

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF EASTERN SAMAR)
MUNICIPALITY OF DOLORES)S.S

AFFIDAVIT OF TWO ADJOINING OWNERS

We, **AMELITA ROBREDILLO CORADO** and **ROGELIO CHICANO LAPESURA**, both of legal age, Filipino citizens, and residents of Barangay Hilabaan, Dolores, Eastern Samar, after having duly sworn in accordance to the law hereby depose and say:

That WE know a certain owner of a parcel of land located at Barangay Hilabaan, Dolores, Eastern Samar, designated as Lot 227 and Survey No. PLS-08-000053 consisting an area of 3,301 Square Meters;

That certain parcel of land is owned by **ERNESTO R. CORADO** (deceased) married to **CARMELITA E. CORADO**;

That I, **AMELITA ROBREDILLO CORADO** is the adjoining owner on the Eastern portion of land described above;

That I, **ROGELIO CHICANO LAPESURA** is the adjoining owner on the Western portion of the land described above;

That this affidavit is being executed to attest to the truth of the foregoing stated fact and for all legal intent and purposes;

IN WITNESS WHEREOF, we have hereunto affixed our signature this _____ day of _____, 2024 at Dolores, Eastern Samar.

AMELITA ROBREDILLO CORADO
Affiant

ROGELIO CHICANO LAPESURA
Affiant

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2024 at Dolores, Eastern Samar by **AMELITA ROBREDILLO CORADO** who presented to me her identification document consisting of CID No. 21847 and **ROGELIO CHICANO LAPESURA** who presented to me her identification document consisting of Senior Citizen ID No. 2425 containing their photograph and signature as competent proof of their identities.

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Series of 2024

PARTY WALL EASEMENT AGREEMENT

EASEMENT AGREEMENT made this _____ day of _____, 200____,
between _____,
hereinafter referred to as the "First Party," residing/having an office at _____
and _____,
hereinafter referred to as the "Second Party," residing/having an office at _____,
collectively, the "Parties."

WHEREAS, the First Party is the fee owner of certain land located in the City and State of New York, Borough of _____, designated as Block _____ Lot _____ on the Tax Map of the City of New York, hereinafter referred to as Parcel A and more particularly described by a metes and bounds description set forth in Schedule A annexed hereto and by this reference made a part hereof;

WHEREAS, the Second Party is the fee owner of certain land located in the City and State of New York, Borough of _____, designated as Block _____ Lot _____ on the Tax Map of the City of New York, hereinafter referred to as Parcel B, more particularly described by a metes and bounds description set forth in Schedule B annexed hereto and by this reference made a part hereof;

WHEREAS, Parcel A adjoins Parcel B;

WHEREAS, there is a _____-story building erected on Parcel A;

WHEREAS, the Second Party has requested the New York City Department of Buildings (the "Department of Buildings") to act upon Application No. _____ to construct [alter] a _____-story building on Parcel B; [and]

[WHEREAS, there presently exists a wall lying on the line dividing the parcels of land of the First Party and the Second Party, which is the _____ [location of existing wall (e.g., northerly, southerly)] wall of Parcel A, and]

Celebration Wall Flashcards By Jack Road The lack of any kind of actual commentary results in confusion and basic disharmony pertaining to charges. Specialist bodies are silent and Surveyors will usually not want to reveal the reasons for fee variation. A recommendation is not great, as it is simply paying more cash to Surveyors to determine whether their costs are okay, and this self-regulated set up is rarely inspired to drive down fees. If a shared framework needs to be restored because of bad upkeep, then the prices are generally [Energy Performance Certificate Service](#) split between both families. This choice indicates that you are okay for the works to go on nonetheless would certainly feel safer and comfortable if a property surveyor was to participate in and accomplish a routine of problem to the areas that might be influenced by the Structure Owners work. This is a popular option specifically if an Adjoining neighbor does not desire to put a financial problem on the Structure Proprietor.

- Likewise, where jobs are concurred and jointly advantageous, land surveyors might identify a reasonable division of prices.
- Their primary purpose is to provide tenants with personal privacy and a chance to enjoy their homes silently.
- The Structure Owner's Surveyor is typically more affordable than the Adjoining Owner's Land surveyor, and this article considers a few of the reasons.
- To serve this function, party walls are often constructed with added features such as insulation or thicker materials to lower noise transfer between devices.

- The specific allocation of prices will certainly depend on the situations and is usually laid out in a party wall surface award.
- The walls are generally one foot thick, made of brick, and situated to ensure that they straddle the property line with fifty percent on each side.

Recognize Your Legal Rights With Event Wall Surfaces

There is always some anxiousness for choosing the Agreed Property surveyor as people really feel possibly that individual is not unbiased. This alternative implies that you wish to make use of a land surveyor that both on your own and your neighbor are happy with. This is generally the surveyor that has actually been selected by your neighbour that consequently has sent you the Party Wall Notification. This cost-sharing is generally assisted by a created event wall surface agreement, which lays out each celebration's responsibilities and assists prevent disputes. As an example, one next-door neighbor can not choose to remove, modify, or develop right into the wall surface without thinking about the impact on the various other. In numerous cities, including Philly, event wall rights and obligations are assisted by neighborhood building codes or specific agreements in between neighbors. Comprehending that pays for an event wall surface disagreement depends upon a number of aspects, consisting of the nature of the works, that takes advantage of them and whether the right legal process has been complied with. Initially, they provide vital architectural assistance, often as load-bearing aspects that stabilize your home's top floorings and adjacent spaces. This included security can also be a variable when bargaining your house owner's insurance-- a vital part of homeownership-- as it may provide peace of mind and potentially reduce costs. The low-cost Structure Owner's Property surveyor just sends out over loads of illustrations and a RICS theme Award and it is simply left to the Adjoining Owner's Property surveyor to deal with issues. Affordable ask for info can be rebuffed, ignored or criticised, because it breaks the Building Owner's goals of dealing with matters rapidly and inexpensively.

Business Residential Property Lawsuits

As an example, one owner might wish to cut into the wall surface to include racks, wiring, or expand their unit. The next-door neighbor beyond may bother with damages, noise, or shedding their privacy while doing so. A tree land surveyor is called for if your story includes a great deal of trees, as Regional authorities typically call for a tree survey to ensure that essential trees are preserved throughout advancement. Many areas have laws protecting specific trees, particularly those with Tree Conservation Orders (TPOs) or Conservation areas. A geotechnical land surveyor is a specialist who examines the ground problems at a construction site to make certain the suitability and security of the soil for the recommended building.

Do I really need an event wall surface contract?

Do I require a celebration wall agreement? A celebration wall surface arrangement is required if you intend on accomplishing any structure work near or on a party wall. You must tell your neighbours, provide them with a Party Wall Notification and think of a Celebration Wall Arrangement in writing.

A Land surveyor completing on rate ought to advise his selecting proprietor that his fee is low. A Property surveyor contending for company will more than likely fix his fee, whilst an Adjacent Proprietor's Surveyor will more than likely charge by the hour. This leads us to the next point, which is the problem in between event appointed Surveyors pressing various programs. Nevertheless as Celebration Wall Surveyors you will certainly always need to be neutral no matter who is paying your cost. The last thing a land surveyor desires is to be taken to court if it is considered, she or he were not impartial. If the concern is because of normal wear and tear-- such as cracks that create over time, leaks brought on by age, or general maintenance-- after that the responsibility

usually drops on the proprietor. An amount property surveyor (QS) is a construction professional responsible for handling and regulating the expenses of the project. Their primary function is to ensure that the job is completed within the authorized spending plan which all monetary and legal obligations are met. One of the most typical mistakes is falling short to offer the appropriate event wall surface notification or starting job too early. Normally, not simply one side alone owns event wall surfaces-- both the proprietors of the adjacent buildings possess it. In most cases, each owner has equivalent legal rights and responsibilities over the wall surface. That implies both are expected to preserve it, prevent harming it, and regard the various other's use it. The majority of event wall surface surveyors work per hour, with rates varying from £ 90 to £ 400 an hour. The typical self-build job normally costs around £ 1,000 for a full Party Wall surface Agreement.