

Our ref: PC/183  
Your ref:

**PLEASE QUOTE OUR REFERENCE ON ALL CORRESPONDENCE**

See my 10 October 2005 reply

03 August 2005

**Private & Confidential**  
Ms N Klosterkotter-Dit-Rawe  
Flat 3 Jefferson House  
11 Basil Street  
London  
SW3 1AX

See the page Royal Institution of Chartered Surveyors for the series of 'Get lost!' and ultimate GET LOST I received from the RICS following my complaint, incl. the last 2 sections for its attempt to gag me in 2008 = RICS IS A FERTILISER FOR MALPRACTICE

For subsequent events with MRJ see:

- Portner and Jaskel, incl my 3 June 2008 Witness Statement
- My Diary 13 July 2010 for the third MAJOR FRAUDULENT DEMAND 'from' MRJ since 2002

Dear Ms Klosterkotter-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



**Simon Love**  
**Conduct Manager (Complaints)**  
**Professional Conduct**

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slope@rics.org

Enc:

THIS is the RICS  
Reply to my complaint  
of 2 February 2005

I AM ASKED to  
comment on a  
response for which  
I have not been  
supplied with the  
questions!

Absolutely  
UNBELIEVABLE!

RICS =  
A complete and utter  
FARCE

# MARTIN RUSSELL JONES

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

CHARTERED SURVEYORS

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

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

LIARS, CROOKS, CRIMINALS, VERMIN,  
PARASITES, SOCIOPATHS, ETC.

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

25<sup>th</sup> July 2005

Dear Mr Love

## **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.

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.

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 et.al.

See e.g.  
Major Works  
London LVT  
Brian Gale  
Flats for sale  
Pridie Brewster  
WLCC  
Photo gallery  
for actually took  
place

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.

And can add: and I signed the FALSE of statement of truth  
-see WLCC

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 14 of us on that FRAUDULENT claim

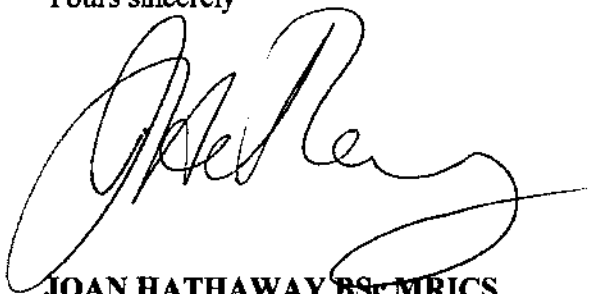
In respect of the outcome of the Court we understand that agreement was reached between our client's solicitor and solicitor's acting for Miss Dit Rawe as to the sum due from her and this was paid direct to our client's solicitor who subsequently passed the sum onto us for inclusion in the service charge account. The solicitors sent us two cheques on 2<sup>nd</sup> 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.

And in spite of my informing MRJ in my 31 Dec 03 letter that I had paid these sums, on 21 Oct 04, and 16 Nov 04 it sent me invoices as though no offer had been made, accepted, paid, and endorsed by Wandsworth county court

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**



**POLICY TYPE** Commercial Property Insurance  
**INSURER** Norwich Union  
**POLICY NO** P00451824000  
**PERIOD** 12 Months from 31<sup>st</sup> 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**

<b>Item</b>	<b>Description</b>	<b>Sum Insured</b>
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 31<sup>st</sup> 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)

<b>Sums Insured</b>	<b>Item</b>	<b>Description</b>	<b>Sum Insured</b>
	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



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

<b>SECTION</b>	<b>LIABILITIES</b>	
	<b>Property Owners Liability</b>	
<b>Cover</b>	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	
<b>Limits of Indemnity</b>	Property Owners Liability (Any one Event)	£ 5,000,000
<b>Principal Extensions</b>	Extensions in cover include: <ul style="list-style-type: none"><li>• Defective premises</li><li>• Leased or rented premises</li><li>• Obstruction and loss of amenities</li><li>• Cross Liabilities</li></ul>	
<b>Interest</b>	The interest of the National Bank of Abu Dhabi as mortgagees is noted.	
<b>Annual Premium</b>	£4,651.50 (inclusive of Insurance Premium Tax @ 5%)	
<b>Terrorism Premium</b>	£1,475.67 (inclusive of Insurance Premium Tax @ 5%)	
<b>Information</b>	GVA Grimley administer this building on behalf of Jefferson House Ltd	