



Corrupt

RICS

Endorses criminal conduct

Our ref: PC/183

Your ref:

PLEASE QUOTE OUR REFERENCE

03 August 2005

Private & Confidential

Ms N Klosterkötter-Dit-Rawe

Flat 3 Jefferson House

11 Basil Street

London

SW3 1AX

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

RICS Professional Regulation and Consumer Protection

- Asking for "my comments" on a reply (that was evidently not the first one) - **without** telling me what had been asked!
- This was psychological harassment going into overdrive - namely **'Frustrate [big time] and discourage tactics'** (header 2)

- You have my complaint RICS - what does 'the reply' look like to you?

- Reality: this rotten to the core, contemptuous and arrogant so-called 'regulatory body' had (with 'the brothers' in the Jewish-Freemason Brotherhood (**Persecution # 6**)) taken the decision to reject my legitimate **02.02.05** complaint - at the time it received it: **01.03.05**.
- The final 'Get lost!' was **04.11.05**

Dear Ms Klosterkötter-Dit-Rawe

Re: Your complaint about Martin Russell Jones

I have received a reply to my letter of enquiry regarding your complaint. I would be grateful if you could review the reply and enclosures and give me your comments.

I appreciate your co-operation in this matter and look forward to hearing from you.

Yours sincerely

Henchman of the Jewish-Freemason 'Brotherhood'

Simon Love

Conduct Manager (Complaints)
Professional Conduct

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slove@rics.org

Enc:

- 3 years later, it was followed by the RICS attempting to gag me

I was so angry with this letter, that I sat on it debating whether I should waste more of my time repeating what I had already said. Eventually, I sent a **14.10.05** letter.

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

Absolutely UNBELIEVABLE!

RICS =
A complete and utter
FARCE

MARTIN RUSSELL JONES

Premier Suite 115,
Premier House,
112 Station Road,
Edgware,
Middlesex, HA8 7BJ

RICS (Professional Conduct)
PO Box 2291
Coventry
CV4 8ZJ

CHARTERED SURVEYORS

Management Department
Telephone: 020 - 8731 5880
Fax: No: 020 - 8731 5888
e.mail: management@m-r-j.co.uk

Our Ref: JH/MAN
Your Ref: PC-SL/183/4402/05

According to this letter, Ladsky's henchman, Barrie Martin, FRICS, and henchwoman, Joan Hathaway, MRICS played 'no part in the events'!

The RICS KNEW from the mountain of evidence I had supplied it with in my **02.02.05** complaint, supported by **220 enclosures** that the **15.07.02** demand sent by MRJ **amounted to fraud** e.g.

(1)- findings from the tribunal: **LVT # 4**; extracts from its report: **Brian Gale # 6**;

(2)- the **21.10.03** 'offer' Hathaway's client, Andrew Ladsky made me, that was £8,000 less than the amount demanded in the **17.07.02** demand and **29.11.02** claim and **Particulars**,...

...and was sealed in a **01.07.04** court-endorsed Consent Order (3)- I also supplied the RICS with copy of Hathaway's letters to me and fellow leaseholders - examples of extracts under

'Major works'
Etc., etc., etc., etc.

That contained what? Binned on the instructions of the RICS, that then helped draft this one?

Re: Complaint from Ms Klosterkotter-Dit-Rawe

Further to **my earlier letter** and your request for further information I would apologise for the delay in replying but the firm has moved offices and files had to be retrieved from storage.

See CKFT-Intro for proof that Andrew David Ladsky was driving activities

We are aware that the Service Charge Accounts were delayed but this was partly due to the need to obtain information from **our client's solicitor relating to action he was taking against various lessees relating to unpaid Service Charge in particular the sums due in relation to the Major Refurbishment** that our client wished to carry out.

We can confirm that **copies of the accounts have been sent to Miss Dit-Rawe on several occasions** but she does seem to have difficulty in receiving her post.

See Doc library # 5.3 & # 5.4

What?

Demands are sent to all lessees including Miss Dit-Rawe and we cannot explain why she did not receive her demand. They are posted to the address she has advised is her correspondence address, namely 3 Jefferson House. She has not advised us of any alternative address.

In respect of the **insurance of the building** this is instigated by the freeholder and we receive an invoice from their Managing Agents, GVA Grimley. They also insure the lift and boiler. As at each renewal we request a copy of the insurance schedule before settling the invoice to ensure that the policy is in place. In addition claims have been settled during the years and therefore the property is insured. Enclosed are copies of the schedules received from the Freeholder's Managing Agents confirming cover.

In respect of the application to the Leasehold Valuation Tribunal this was submitted on the instructions of our client, Steel Services Ltd. **= Andrew David Ladsky**

And? **Outcome?** And role played by Joan Hathaway in the context of the application? Lying through her teeth: **LVT # 2.2 & # 3**

having first failed to respond to my numerous requests for a copy of the priced specifications e.g. **my 19 Oct 03 Witness Statement-** and those of my leaseholders: **LVT # 1.4**

'Forgetting' to mention 'the small detail' that SHE endorsed 'the statement of truth' on the **Particulars : West London County Court # 2.2**
- A fact I reported to the RICS under **header 5.5 of my 02.02.05** complaint - and **supplied a copy**

In respect of the application to the County Court this was instigated by our client direct with his solicitors and **our firm only provided the information requested by them**, namely the copy notices that were served together with details of the sums demanded.

'Other than' threatening prosecution in the 20.09.02 letter - as I reported e.g. under # 1.5.1.1 of my summary - and supplied copy of the letter

Our client Steel Services decided that they wished to apply to the County Court prior to the determination of the LVT **and we had no part in that decision**. We would confirm that **Miss Dit-Rawe was not the only lessee against whom our client took legal action at the same time**.

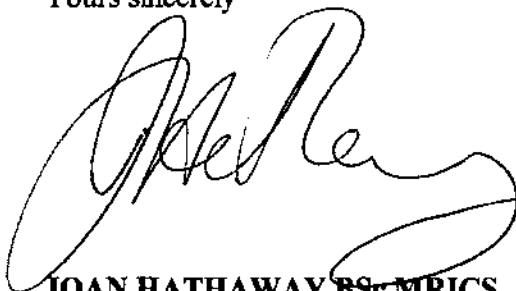
Indeed, there were 11 of us on that fraudulent 29.11.02 claim

In respect of the outcome of the Court we understand that agreement was reached between our client's solicitor and solicitor's acting for Miss Dit Rawe as to the sum due from her and this was paid direct to our client's solicitor who subsequently passed the sum onto us for inclusion in the service charge account. **The solicitors sent us two cheques on 2nd July 2004 at the amounts of £4095.78 and £264.04**. We were not involved in the negotiations but advised of the amount received only.

We would point out that at all times Miss Dit -Rawe has been offered the opportunity to visit our offices to view the receipts relating to the service charge accounts but at no time has she taken up the offer.

I trust that this is sufficient information for you but if you require further clarification relating to the Court case we will contact our client's solicitor for more detailed information.

Yours sincerely



**JOAN HATHAWAY BSc MRICS
for MARTIN RUSSELL JONES**

**= A MONSTROUS, CRIMINAL,
LYING VERMIN**

"the sum due from her" - Fascinating when you consider that -Hathaway had:

- (1)- sent me the 17.07.02 demand for £14,400;**
- (2)- followed this by threatening me with prosecution if I did not pay the sum immediately: 20.09.02**
- (3)- endorsed the 'statement of truth' on the 29.11.02 Particulars asserting that 'I owed the sum demanded'**

Then, **knowing** that I had paid for the 'Major works' - including through my informing her in my **31.12.03** letter, she then sent me an unsupported, because fraudulent, demand of **21.10.04**, followed by **16.11.04** repeat - as though no 'offer' had been made, accepted and paid (**Overview # 6**)



POLICY TYPE Commercial Property Insurance
INSURER Norwich Union
POLICY NO P00451824000
PERIOD 12 Months from 31st December 2004

INSURED Jefferson House Ltd
LOCATION ADDRESS Jefferson House, Knightsbridge, London SW1

BUSINESS DESCRIPTION Property Owner

!!!
Address is SW31AX.

SECTION MATERIAL DAMAGE

Cover Fire & Perils including Subsidence & Accidental Damage
Theft (following violent & forcible entry and /or exit)

Sums Insured	Item	Description	Sum Insured
	1	Buildings Reinstatement including Professional Fees and Site Clearance	£4,868,500 (£3,745,000)

Excess In the event of a claim the Insured is responsible for the first NIL of each and every loss, increasing to £1000 for a loss caused by subsidence, landslip and heave.

Principal Extensions Extensions in cover include :

- Day One – the Sum Insured in brackets is the Declared Value to be reviewed each year. A 30% uplift produces the higher limit of liability - a protection against inflation following a claim
- Reinstatement as new
- Professional Fees
- Debris Removal
- Replacement of Locks and Keys
- The cost of additional electricity, gas, oil or water changes
- Extinguishment and Alarm Resetting Expenses
- Additional Sprinkler Costs
- Unauthorised use of electricity, gas, oil or water
- Fly Tipping - £15,000
- Non-Invalidation
- Minor Workmans
- Trace and Access
- Undamaged Foundations



- Unforeseen Clean Up Costs
- General Interest's Clause
- Contracting Purchasers Interest
- Undamaged Portions – 20%
- Public Authorities Clause and European Community
- Average Waiver – Subject to valuation every 3 years
- Non-recoverable VAT
- Damage cause by emergency services
- Clearance of drains
- Inadvertent omission to Insure -£5,000,000
- Alternative Accommodation – Residential Properties
- Capital Additions
- Subrogation Waiver
- Full Terrorism (including political, religious and ideological attack)

Principal Exclusions

- Security and Inspection Conditions apply whenever the Property Insured becomes Empty
- Damage solely due to change in the water table level

Damage to any property caused by:

- Frost, Corrosion, rust, wet or dry rot, marring, scratching, vermin and insects
- Inherent Vice, Latent Defect, Gradual Deterioration, Wear and Tear.

SECTION

GROSS RENTALS

Cover

Cover is provided for a reduction in the Gross Rentals of the property caused by loss or damage as covered by the Material Damage section

Sums Insured

Item	Description	Sum Insured
1	Rental Income	£18,000

Indemnity Period

Period during which cover operates 36 Months

Principal Extensions

Cover extends to include interruption of the Gross Rentals due to:

- 200% uplift on rental items
- Loss of investment income on late payment of rent
- Automatic rent review cover
- Unlawful occupation
- Managing Agents
- Increased Landlords Costs
- Reletting Costs including Accountants and Legal Fees



- Denial of Access
- Failure of Utilities
- Loss of Attraction
- Terrorism Insurance
- Notifiable Disease, Vermin, Defective Sanitary, Murder & Suicide

Principal Exclusions See Material Damage

SECTION

LIABILITIES

Property Owners Liability

Cover Legal Liability, as Property Owner of the premises, to Third Parties for Accidental Death, Injury or Disease and for physical Accidental Loss of or Damage to Third Party Property arising out of the Business as defined in the Policy

Limits of Indemnity Property Owners Liability £ 5,000,000
(Any one Event)

Principal Extensions Extensions in cover include:

- Defective premises
- Leased or rented premises
- Obstruction and loss of amenities
- Cross Liabilities
- Data Protection Act.

Interest The interest of the National Bank of Abu Dhabi as mortgagees is noted.

Annual premium £4477.76 inclusive of 5% insurance premium tax.

Terrorism premium £1578.57 inclusive of 5% insurance premium tax.



POLICY TYPE Commercial Property Insurance

INSURER Norwich Union

POLICY NO P00071375000

PERIOD 12 Months from 31st December 2003

INSURED Jefferson House Ltd

LOCATION ADDRESS Jefferson House, Knightsbridge, London SW1

SECTION MATERIAL DAMAGE

Cover Fire & Perils including Subsidence & Accidental Damage

Theft (following violent & forcible entry and /or exit)

Sums Insured	Item	Description	Sum Insured
	1	Buildings Reinstatement including Professional Fees and Site Clearance	£4,550,000 (£ 3,500,000)

Excess In the event of a claim the Insured is responsible for the first £NIL of each and every loss, increasing to £1000 for a loss caused by subsidence, landslip and heave.

Principal Extensions Extensions in cover include:

- Day One – the Sum Insured in brackets is the Declared Value to be reviewed each year. A 30% uplift produces the higher limit of liability - a protection against inflation following a claim
- Non-Invalidation
- Trace and Access
- Capital Additions
- Subrogation Waiver

Principal Exclusions

- Terrorism Exclusion – the limited cover for terrorist related incidents is withdrawn and cover in a wider form is available for additional premium
- Cover limitation whenever the Property Insured becomes Empty



SECTION	GROSS RENTALS		
Cover	Cover is provided for a reduction in the Gross Rentals of the property caused by loss or damage as covered by the Material Damage section		
Sums Insured	Item	Description	Sum Insured
	1	Rental Income	£18,000
Indemnity Period	Period during which cover operates		36 Months
Principal Extensions	Cover extends to include interruption of the Gross Rentals due to: <ul style="list-style-type: none">• Increased Landlords Costs• Reletting Costs including Accountants and Legal Fees• Denial of Access to the premises due to damage to neighbouring property• Accidental failure of public supply		
Principal Exclusions	Terrorism Exclusion – see comments under Material Damage		

SECTION	LIABILITIES	
	Property Owners Liability	
Cover	Legal Liability, as Property Owner of the premises, to Third Parties for Accidental Death, Injury or Disease and for physical Accidental Loss of or Damage to Third Party Property arising out of the Business as defined in the Policy	
Limits of Indemnity	Property Owners Liability (Any one Event)	£ 5,000,000
Principal Extensions	Extensions in cover include: <ul style="list-style-type: none">• Defective premises• Leased or rented premises• Obstruction and loss of amenities• Cross Liabilities	
Interest	The interest of the National Bank of Abu Dhabi as mortgagees is noted.	
Annual Premium	£4,651.50 (inclusive of Insurance Premium Tax @ 5%)	
Terrorism Premium	£1,475.67 (inclusive of Insurance Premium Tax @ 5%)	
Information	GVA Grimley administer this building on behalf of Jefferson House Ltd	