

A. V. JENNINGS INDUSTRIES (AUSTRALIA) LIMITED

690 SPRINGVALE ROAD, SPRINGVALE NORTH, VICTORIA. PHONE: 560 8411. TELEGRAMS AND CABLES: "JENNINGSKO"

WHEN REPLYING KVG.HP.
PLEASE QUOTE

19th June, 1967.

The Hon. & Mrs. B.M. Snedden,
22 Pine Crescent,
RINGWOOD. VIC.

Dear Mr. & Mrs. Snedden,

re : Proposed alterations and additions to
residence at 22 Pine Crescent, Ringwood.

We have much pleasure in submitting our estimate of actual costs for the proposed alterations and additions in accordance with the enclosed Plans and outline Specification.

The estimates as required are :

(a) Alterations and additions to residence \$8,021.00

Provisional sums included are :

(i) 200 lineal feet run of 4" untested
glazed earthenware drain \$124.00

(b) Erection and completion of new sleepouts \$2,395.00

Provisional sums included are :

(i) Connection of W.C. pan to
existing septic system \$ 50.00

The cost for the sleepouts has been estimated for a complete new building.

This will allow the existing sleepout to be relocated and used while building operations are carried out. We have not taken into account the relocating costs.

The following items are also included in the estimates :-

Plastic polish to sunroom and dining-room floors and basic sand to sleepout floor.

Timber framed refrigerator recess in lieu of brickwork as shown on drawing.

Insulation of "Fibertex" blanket roll to ceiling over lounge, sunroom and dining-room; and double sided aluminium sisalation over sleepout ceiling.

Underground electricity supply to sleepout.

Fly-proofing to windows but not to doors.

Our estimate for a suitable automatic briquette central heating and hot water system to the residence is \$1,733.00.

/continued

19th June, 1967.

Page 2.

Our estimated construction time for the works as outlined, is ten (10) weeks, which could commence within two (2) weeks of obtaining the "Permit to Build". Any alterations to the Plans and Specifications would alter the construction period and actual costs.

Every endeavour will be made by our tradesmen to minimise the inconvenience to your family during the work, and all care will be taken to protect your furniture and property.

Awaiting your favourable reply,

Yours faithfully,



K. V. GRIFF.
Manager

Victorian Home Building Division.

Encs.

A. V. JENNINGS INDUSTRIES (AUSTRALIA) LIMITED

690 SPRINGVALE ROAD, SPRINGVALE NORTH, VICTORIA. PHONE: 560 8411. TELEGRAMS AND CABLES: "JENNINGS CO"

JLF;MDL

July 28, 1967.

WALLPAPER VOUCHER.

To: Mr. J. Rusbatch

Henry Trompf & Co.,
304 Lonsdale Street,
MELBOURNE.

Client: Mr. & Mrs. B. M. Snedden

Location: 22 Pine Crescent, Ringwood

House Type: Addition to Existing Building

Please arrange for selection of wallpaper to the retail value of \$40.00, and store the selected material until called forward by an Official Purchase Order.

Any additional cost is payable in cash prior to acceptance of an Order.

This Voucher applies only to the client, house type and location named above, and is not to be used for any other purpose.

Yours faithfully,

LC 434

J. L. Ferguson
Administrative Officer,
Victorian Home Building Division.

A. V. JENNINGS INDUSTRIES (AUSTRALIA) LIMITED

690 SPRINGVALE ROAD, SPRINGVALE NORTH, VICTORIA. PHONE: 560 8411. TELEGRAMS AND CABLES: "JENNINGS CO"

WHEN REPLYING
PLEASE QUOTE KVG.HP.

17th August, 1967.

The Hon. & Mrs. B.M. Snedden,
22 Pine Crescent,
RINGWOOD. 3134.

Dear Mr. & Mrs. Snedden,

re : Proposed alterations and additions to the
residence at 22 Pine Crescent, Ringwood.

This letter will confirm the agreements reached during our recent telephone conversations regarding the work to be carried out at the above address. These are as follows :

(a) Alterations and additions to residence -

Construction is to proceed in accordance with the Plans and Specification previously provided, and for the sum of : \$8,021.00
A provisional sum is included for a 200 lineal ft. run of 4" untested glazed earthenware drain : 124.00

(b) Erection and completion of new sleep-outs -

Following the obtaining of permission to erect these sleep-outs, construction will commence in accordance with the Drawings originally supplied, for the sum of : \$2,395.00
A provisional sum is included for connection of W.C. pan to existing septic system : 50.00

The over-hang to both ends of the sleep-outs will be adjusted on site to suit the existing trees.

It is agreed that the quotation received from Bungalows Pty. Ltd., for the re-location of the existing sleep-out, be accepted at \$100.00. The payment of this account to become a private matter between yourselves and Bungalows Pty. Ltd.

(c) Hot Water/Central Heating System -

It is confirmed that a Braemar Automatic Briquette Central Heating and Hot Water Service is to be fitted, and 12 outlets are to be provided in the positions as shown on the enclosed Plan. Our price for this installation is : \$1,733.00

Arrangements will be made for a Plumber to inspect and report on the condition of the water service to your home, and immediately this report is received, I will be in contact with you.

\$12,223.00
124
\$12,099
50
12,049
...2/

Page 2.

To : The Hon. & Mrs. B.M. Snedden.

17th August, 1967.

Other items are as outlined in my letter to you dated the 19th of June, 1967.

Would you kindly sign the attached copy of this letter as your acceptance of these prices, and return to us at your earliest convenience.

Assuring you of our best attention at all times.

Yours faithfully,

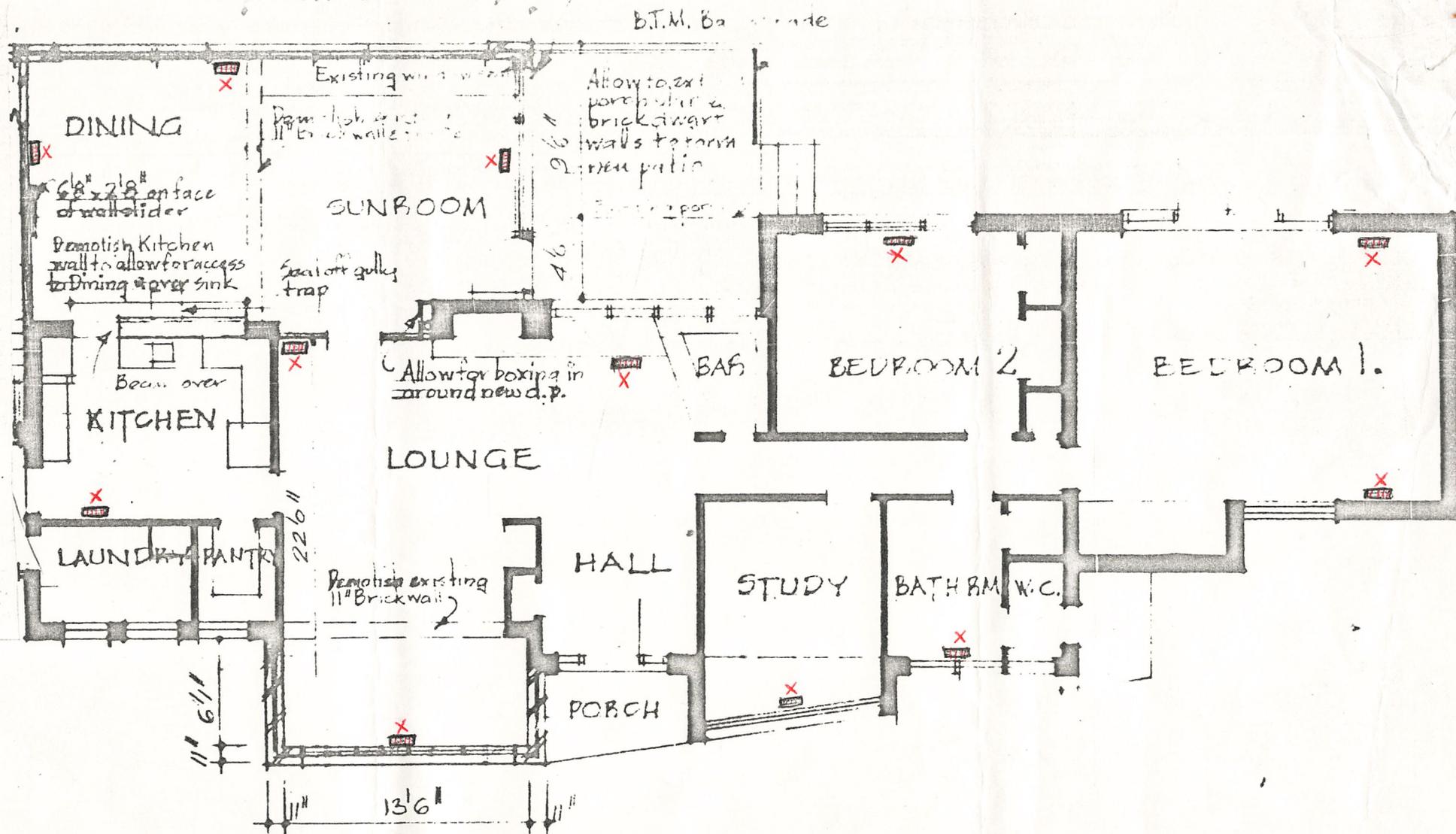


K. V. GRIFF.

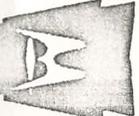
Manager

Victorian Home Building Division.

Enc.



GROUND FLOOR PLAN SHOWING ALTERATIONS & ADDITIONS

BRAEMAR  **ENGINEERING CO. PTY. LTD.**

Heating and Ventilation Division
 PEPPERS COURT, DANDENONG

12 No. HEATER OUTLETS MARKED THIS 

W. SNEEDEN.

A. V. JENNINGS INDUSTRIES (AUSTRALIA) LIMITED

690 SPRINGVALE ROAD, SPRINGVALE NORTH, VICTORIA. PHONE: 560 8411. TELEGRAMS AND CABLES: "JENNINGSKO"

WHEN REPLYING
PLEASE QUOTE

JLF:DL

August 30, 1967.

The Hon. & Mrs. B. M. Snedden,
22 Pine Crescent,
RINGWOOD, 3134

Dear Mr. & Mrs. Snedden,

re: Alterations and Additions to 22 Pine Cres., Ringwood

Permission has now been obtained for the erection of the sleepout as per the original drawings and we wish to advise you that the existing bungalow will be relocated on Friday 1st September. This necessitates the disconnection of power to the bungalow on Thursday 31st August; however a temporary lead will be arranged on site for the intervening period.

Regarding your selection of roller fly screens for the lounge room window, we wish to point out that to install roller screens to this type of window, it is necessary to fix a fillet piece of timber across the bottom of the sash opening shelf over the winder. Mr. Ryde is aware of this procedure and will be able to explain this more clearly if you so desire. If there is any alteration to your selection, could you please advise Mr. Ryde accordingly.

We will also take this opportunity to ask if you could return the endorsed copies of our previous correspondence of the 17th and 23rd August as your formal acceptance of the quotations given.

Assuring you of our interest at all times,

Yours faithfully,



J. L. Ferguson
Administrative Officer
Victorian Home Building Division

A. V. JENNINGS INDUSTRIES (AUSTRALIA) LIMITED

CNR. SPRINGVALE AND WELLINGTON RDS., SPRINGVALE NTH., VIC. PHONE: 560 8411. TELEGRAMS AND CABLES: "JENNINGS CO"

WHEN REPLYING
PLEASE QUOTE

JL.F:DL

September 12, 1967.

The Hon. & Mrs. B. M. Snedden,
22 Pine Crescent,
RINGWOOD, 3134

Dear Mr. & Mrs. Snedden,

re: Alterations and Additions to the Residence
at 22 Pine Crescent, Ringwood.

We herewith forward you a copy of the M.B.R. modifications gaining approval for the erection of a sleepout approximately three hundred square feet in area.

Yours faithfully,



J. L. Ferguson
Administrative Officer
Victorian Home Building Division

JK:CMV

31212020

LOCAL GOVERNMENT ACT
BOARD OF THE REFEREES

Having considered a submission by A.V. Jennings Industries (Australia) Limited on behalf of B.M. Sneddon that, with respect to the proposed erection of extensions to a sleepout appurtenant to a building of Class I Occupancy on land situate 22 Pine Crescent, Ringwood the provisions of Clause 3130 of the Uniform Building Regulations, insofar as they prescribe that no sleepout shall have an area of greater than 180 square feet, are inappropriate, or that a modification or variation thereof might reasonably be made without detriment to the public interest:

We, the Referees appointed pursuant to the Thirty - third Schedule to the Local Government Act, after consultation with the Building Surveyor of the City of Ringwood, are of the opinion that the submission is well-founded, and we hereby direct that the application of the said provisions be modified to permit the erection of a sleep-out having an area of approximately 300 square feet provided the building at no time contains facilities for the preparation of food.

DATED AT MELBOURNE THIS 31st DAY OF August 1967.

SIGNED

(A.K. LINGS)

SIGNED

(J.F. McDONNELL)

SIGNED

(H.G. BOLWELL)

SIGNED

(K.G. HOOKER)

SIGNED

(A.C. LEITH)

SIGNED

(R.A. EGGLESTON)

SIGNED

(H.G. BOTTOMS)

SIGNED

(J.F. O'DONNELL)

SECRETARY.

A. V. JENNINGS INDUSTRIES (AUSTRALIA) LIMITED

690 SPRINGVALE ROAD, SPRINGVALE NORTH, VICTORIA. PHONE: 560 8411. TELEGRAMS AND CABLES: "JENNINGS CO"

WHEN REPLYING
PLEASE QUOTE JLF:DL

October 4, 1967.

The Hon. & Mrs. B. M. Snedden,
22 Pine Crescent,
RINGWOOD, 3134

Dear Mr. & Mrs. Snedden,

re: Alterations and Additions to
22 Pine Crescent, Ringwood.

Further to our phone conversation of the 3rd of October 1967, we wish to confirm your request and our agreement to the extra work to be carried out and the allocation of the costs involved.

1. Painting of ceiling and cornice of lounge-room, entry and passage..	Cost A.V.J.
2. Painting of walls and woodwork of lounge-room, entry and passage including cocktail bar..	\$175.00
3. Complete painting of Bedroom 1 with three coats flat enamel..	\$135.00
4. Remove quad from skirting of lounge-room, entry and passage..	Nil
Total costs of the above variations.....	\$310.00

This amount plus the amount of \$59.60 involved in the variation to the dining-room window will be debited against the \$500 contingency allowed in the agreement.

Further works still to be carried out involving extra costs not yet ascertained are:

1. The modification of the existing septic system and the installation of a new earthenware and dispersal pit plus 200' of effluent run to the requirements of the Health Officer of the City of Ringwood.
2. Provision of an eleven foot pelmet to the nine foot window of the lounge-room as requested by Mrs. Snedden.
3. Install a 10" Mistral exhaust fan to ceiling of bathroom.

The installation of the exhaust fan and pelmet are being carried out and we have submitted plans to the City of Ringwood for a permit to carry out the necessary requirements to the septic system. Immediately permission is granted, costs will be ascertained and the work completed at the earliest possible time.

...../Page 2.

The Hon. & Mrs. B. M. Snedden

October 4, 1967.

Page 2

We have spoken to Mr. Toohey of Braemar who informed us that he had spoken to Mrs. Snedden in relation to the operation of the heater and hot water service and advised her accordingly.

Mr. Ryde, our Site Supervisor, is investigating the crack to the shower recess and will report and advise on repairs which may be able to be carried out to eradicate the staining of the reverse wall.

Assuring you of our best attention at all times,

Yours faithfully,



K. V. GRIFF
Manager

Victorian Home Building Division

A. V. JENNINGS INDUSTRIES (AUSTRALIA) LIMITED

690 SPRINGVALE ROAD, SPRINGVALE NORTH, VICTORIA. PHONE: 560 8411. TELEGRAMS AND CABLES: "JENNINGS"CO"

WHEN REPLYING
PLEASE QUOTE JLF:DL

October 23, 1967.

The Hon. & Mrs. B. M. Snedden,
22 Pine Crescent,
RINGWOOD, 3134

Dear Mr. & Mrs. Snedden,

re: Alterations and Additions to
22 Pine Crescent, Ringwood

We are pleased to advise that the extensions and alterations to your home will be completed on the 25th of October.

To ensure that you are completely satisfied with the completed work, we ask that you call Mr. Ferguson who will arrange an appointment on your behalf with our Supervisor, Mr. Ryde, to carry out a final inspection.

We would also ask that you discuss the method of payment for the work carried out according to the agreement and variations requested by yourselves and the Health Officer of the City of Ringwood.

1.	Alteration and addition to residence.	8021.00
2.	Erection of Sleepout.	2395.00
3.	Installation of hot water and Central Heating system.	1733.00
4.	Connection of sleepout toilet to existing septic system, modification of existing septic system, installation of new outlet drain, dispersal pits, 100' of new effluent run, extend existing effluent run and construct rubble pit at end of extended run, all to the requirements of the Health Officer of the City of Ringwood further to his inspection on the 17th October. \$256 less the \$50 Provisional sum allowed.	206.00
5.	Provide stormwater and sullage drains as required plus the replacement of some existing stormwater and sullage drains as requested by the Health Officer at his inspection. \$154 less the \$124 Provisional sum allowed	30.00
6.	Variation to dining room window.	59.60
7.	Painting of walls, etc., to lounge and entry	175.00
8.	Painting of Bedroom 1	135.00
9.	Provide pelmet to window of lounge.	12.50
10.	Installation of exhaust fan to bathroom ceiling	29.00
11.	Replace spouting and downpipe to laundry due to rusted condition.	17.00
		<u>\$12813.10</u>
	Less \$500 Contingency allowed in agreement.	<u>500.00</u>
	Outstanding Total	<u>\$12313.10</u>

Yours truly,



J. L. Ferguson
Administrative Officer
Victorian Home Building Division

A. V. JENNINGS INDUSTRIES (AUSTRALIA) LIMITED

690 SPRINGVALE ROAD, SPRINGVALE NORTH, VICTORIA. PHONE: 560 8411. TELEGRAMS AND CABLES: "JENNINGSO"

WHEN REPLYING
PLEASE QUOTE

CERTIFICATE OF PRACTICAL COMPLETION

Dear Sir,

I accept that the alterations, extensions and erection of the sleepout at 22 Pine Crescent, Ringwood have been carried out to my satisfaction by A. V. Jennings Industries (Aust.) Ltd. in accordance with the terms of the agreement made on the 17th August 1967 and the relative plans and specifications (excluding those items listed hereunder).

Accepted on 13 / 11 / 1967.

Tim Linn

Items to be attended to after acceptance:-

Rejoin down pipe to drain near external laundry door.
Base bottom edge of sleep out door
Adjust strike plate to front bedroom of sleep out.
Touch up paint work to joins of lining boards & aluminium windows of sleep out
Touch up paint work to scotia on floor of sun room.
Check operation of heating system
Heating system & hot water unsatisfactory

Owner

Tim Linn

A.V.J. Representative

R. K. Hall

It is now agreed that all the items listed above have been completed to my satisfaction.

Date

/ /

Owner

A.V.J. Representative

Our responsibility for maintenance on the work carried out extends for three months from the final inspection and we will contact you and arrange an inspection on an appointed date. However, any urgent matter should be referred to Head Office for immediate attention.

A. V. JENNINGS INDUSTRIES (AUSTRALIA) LIMITED

690 SPRINGVALE ROAD, SPRINGVALE NORTH, VICTORIA

PHONE: 560 8411

Date 5.3.1968

The Hon. & Mrs. B. M. Snedden
No 22 Pine Crescent
Ringwood
C/No. -

Further to our inspection of your home at the above address, it is mutually agreed that the items listed below require maintenance attention and will be completed as the final maintenance work on your home.

- Stop & touch up corner cracking balcony dining
- Case 1/4" to lounge dining room facing street
- Stop & touch up quad around Bed / doorways to
- " + nail joists to lounge deck ceiling & repair
- " + touch up nail joists to lounge high ceiling
- Repair top drawer to nest of drawers
- Case cupboard doors to kitchen
- Replace broken tiles in kitchen 1/8" x 1/8" Bed
- Replace broken paint point to skirting in lounge
- Recaulk tiles to kitchen with white cement.
- Stop & touch up quad sewing from kitchen
- Set out & repair joints to mortar on rumpus of brick walls adjacent to road
- Stop up & repair cornice around rumpus room
- " + touch up cracks to arch & plaster corner aluminium window to rumpus room.
- Stop & touch quad to reveal around door from lounge to dining room.
- Repaint dining wall on 1/4" of door to lounge
- Stop up & repair crack to door side of lounge & doorway.
- Chip off & completely reimpreg concrete patio
- Paint up brickwork to cause under concrete patio
- Correct leakage of water from opening over lounge room front window
- Adjust sash to R.H. of corner in rumpus room for repair
- Adjust sash lock to sash nearest kitchen in dining room

A. V. JENNINGS INDUSTRIES (AUST.) LTD

(OWNER)

It is now agreed that the items above have been satisfactorily completed.

(SUPERVISOR)

(OWNER)

A. V. JENNINGS INDUSTRIES (AUSTRALIA) LTD.

Date: / / 196