JULIA JUNGAYA
Affiant
BIR Card with TIN 1243526

SUBSCRIBED AND SWORN to before me, in Calapan City of Oriental Mindoro, this 5th day of February, 2025, the affiants exhibiting to me their competent evidence of identity written below their names.

MA. NIKKA FLOAN M RAMIREZ
NOTARY PUBLIC

Doc. No. _____;
Page No. _____;
Book No. _____;

Page 1 of 2

The Party Wall Surface Act 1996 Described When planning construction job that influences a common wall surface, lots of homeowner wonder if an event wall surface contract can be made vocally. A party wall surface contract is a legal file that makes certain both parties-- neighboring homeowner-- are clear on their obligations and expectations concerning building and construction job. While spoken agreements can be legally binding, they feature specific risks and obstacles. If both party wall surface property surveyors fall short to set an affordable fee they can refer the issue to the Third Surveyor who will usually supply assistance or if requirements be a. decision to clear up any dispute on what is the property surveyors practical cost. If your neighbour has actually begun job without serving you with a celebration wall surface notification and entering into a celebration wall surface contract, they might remain in breach of the Party Wall surface and so on. The

<https://ansteysurveyors.co.uk/> Party Wall surface Act enables building that can affect adjoining property and also transform the lawful partnership between properties and structures. If the party wall surface can not bear the boosted elevation, the owner wanting to raise it will be obliged to reconstruct it at his very own cost and, if for this objective it be required to make it thicker, he will offer the room called for from his very own land. Pursuant to Post 664 of the Civil Code states that every owner may enhance the elevation of the party wall surface, doing so at his very own expenditure and paying for any damage which might be brought on by the work, although

such damages be short-lived. Also, the issues included in the adhering to were composed in accordance with the regulation, policies, and jurisprudence prevailing at the time of composing and posting, and do not include any kind of future developments on the subject matter under discussion.

Neighbors Event Wall Surface Extension

This Act applies throughout England and Wales and mandates that homeowner take part in correct discussion pertaining to limit jobs. The theme makes certain that both celebrations are shielded legitimately and that property boundaries are appreciated during building tasks. Act 1996 and deal with the disagreement by means of a Party Wall Surface Honor.

What Is A Party Wall Award?

Act 1996 is an Act of Parliament that gives a structure for protecting against and dealing with disputes concerning structure work that affects celebration wall surfaces, boundary walls, and adjoining structures. If your job affects an event wall surface, boundary wall, or excavations near a neighbouring property, you may be legally needed to abide by the Party Wall surface etc. Celebration Wall Surveyors at LENIO Professional can lead home owners and programmers with this procedure, guaranteeing full conformity while preserving positive relations with neighbors. The first step is to talk with your neighbour and ask regarding the work they are performing. If this is the case, you can educate them of their legal obligations and recommend that they serve you with an event wall notice. The property surveyors do not have any kind of territory over planning or the style element of the building owners functions nor can they be involved on any kind of potential loss of light or border disagreement. This blog post explores whether a party wall surface agreement can be verbal, the value of having actually a written agreement, and the advantages of formalizing this procedure. A celebration wall surface contract is a legally binding record that details the terms and conditions of the work to be carried out on or near a common wall surface, boundary, or structure in between two homes. The purpose of a celebration wall agreement is to protect the rights of both events and make certain that the work is carried out with marginal threat to the common property. A retrospective celebration wall award is a contract that formalises the conditions of celebration wall surface functions after they have actually been finished. Normally, the process includes offering notices, appointing surveyors, and agreeing on an honor prior to the jobs begin.

- For a smoother building procedure and to avoid future disputes, it's always best to guarantee your agreement is formally documented in writing.
- A celebration wall easement agreement permits shared wall surface usage, maintenance, and gain access to for building, and the wall needs to be restored with similar products.
- Generally the property owner recommending the works to their property is defined as a Structure Proprietor and the neighbors adjoining where those propositions are being made known as the Adjoining Proprietor.
- You must serve an Area 6 notification a minimum of 1 month before beginning work.

Expert-led sessions on labor law, business legislation, and more-- obtain the functional skills to navigate intricate legal difficulties. Whether you require experienced legal counsel or want to develop your team's expertise of labor and business legislation, we have the ideal path for you. An Agreed Property surveyor is assigned jointly by both celebrations to fix the matter, while a 2nd Property surveyor is selected when each event desires their own agent. Both duties aid bargain and formalize the Event Wall surface Award. Rights of lights, the measurements of the construct, height/length and so on will certainly be dealt with throughout the process of application for planning authorization. One of the initial steps will certainly after that be for the two event wall surveyors to select a Third Land surveyor that may be brought right into the process using a reference to provide advice or if demands be a determination on the factor or directs both event wall surface land surveyors can not set.

Recommendations to the Third Land surveyor are seldom needed and a Third Land surveyor is not selected in the circumstances that there is a singularly assigned agreed property surveyor only. However, it is necessary to note that a verbal contract is not advised due to the absence of written evidence in the event of a disagreement. In many cases, a written contract is required to avoid conflicts and safeguard the rate of interests of all celebrations included.

Lenio Party Wall Process

How much should an event wall surface surveyor expense?

LAND SURVEYORS

1

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.

[The inclusion of this page is authorized by L.N. 180A/2006]

Such agreements differ from typical awards in timing, danger monitoring, and lawful standing. If you have finished jobs without serving the needed notifications, don't panic-- Tayross can help you regularise the scenario and safeguard your interests. While a verbal party wall agreement can be valid, it's clear that there are significant threats and negative aspects to depending on it. This is why having actually a composed celebration wall contract is highly suggested. If you have gotten a notice or any kind of drawings, you can submit them here. You might deal with building and construction hold-ups, lawsuit, or damage insurance claims from neighbors. This short

article was initially released on June 1, 2022 and has been upgraded to reflect current legal developments.
Consolidated lawful quality with functional business understanding-- relied on advise for your crucial choices.