

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

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Page No. _____;
Book No. _____;

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Complimentary Event Wall Surface Notice Calculator The Act is additionally facilitative as it assists solve disagreements in between structure owners and their neighbors (adjoining proprietors). The contract not just offers legal security yet additionally assists preserve great neighbourly connections. It's required by law to serve an event wall notice prior to beginning job, making sure every person is informed and agrees.

- By adhering to the Celebration Wall surface Act, house owners can avoid lawful issues and ensure their building and construction tasks continue smoothly.
- Neighbouring owners can negotiate to permit job to proceed-- and accessibility can be compelled via the courts if necessary.
- See our Event Wall services web page for more information, or contact us to discuss your project.

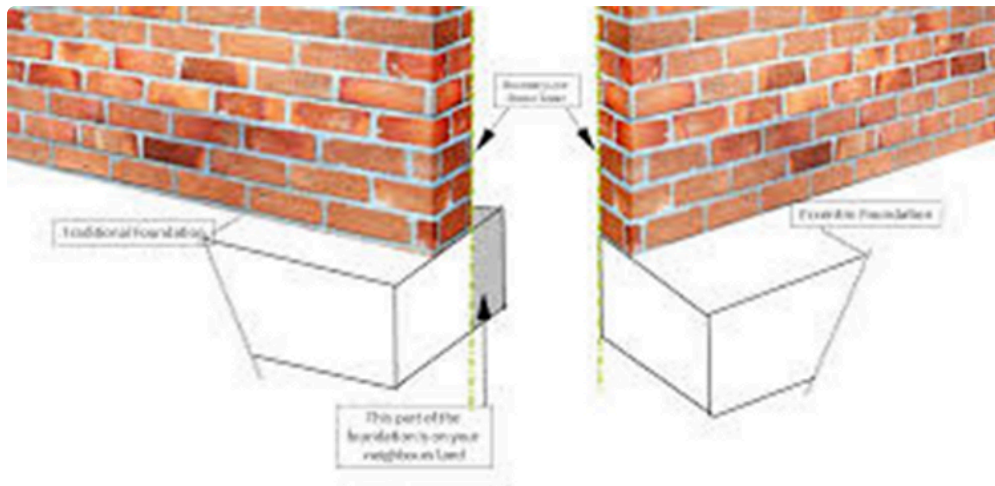
The notice duration for such works is commonly two months, while excavation near a neighbour's residential or commercial property requires a minimum of one month's notification. This consists of work with existing wall surfaces shared, excavating near neighbors' structures and building brand-new walls near the boundary. The notification period varies, however it goes to the very least 2 months for work with an existing celebration framework. Celebration wall surveyors play an essential role in making sure that building and construction jobs

near shared walls are executed smoothly. Their expertise aids avoid conflicts and ensures compliance with legal requirements.

Can I Begin Developing Job Without An Event Wall Contract?

Suppose a neighbor does not respond to a celebration wall surface notification?

Act 1996, if an adjacent proprietor does not reply to a Celebration Wall Surface Notice within 14 days, the law considers this a deemed dissent. This immediately causes a conflict, even if the neighbour has not formally objected. This is not a stumbling block - it really instates the disagreement resolution process.



Nonetheless, your neighbour is under no commitment to consent to this plan. Constantly get in touch with a specialist land surveyor to browse these intricate situations smoothly. First, they give vital structural support, frequently as load-bearing components that support your home's upper floors and adjoining spaces. This added security can additionally be an aspect when negotiating your property owner's insurance-- a vital part of homeownership-- as it may supply comfort and possibly decrease premiums. The building of a new wall surface astride the limit is the only sort of work covered under the Act which the adjacent owner can stop.

What If My Neighbour Complains About The Noise?

A party wall surveyor can action in if conflicts emerge, seeing to it whatever is dealt with relatively. Whether it's a loft conversion or an expansion, this contract is your protect versus lawful concerns and strained partnerships. A legitimate event framework notice is vital for any building and construction job near shared wall surfaces or boundaries due to the fact that you must adhere to the Party Wall surface Act 1996 in order to avoid delays and expenses. This notice includes the important aspects like the owner's signed up name and address, the day, and proposed jobs' beginning day. Without clear contracts or understanding of these policies, disputes over alterations or fixings might escalate into costly legal concerns. Therefore, it's important to have clear interaction and collaboration between adjacent owners. Prompt solution of an event wall notice aids prevent disputes and guarantees lawful compliance. If they accept the works in creating, you will certainly not call for a celebration wall surface arrangement and this can save money on the costs, which are normally £ 700 to £ 900 per neighbour. If you're the one offering the notification or responding to it, following the policies is important, otherwise the process can come to be overcomplicated. Getting aid from a competent party wall surface land surveyor can make things less complicated and solve any disagreements. It is necessary to chat freely, as over 70% of neighbours bother with job starting without getting a notice if planning consent has actually been given. Quick

and effective conflict resolution is essential to preventing extra expenses and delays, which is why neighbors need to interact with a surveyor to address concerns associated with event framework notices. Act 1996 uses a clear course to discovering a service that benefits everyone. Respond to a couple of inquiries concerning your project and obtain an instant analysis of your celebration wall commitments. If your neighbor does not reply to your notice within 14 days, the Act treats this as a regarded dissent. This suggests the official conflict resolution procedure is activated automatically, and land surveyors must be assigned. [Boundary Dispute Surveyors](#) If either party fails to follow its terms, the other party can take lawsuit to enforce it. This might include looking for payment for any losses or problems incurred because of non-compliance. Investing time in preparing a routine of condition offers long-lasting benefits, guaranteeing your job runs smoothly and preserving excellent neighbourly relationships.