

AFFIDAVIT OF ADJOINING OWNER

I, **JOAN ANG LOPEZ**, of legal age, Filipino, single/married/widower, and a resident of B14 L5 POSADAS AVENUE, DON JUAN BVIEW, CITY OF MUNTILUPA, Philippines, and provincial address at Brgy. Talisay, Hinunangan, Southern Leyte, having duly sworn to in accordance with law hereby depose and say:

1. That **SIMPLICIO H. TADIOS II**, requested me to execute this Affidavit pertaining to the lot he owns which have a Survey No. 252, of which real property adjacent to my lot having surveyed as Lot no. 253;
2. That being the owner of the adjacent Lot No. 253, I personally know that **SIMPLICIO H. TADIOS II** is the owner of Lot having Survey No. 252, located at Tubod, Silago, Southern Leyte, with the following boundaries, such as:
Survey No: PLS-08 000101; Bounded on the North: JOEL ENRIQUE
East: NATIONAL ROAD; South: JOAN ANG LOPEZ
WEST: CREEK; with an area of 17,614 MORE OR LESS
3. That I hereby attest that **SIMPLICIO H. TADIOS II** have all rights, participation, claims and interest over and above-mentioned and do hereby declare to the whole world that he is the owner of the said property;
4. That this affidavit is executed for the registration of the ownership of the above mentioned property in the name of **SIMPLICIO H. TADIOS II**, described as **survey no. 252**, being the latter was and is the real and absolute owner of the aforecited parcel of land based on my personal knowledge and I attest the truthfulness of the facts stated above, and for all legal intents it may deemed served.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 15th day of November, 2018, at Hinunangan, Southern Leyte, Philippines.

JOAN ANG LOPEZ

AFFIANT

DRIVER'S ID NO: 1-12-032529

Expired on: 2022/12/12

SUBSCRIBED AND SWORN TO BEFORE ME, a NOTARY PUBLIC, **this 15th day of November, 2018**, personally appeared before me the affiant mentioned above with his/her Identification Card stated above, known to me to be the same person who executed the foregoing affidavit and acknowledged to me that the same is his/her free and voluntary act, and he/she signed in my notarial book.

Notary public

ESTERLITA D. CUPAT-DEMIAO

Notarial Commission No. **36**

ATTY'S ROLL NO. **51175**, 5/5/2005

IBP OR NO: 0331472- 2/12/2018

MCLE NO. **V-002060**, valid until **2019**

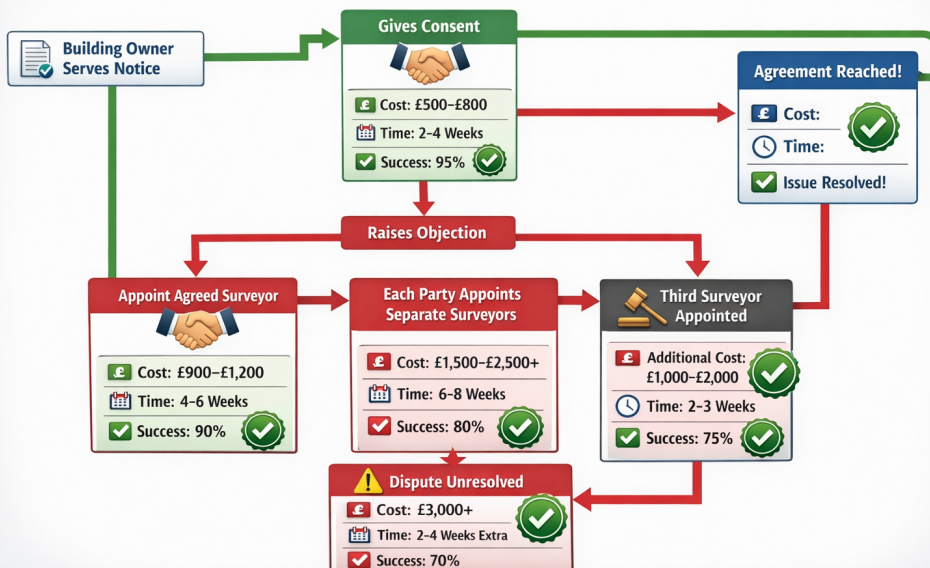
PTR NO. 5685927 / 01-18-2018

Commission expires on Dec. 31, 2018

Address: Catublian, Hinunangan, Southern Leyte

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Book No. **VII**
Series of **2018**

Party Wall Dispute Resolution Process 2026



Home Expansions: Don't Allow Your Plans Go To The Celebration Wall Surface Home Renovations Collaborating with party wall land surveyors needs clear communication and smart preparation. In some cases, the three surveyors included can assist you bargain permission without requiring a celebration wall agreement. However, you will require a party wall surface study to begin with and offer notification as component of the formal notification and compliance with the Event Wall Surface And So On Act 1996.

Why Complete This Kind Online

They need to check even more wall surfaces and maybe even take care of flats or apartments within the same structure. This implies they spend more time at work, which can press the cost up. For the most part, the building owner executing the jobs pays the reasonable celebration wall land surveyor costs. If the adjoining proprietor dissents, surveyors will typically need to be selected so a party wall honor can be prepared. Once you have offered notice, your neighbors, known [Legionella Risk Assessment by Survey One](#) as "the adjoining proprietors", have 14 days to respond. If they dissent or fail to reply the matter enters into disagreement, and this is when it can end up being pricey.

Typical Use Cases

How much time does a party wall surface notification last?

Celebration Wall surface Awards are binding unless appealed within 14 days. No statutory expiration exists, but property surveyors commonly consist of a 12-month legitimacy provision. Area 3 and 6 notices end after year. Financial enforcement is usually time-barred after 6 years.

Navigate your building acquisition smoothly with our step by step home study overview, guaranteeing you make informed choices and prevent pricey pitfalls. Expense drivers vary-- from property dimension to exactly how complex your construct is and where it rests geographically. Keeping an excellent relationship with neighbours can likewise shave off unneeded time suggesting. And also, this approach assists prevent horrible shocks like claims for negligence or non-compliance.

- The maintenance responsibilities for the party wall surface are talked about and mentioned plainly in the celebration wall surface arrangement assists protect against lawful conflicts and give clarity to the parties.
- These experts function under the lawful structure of the Party Wall surface Act to help handle buildings and wall surfaces shared between neighbours.
- You don't need intending authorization for your plans to offer notification, and once you've done so you can occupy to a year to begin work.
- I submitted a quote that works best for my company and we moved forward with the project.

This type of arrangement aids stay clear of the need for a land surveyor by clearly specifying the duties, legal rights, and responsibilities between the entailed events. By cultivating common approval, this layout aims to decrease conflicts and guarantee both parties are prepared in instance legal matters occur. A party wall arrangement establishes legal rights and obligations relating to the common wall surface. The maintenance responsibilities for the event wall surface are gone over and mentioned clearly in the celebration wall surface arrangement aids avoid legal conflicts and supply clearness to the celebrations. Do not put money unnecessarily right into the pockets of underhanded surveyors, instead, communicate with your neighbours at the earliest chance to make sure that if there is a conflict, you can be satisfied that it is at the very least real. Yes, but several proprietors prefer expert assistance to ensure the notice is proper and served properly. Numerous homeowner pick a land surveyor to ensure every little thing is dealt with correctly.