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The owner of an immovable is not precluded from claiming access to a public road by the fact that his immovable already has an access to a water-way.

F. 682 to 684. G. 917. I. 593. J. 210 to 213. M. 142, 143. S. 694.

143. — The owner of an immovable is bound to allow, under reasonable conditions, the owner of an adjoining immovable to use his land (exclusive of dwelling places) for the purpose of such repairs to fences, walls or buildings on or near the boundary as could not be conveniently executed otherwise. But he is entitled to compensation for any injury caused thereby.

I. 591. J. 209. S. 695. Cf. Penal Code (trespass) s. 327 to 331.

*Illustration: — A is the owner of a house which has been built in such a way that one of its walls stands on the boundary line and cannot be repaired from inside the compound of A. The part of the land situated along the wall on the other side of the boundary line and belonging to B is a garden. A may require from B to allow workmen to use his garden for repairing the wall of A's house (erection of scaffoldings, storing of bricks, cement, etc.), but B may declare the use of his garden subject to reasonable conditions such as : specification of the places where materials will be stored, prohibition of night work, delimitation of the part of the garden to be used by the workmen, etc. If B suffers any injury,*

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