

Rotten to the core

- Events discussed under RICS  
- Snapshot: Doc library # 6.2

RICS Professional Conduct



Endorses criminal conduct

This letter is of the type that makes heavy reliance on psychological harassment - namely 'Frustrate and discourage tactics' (header 2)

Our ref: PC/183

Your ref:

PLEASE QUOTE OUR REFERENCE

10 June 2005

Private & Confidential

Ms N Klosterkotter-Dit-Rawe

Flat 3 Jefferson House

11 Basil Street

London

SW3 1AX

- Reality: this rotten to the core, contemptuous and arrogant so-called 'regulatory body' had (with 'the brothers' in the Jewish-Freemason Brotherhood (**Persecution # 6**) had taken the decision to reject my legitimate **02.02.05** complaint - at the time it received it: **01.03.05**.  
- The path to the final 'Get lost!' of **04.11.05** was preceded by others.  
- 3 years later, it was followed by the RICS attempting to gag me

I did not waste my time replying. The RICS' next letter was **03.08.05**

- For subsequent events, see **Overview # 10 & # 11**  
- Martyn Gerrard- **Background** (another "RICS regulated firm")

Dear Ms Klosterkotter-Dit-Rawe

I have a legitimate complaint against Brian Gale, but **did not** file one - to save myself from wasting a lot more of my time and money.

Re: Your complaint against Martin Russell Jones and **Brian Gale & Associates**

Thank you for your letter of 02 June 2005, the contents of which I note.

I would dispute most vehemently any suggestion that the RICS is not taking the matter seriously. Since you made us aware of your complaint, I have written to all members concerned on a number of occasions. Matters are proceeding, but I have had to chase for replies at times.

My **17.05.05** letter

As you yourself stated in our telephone conversation, yours is not a straightforward matter. I have spent a number of days reviewing all your correspondence. This is to ensure that, if we are able to help, then we are in a position to fully understand your complaint and assimilate that to potential breaches of the Rules of Conduct.

And, 'of course' 'we won't be able to'

Having reviewed your file, it does appear that in relation to a number of allegations that you have made that the appropriate arena is a court of law. When I say this, I am referring to your allegations of, amongst others money laundering and defamation. The RICS cannot take over the role of the Police or the courts. Should you decide to take this route with these allegations and there is a successful conviction, the RICS would then have the objective third party evidence required to place the matter before a Professional Conduct Panel (PCP).

Where you believe there has been a breach of your lease, which amounts to a breach of contract, this is again, a matter over which we do not have jurisdiction. If you wanted to pursue this matter through the courts and you were successful, again, this is something that we could look at.

= Our members cannot be expected to respect contracts. So: go to the kangaroo courts!

I note your comments relating to the status of the Service Charge Residential Management Code (the Code). I personally do not disagree with your comments on why you cannot believe that it is not mandatory for all members. The RICS document Service Charge Residential Management Code is classified as a Guidance Note. The document is recommended to members as best practice but an RICS member is not, per se, in breach of RICS requirements if he does not comply with its recommendations.

I did not say that

The Management Code was approved by the Secretaries of State under the provisions of Section 87 of the Leasehold Reform, Housing and Urban Development Act 1993. I believe this is could be an explanation as to why the Code does not have the status of being a practice statement as the Secretaries of State approved it. It is therefore, outside of the

What a load of gibberish!



If the code is "not mandatory": how can there be a breach?

control of the RICS. The Code can be used as a benchmark for disputes before, in effect, the Leasehold Valuation Tribunal (LVT). That Tribunal can, and will, as you are aware, consider allegations that a member has acted incorrectly by not following the recommendations of the Management Code. Any criticism of a member by the LVT will be considered on its merits by RICS to ascertain whether such criticism constitutes prima facie evidence of a breach of RICS regulations. It therefore follows, that the action of failing to follow the LVT determination is one that the RICS will look at.

I would also like to comment, that, without intending any criticism of the LVT, there might still be an outstanding issue over the 25.6% of the service charge that the LVT were unable to decide as to the reasonableness of it. The RICS does not have the standing to determine something that the LVT did not make a decision on nor can we compel the LVT to qualify a decision.

The "outstanding issues" are clearly explained- Brian Gale # 6 - and, by implication, what needs to be done

In terms of being able to comply with your request of a date by when you will hear of the RICS' determination by 16 June 2005, I am unable to do this. I will be pursuing your complaint as stated above, however, this could take some time. Should I deem the matter to have a sufficient weight of evidence to place it before the PCP for their consideration, I will inform you of this at the appropriate stage. In the mean time, I will contact you, when I have received replies from the members concerned for your comments.

"sufficient weight"; the extent of the RICS' corruption is unbelievable!

I have written again to the members involved in your complaint to chase them for their comments and explanation on the aspects of the complaint that the RICS does have jurisdiction over. I will also be referring the matter to our Forensic Surveyor for his observations. Should I require any more information, I will revert to you.

If you have any queries, please do not hesitate to contact me on the telephone number below.

Yours sincerely



= Henchman of the Jewish-Freemason 'Brotherhood' (Persecution # 6)

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