

3134

ABC/YJ

24th January, 1968.

Mrs. W. Hall,
Midway Arcade,
145 Whitehorse Road,
RINGWOOD. 3134

Dear Mrs. Hall,

Your lease expires on the 1st February this year and because of the mail strike and holidays there has been some delay in clarifying the terms of the new leases which I am recommending the owners to grant.

It will be appreciated that there will be almost certainly an increase in rent and as we have already sent out the rent statements for next month we would be pleased if you would pay the rent as per the statement on the understanding that there may be an adjustment as from the expiry of the present leases when agreement is reached with the owner as to the amount of the new rentals. It is assumed that you will wish to have a new lease for three years.

Yours faithfully,

C.E. CARTER & SON.

3134

ABC/YJ

24th January, 1968.

Mrs. G.A. Bennett,
Midway Arcade,
145 Whitehorse Road,
RINGWOOD. 3134

Dear Mrs. Bennett,

Your lease expires on the 1st February this year and because of the mail strike and holidays there has been some delay in clarifying the terms of the new leases which I am recommending the owners to grant.

It will be appreciated that there will be almost certainly an increase in rent and as we have already sent out the rent statements for next month we would be pleased if you would pay the rent as per the statement on the understanding that there may be an adjustment as from the expiry of the present leases when agreement is reached with the owner as to the amount of the new rentals. It is assumed that you will wish to have a new lease for three years.

Yours faithfully,

C.E. CARTER & SON.

3134

ABC/YJ

24th January, 1968.

Mr. W. Hanlon,
Midway Arcade,
145 Whitehorse Road,
RINGWOOD. 3134

Dear Mr. Hanlon,

Your lease expires on the 1st February this year and because of the mail strike and holidays there has been some delay in clarifying the terms of the new leases which I am recommending the owners to grant.

It will be appreciated that there will be almost certainly an increase in rent and as we have already sent out the rent statements for next month we would be pleased if you would pay the rent as per the statement on the understanding that there may be an adjustment as from the expiry of the present leases when agreement is reached with the owner as to the amount of the new rentals. It is assumed that you will wish to have a new lease for three years.

Yours faithfully,

C.E. CARTER & SON.

3134

ABC/YJ

24th January, 1968.

Mrs. G.F. Isbel,
Midway Arcade,
145 Whitehorse Road,
RINGWOOD. 3134

Dear Mrs. Isbel,

Your lease expires on the 1st February this year and because of the mail strike and holidays there has been some delay in clarifying the terms of the new leases which I am recommending the owners to grant.

It will be appreciated that there will be almost certainly an increase in rent and as we have already sent out the rent statements for next month we would be pleased if you would pay the rent as per the statement on the understanding that there may be an adjustment as from the expiry of the present leases when agreement is reached with the owner as to the amount of the new rentals. It is assumed that you will wish to have a new lease for three years.

Yours faithfully,

C.E. CARTER & SON.

3134

ABC/YJ

24th January, 1968.

Mr. W.J. Oliver,
Midway Arcade,
145 Whitehorse Road,
RINGWOOD. 3134

Dear Mr. Oliver,

Your lease expires on the 1st February this year and because of the mail strike and holidays there has been some delay in clarifying the terms of the new leases which I am recommending the owners to grant.

It will be appreciated that there will be almost certainly an increase in rent and as we have already sent out the rent statements for next month we would be pleased if you would pay the rent as per the statement on the understanding that there may be an adjustment as from the expiry of the present leases when agreement is reached with the owner as to the amount of the new rentals. It is assumed that you will wish to have a new lease for three years.

Yours faithfully,

C.E. CARTER & SON.

ABC/YJ

24th January, 1968.

Mr. J. McDonald,
Midway Arcade,
145 Whitehorse Road,
RINGWOOD. 3134

Dear Mr. McDonald,

Your lease expires on the 1st February this year and because of the mail strike and holidays there has been some delay in clarifying the terms of the new leases which I am recommending the owners to grant.

It will be appreciated that there will be almost certainly an increase in rent and as we have already sent out the rent statements for next month we would be pleased if you would pay the rent as per the statement on the understanding that there may be an adjustment as from the expiry of the present leases when agreement is reached with the owner as to the amount of the new rentals. It is assumed that you will wish to have a new lease for three years.

Yours faithfully,

C.E. CARTER & SON.

ABC/YJ

24th January, 1968.

Mr. L. Bartling,
Midway Arcade,
145 Whitehorse Road,
RINGWOOD. 3134

Dear Mr. Bartling,

Your lease expires on the 1st February this year and because of the mail strike and holidays there has been some delay in clarifying the terms of the new leases which I am recommending the owners to grant.

It will be appreciated that there will be almost certainly an increase in rent and as we have already sent out the rent statements for next month we would be pleased if you would pay the rent as per the statement on the understanding that there may be an adjustment as from the expiry of the present leases when agreement is reached with the owner as to the amount of the new rentals. It is assumed that you will wish to have a new lease for three years.

Yours faithfully,

C.E. CARTER & SON.

3134

ABC/YJ

24th January, 1968.

Mr. C.H. Garrett,
Midway Arcade,
145 Whitehorse Road,
RINGWOOD. 3134

Dear Mr. Garrett,

Your lease expires on the 1st February this year and because of the mail strike and holidays there has been some delay in clarifying the terms of the new leases which I am recommending the owners to grant.

It will be appreciated that there will be almost certainly an increase in rent and as we have already sent out the rent statements for next month we would be pleased if you would pay the rent as per the statement on the understanding that there may be an adjustment as from the expiry of the present leases when agreement is reached with the owner as to the amount of the new rentals. It is assumed that you will wish to have a new lease for three years.

Yours faithfully,

C.E. CARTER & SON.

1-2-68	5851	DEPT. INTERIOR	Ringwood - W.V.	1-2-68	R25		279-86
DATE	REC. No.	RECEIVED FROM	ACCOUNT OF	DATE TO	A/C No.		AMOUNT

C. E. CARTER & SON

REAL ESTATE AGENTS, AUCTIONEER and SWORN VALUER

126 WHITEHORSE RD.,

RINGWOOD, VIC.

Telephones: 87 6024

87 6830

870 2519

TRUST ACCOUNT

Being: RENTS

~~INSTALLMENT~~

~~DEPOSIT~~

Per

RECEIVED WITH THANKS

5/12
DUTY
STAMP

Nº

5851

Telephone :
42-2314



Postal Address
P.O. BOX No. 56
RICHMOND, E.I

C. E. Carter and Son,
126 Whitehorse Road,
RINGWOOD. 3134.

BALANCE B/FWD FROM YOUR STATEMENT

To rental of premises.

\$773-50

£

5th January, 1968.

Ringwood Investments Pty.Ltd.,
 517 Flinders Lane,
MELBOURNE. 3000

re Midway

By Rental			
Shop			
1 & 14/15	Alexanders	1-1-68 - 1-2-68	637-00
3	Maller	" "	136-50
7	McDonald	20-12-67 - 20-1-68	136-50
9	Isbel	1-1-68 - 1-2-68	136-50
10	Hanlon	" "	136-50
12	Hall	" "	136-50
Office			
2	Moran	" "	63-70
3	Maller	13-12-67 - 13-1-68	63-70
7	Peters & Lush	1-1-68 - 1-2-68	106-17
10	Hughes	9-12-67 - 9-1-68	54-60
11,12,13 & 14	Dept. of Interior	1-12-67 - 1-1-68	279-86
1 & 15	Dixon	1-1-68 - 1-2-68	182-00
Kiosk			
Shop 13	Alexanders	31-12-67 - 31-1-68	136-50
11	Bennett	1-1-68 - 1-2-68	136-50
Office 9	James	" "	109-20
Shop 4	Garrett	" "	136-50
5 & 6	Bartling	" "	273-00
2	Maller	" "	136-50
			<u>3025-03</u>
Commission		151-25	
S.E.C. 21-12-67		30-66	
" 28-12-67		24-00	
Cleaner 7th,14th, 21st and 28th December		<u>96-00</u>	<u>301-91</u>
			<u>\$2723-12</u>

6th February, 1968.

Ringwood Investments Pty.Ltd.,
517 Flinders Lane,
MELBOURNE. 3000

re Midway

By Rental				
Shop				
1 & 14/15	Alexanders	1-2-68 - 1-3-68		637-00
3	Maller	" "		136-50
7	McDonald	20-1-68 - 20-2-68		136-50
8	Oliver	1-1-68 - 1-3-68		327-60
9	Isbel	1-2-68 - 1-3-68		136-50
10	Hanlon	" "		136-50
12	Hall	" "		136-50
Office				
2	Moran	" "		63-70
3	Maller	13-1-68 - 13-2-68		63-70
5 & 6	Johnston	23-12-67 - 23-2-68		254-80
7	Peters & Lush	1-2-68 - 1-3-68		106-17
10	Hughes	9-1-68 - 9-2-68		54-60
11,12,13,14	Dept. of Interior	1-1-68 - 1-2-68		279-86
1 & 15	Dixon	1-2-68 - 1-3-68		182-00
	Kiosk	1-1-68 - 1-3-68		54-60
Shop 13	Alexanders	31-1-68 - 29-2-68		136-50
11	Bennett	1-2-68 - 1-3-68		136-50
Office 9	James	" "		109-20
Shop 4	Garrett	" "		136-50
5 & 6	Bartling	" "		273-00
2	Maller	" "		136-50
Office 8	Kohlman	" "		63-70
				<u>3698-43</u>
Commission		184-92		
Burden		2-50		
Stoneys - Electrical Work		6-68		
Cleaner 4th, 11th, 18th and 25th January		<u>96-00</u>		290-10

~~\$2222-33~~

\$3408-33

ABC/YJ

28th February, 1968.

Mr. P. Cody,
Austral Wine & Spirit Agency Pty.Ltd.,
517 Flinders Lane,
MELBOURNE. 3000

Dear Mr. Cody,

re: Garrett - Glengarree Fabrics - Midway Arcade

I have been having a number of conversations with Mr. Garrett concerning the problem of the Saturday closing. Up to date he has been unable to sell his business and yesterday we came to an arrangement that he would either sell or terminate his tenancy by the end of July. This will give him the opportunity of clearing his stock but I anticipate that by that time he will be able to find a buyer although it may be for a different type of business.

We had originally given him until the 1st February and I hope you will agree with the arrangements made.

Yours faithfully,

C.E. CARTER & SON.

8th March, 1968.

Ringwood Investments Pty.Ltd.,
 517 Flinders Lane,
MELBOURNE. 3000

re Midway

By Rental			
Shop			
1 & 14/15	Alexanders	1-3-68 - 1-4-68	637-00
3	Maller	" "	136-50
7	McDonald	20-2-68 - 20-3-68	136-50
8	Oliver	1-3-68 - 1-4-68	163-80
9	Isbel	" "	136-50
10	Hanlon	" "	136-50
12	Hall	" "	136-50
Office 2	Moran	" "	63-70
3	Maller	13-2-68 - 13-3-68	63-70
5 & 6	Johnston	23-2-68 - 23-3-68	127-40
7	Peters & Lush	1-3-68 - 1-4-68	106-17
10	Hughes	9-2-68 - 9-3-68	54-60
11,12,13,14	Dept. of Interior	1-2-68 - 1-3-68	279-86
1 & 15	Dixon	1-3-68 - 1-4-68	182-00
Shop 13	Alexanders	29-2-68 - 31-3-68	136-50
11	Bennett	1-3-68 - 1-4-68	136-50
Office 9	James	" "	109-20
Shop 4	Garrett	" "	136-50
5 & 6	Bartling	" "	273-00
2	Maller	" "	136-50
Office 8	Kohlman	" "	63-70
			<u>3352-63</u>
Commission		167-63	
Cleaner 1st, 8th, 15th, 22nd and 29th February		<u>120-00</u>	<u>287-63</u>
			<u>\$3065-00</u>

Telephone :
42-2314



Postal Address:
P.O. BOX No. 56
RICHMOND, E.I

C. E. Carter and Son,
126 Whitehorse Road,
RINGWOOD. 3134.

BALANCE B/FWD FROM YOUR STATEMENT

To rental of premises.

\$773-50

6th April, 1968.

Ringwood Investments Pty.Ltd.,
517 Flinders Lane,
MELBOURNE. 3000

re Midway

By Rental Shop			
1 & 14/15	Alexanders	1-4-68 - 1-5-68	637-00 ✓
2	Maller	" "	136-502 ✓
3	"	" "	136-503 ✓
4	Garrett	" "	136-504 ✓
5 & 6	Bartling	" "	273-005 ✓
7	McDonald	20-3-68 - 20-4-68	136-506 ✓
8	Oliver	1-4-68 - 1-5-68	163-807 ✓
9	Isbel	" "	136-508 ✓
10	Hanlon	" "	136-509 ✓
11	Bennett	" "	136-5010 ✓
12	Hall	" "	136-5011 ✓
13	Alexanders	31-3-68 - 30-4-68	136-5012 ✓
Office			
1 & 15	Dixon	1-4-68 - 1-5-68	182-0013 ✓
2	Moran	1-4-68 - 1-5-68	63-7014 ✓
3	Maller	13-3-68 - 13-4-68	63-7015 ✓
4	Morris	1-4-68 - 1-5-68	63-7016 ✓
5 & 6	Johnston	23-3-68 - 23-4-68	127-4017 ✓
7	Peters & Lush	1-4-68 - 1-5-68	106-1718 ✓
8	Kohlman	" "	63-7019 ✓
9	James	" "	109-2020 ✓
10	Hughes	9-3-68 - 9-4-68	54-6021 ✓
11,12,13,14	Dept. of Interior	1-3-68 - 1-4-68	279-8622 ✓
	Kiosk	" "	30-0023 ✓
			<u>3446-33</u>
	Commission	172-32	
	S.E.C.	36-00	
	Additional Cleaning	10-00	
	Cleaner 7th, 14th, 21st and 28th March	<u>96-00</u>	<u>314-32</u>
			<u>\$3132-01</u>

1-6-68	7639	DEPT. INTERIOR R WOOD - W.	1-6-68	R25		239-86
DATE	REC. No.	RECEIVED FROM	ACCOUNT OF	DATE TO	A/C No.	AMOUNT

TRUST ACCOUNT

C. E. CARTER & SON

REAL ESTATE AGENTS, AUCTIONEER and SWORN VALUER

126 WHITEHORSE RD.,

RINGWOOD, VIC.

Telephones: 87 6024

87 6830

870 2519

Being: RENTS

~~INSTALMENT~~~~DEPOSIT~~

S.D. 8121

DUTY
STAMP

Per

RECEIVED WITH THANKS

N^o 7639

3134

ABC/YJ

8th May, 1968.

The Comptroller of Stamps,
283 Queen Street,
MELBOURNE. 3000

Dear Sir,

re: Ringwood Investments Pty.Ltd. to D.R. James

We enclose our cheque for the amount of \$20-50
being stamp duty payable on the enclosed Tenancy Agreement.

Yours faithfully,

C.E. CARTER & SON

Encls.

6. 5 - 1968

28

M

6/10 C. E. Barker & Son

Dr. to

C. H. FRY
24 CHARLES ST.
RINGWOOD EAST

(Employment Bureau)

Repairs to lock
Employment Bureau
Midway Arcade

Labour & Mat

\$ 2.00

15-5- 1968

23

Received from C. E. Barker & Son

the sum of Two dollars

cents

being for

Work done at

Employment Bureau Midway
Arcade Ringwood

per

C. H. F

\$ 2.00



3134

8th May, 1968.

Ringwood Investments Pty.Ltd.,
517 Flinders Lane,
MELBOURNE. 3000

re Midway

By Rental Shop

1 & 14/15 ✓	Alexanders	1-5-68 - 1-6-68	637-00
2	Maller	" "	136-50
3	"	" "	136-50
4	C.H. Garrett & Son	" "	136-50
5 & 6	Bartling	" "	273-00
7	McDonald	20-4-68 - 20-5-68	136-50
8	Oliver	1-5-68 - 1-6-68	163-80
9	Isbel	" "	136-50
10	Hanlon	" "	136-50
11	Bennett	" "	136-50
12	Hall	" "	136-50
13	Alexanders	30-4-68 - 31-5-68	136-50

Office

1 & 15	Dixon	1-5-68 - 1-6-68	182-00
2	Moran	" "	63-70
3	Maller	13-4-68 - 13-5-68	63-70
4	Morris	1-5-68 - 1-6-68	63-70
5 & 6	Johnston	23-4-68 - 23-5-68	127-40
7	Peters & Lush	1-5-68 - 1-6-68	106-17
8	Kohlman	" "	63-70
9	James	" "	109-20
10	Hughes	9-4-68 - 9-5-68	54-60
11,12,13,14	Dept. of Interior	1-4-68 - 1-5-68	279-86
	Kiosk	" "	30-00
			<u>3446-33</u>

Commission 172-32
Burden (as per attached account) 5-50
Cleaner 4th,11th,18th and
25th April 96-00

273-82\$3172-51

3134

8th June, 1968.

Ringwood Investments Pty.Ltd.,
517 Flinders Lane,
MELBOURNE. 3000

re Midway

By Rental Shop			
1 & 14/15	Alexanders	1-6-68 - 1-7-68	637-00
2	Maller	" "	136-50
3	"	" "	136-50
4	Garrett	" "	136-50
5 & 6	Bartling	" "	273-00
7	McDonald	20-5-68 - 20-6-68	136-50
8	Oliver	1-6-68 - 1-7-68	163-80
9	Isbel	" "	136-50
10	Hanlon	" "	136-50
11	Bennett	" "	136-50
12	Hall	" "	136-50
13	Alexanders	31-5-68 - 30-6-68	136-50
Office			
1 & 15	Dixon	1-6-68 - 1-7-68	182-00
2	Moran	" "	63-70
3	Maller	13-5-68 - 13-6-68	63-70
4	Morris	1-6-68 - 1-7-68	63-70
5 & 6	Johnston	23-5-68 - 23-6-68	127-40
7	Peters & Lush	1-6-68 - 1-7-68	106-17
8	Kohlman	" "	63-70
9	James	" "	109-20
10	Hughes	9-5-68 - 9-6-68	54-60
11,12,13,14	Dept. of Interior	1-5-68 - 1-6-68	279-86
Kiosk		1-5-68 - 1-6-68	30-00
			<u>3446-33</u>
	Commission	172-32	
	Directory Signs	22-50	
	Cleaner 2nd,9th,16th, 23rd and 30th May	120-00	314-82
		24	<u>\$3131-51</u>

22-6-68	7961	DEPT INTERIOR	R15000-N.	1-7-68	R25		279.86
DATE	REC. No.	RECEIVED FROM	ACCOUNT OF	DATE TO	A/C No.		AMOUNT

TRUST ACCOUNT

C. E. CARTER & SON

REAL ESTATE AGENTS, AUCTIONEER and SWORN VALUER

126 WHITEHORSE RD.,
RINGWOOD, VIC.

Telephones: 87 6024

87 6830

870 2519

Being: RENTS

~~INSTALMENT~~~~DEPOSIT~~

S.D. 8121

DUTY
STAMP

Per

RECEIVED WITH THANKS

No 7961

STONEY'S SUPER SERVICE

JOB No 8054

RADIO T.V. ELECTRICAL SALES AND SERVICE

165 WHITEHORSE ROAD, RINGWOOD

Phones: 87-7261 — 87-6046 — 87-6660

870-8777

FOR SERVICE ONLY RING 870 3674

NAME *Carter + Son. 11/10/68* DATE *14-5-68*

ADDRESS *Job - Office 104 + Highway 10/10/68*

PHONE No.

WORK REQUIRED *Light not working* S/No.

COMMENTS *Let thing Wednesday*

UNITS OF LABOUR *1 @ \$1.00 per unit*

MATERIALS *plus service charge which*

includes food to home.

Light fitting removed from ceiling, wiring cut back and re-terminated.

Refitted to ceiling - tested

CONDITION OF UNIT

20. 5-68 MILES TRANSPORT

MECHANIC *G.C.*

TOTAL

TOTAL \$ *5.00*

STONEY'S SUPER SERVICE

B No 14978

"The Electrical House"
165-167 WHITEHORSE RD., RINGWOOD
Phone: 87-6046

5-4-68

RECEIVED with thanks from M. C. E. CARTER + SON

the sum of *FIVE* dollars

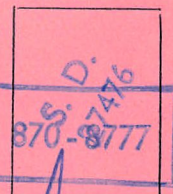
being for *30 DAY* cents

8054

STONEY'S SUPER SERVICE

\$ *5.00*

This is our only Official Receipt Form Per *James*



3134

ABC/YJ

2nd July, 1968.

Mr. D.C. Brennan,
Suma Park,
QUEENSCLIFF. 3225

Dear Des,

Alexanders have a sale commencing next week for three weeks and have asked whether you would permit them to use your kiosk for this period. They would reimburse you for the rent at the same rate as you are paying.

The other day the door to the kiosk was forced and the timber holding the lock was broken away. I am having this repaired.

Yours faithfully,

C.E. CARTER & SON

3134

4th July, 1968.

Mr. W.J. Oliver,
50 Kent Avenue,
CROYDON. 3136

re: Ringwood Investments Pty.Ltd.

New Rental as from 1-7-68	\$195-00
Less payment received from Bank 3-7-68	<u>163-80</u>
To Balance now due	<u>\$ 31-20</u>

5 Rostrevor Parade,
MONT ALBERT. 3127.

12th July, 1968.

Messrs. C. E. Carter & Son,
126 Whitehorse Road,
RINGWOOD. 3134.

Dear Sirs,

We wish to advise that we will be vacating
Shop No.4 Midway Arcade, Ringwood on the 9th August, 1968
and apply for the transfer of the tenancy to

Roy Ernest HILL and
Phyllis Jean HILL

as from that date.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'C. H. Garrett', is written over the typed name.

C. H. GARRETT & SONS PTY. LTD.

8th July, 1968.

Ringwood Investments Pty.Ltd.,
517 Flinders Lane,
MELBOURNE. 3000

re: Midway Arcade

By Rental Shop			
1 & 14/15	Alexanders	1-7-68 - 1-8-68	637-00
2 & 3	Maller	" "	346-67
4	Garrett	" "	173-34
5 & 6	Bartling	" "	346-67
7	McDonald	20-6-68 - 20-7-68	195-00
8	Oliver	On Account to 1-8-68	163-80
9	Isbel	1-7-68 - 1-8-68	173-34
10	Hanlon	" "	173-34
11	Bennett	" "	173-34
12	Hall	" "	173-34
13	Alexanders	30-6-68 - 31-7-68	173-34
Office			
1 & 15	Dixon	1-7-68 - 1-8-68	182-00
2	Moran	" "	63-70
3	Maller	13-6-68 - 13-7-68	63-70
4	Morris	1-7-68 - 1-8-68	63-70
5 & 6	Johnston	23-6-68 - 23-7-68	127-40
7	Peters & Lush	1-7-68 - 1-8-68	106-17
8	Kohlman	" "	63-70
9	James	" "	109-20
10	Hughes	9-6-68 - 9-7-68	54-60
11,12,13,14	Dept. Interior	1-6-68 - 1-7-68	279-86
	Kiosk	1-6-68 - 1-8-68	60-00
			3903-21
	Mr. Fry - New Lock Gate	3-75	
	S.E.C.	31-20	
	Commission	195-16	
	Cleaner 6th,13th,20th and 27th June	<u>96-00</u>	<u>326-11</u>
			<u>\$3577-10</u>

3134

ABC/YJ

29th July, 1968.

Mr. Peter R. McNamara,
Barrister & Solicitor,
395 Collins Street,
MELBOURNE. 3000

Dear Sir,

re: Midway Arcade Leases
Your Reference PMcN/MT

We thank you for your letter of the 27th June in this matter and will return the leases duly signed together with cheques for costs and disbursements in due course.

We would be pleased if you would let us have a further lease for Shop 4 particulars of which are as follows:

Tenant:

Roy Ernest HILL and Phyllis Jean HILL
both of 72 Canterbury Road, Heathmont. 3135

Use of Premises:

Gentlemens Hairdresser, Tobacconist and Mens Gifts.

Commencing Date:

9th August, 1968.

Term:

To the 1st July, 1971.

Rental:

\$2080-00 per annum (\$173-34 monthly).

Special Conditions:

The purchaser will be carrying out certain plumbing work to enable the shop to be used for his hairdressers business and all costs of such work together with any repainting or repairs incidental thereto whether inside or outside the subject shop will be carried out by the tenant at his expense.

Yours faithfully,

C.E. CARTER & SON

ABC/YJ

1st August, 1968.

Mr. P. Cody,
Ringwood Investments Pty.Ltd.,
517 Flinders Lane,
MELBOURNE. 3000

Dear Mr. Cody,

Mr. Hill will be taking over from Mr. Garrett on 9th August. The new lease is being prepared. As he will need to do a certain amount of plumbing work at his expense I would be pleased if you could sign and return the attached form which is required by the Board of Works.

Yours faithfully,

C.E. CARTER & SON

Encl.

Midway Arcade,
RINGWOOD. 3134

12th August, 1968.

Messrs. C.E. Carter and Son,
126 Whitehorse Road,
RINGWOOD. 3134

Dear Sirs,

Further to our recent conversations concerning my shop in Midway I would be grateful if you would make representations on my behalf to the owners for a temporary reduction of rent.

After about eight successful years in my first single shop in the Arcade I decided to take over my present double shop to improve my position and to enable me to compete with Eastland.

I moved into the double shop on September 12th last year and for a period prior to the opening of Eastland business was extremely satisfactory. My takings during September and October 1966 in my first single shop were \$7689 whilst during September and October 1967 in the new double shop my takings increased to \$9725.

At the end of October last year Eastland opened and Public Benefit established their shoe shop adjoining Midway Arcade in Civic Place. In addition the long dry summer had an adverse affect on business with the result that my takings from 1st November 1967 to 31st July, 1968 were \$34,669 compared with \$39,413 for the period 1st November, 1966 to July 31st, 1967 when I was in the single shop.

As a result I have had to curtail my spring and summer buying and cut my overhead to a minimum.

With the expense of moving into the double shop the sharp reduction of turnover has caused me considerable concern and I am finding it difficult to carry on.

I would be grateful if consideration could be given to a reduction in rental from \$80-00 per week to \$60-00 per week from the 1st September until the 1st January which would give me some relief in the hope that the spring and summer trade will enable me to re-establish myself.

Yours faithfully,

L. BARTLING

ABC/YJ

13th August, 1968.

Mr. P. Cody,
Ringwood Investments Pty.Ltd.,
517 Flinders Lane,
MELBOURNE. 3000

Dear Mr. Cody,

I enclose copy of a letter received today from Mr. Bartling, the proprietor of the double shoe shop in Midway. This letter was written at my request following discussions I had with him late last week. Although I can't vouch for the accuracy of the figures he has quoted I think generally the position as he has put it is correct. When he first moved into the double shop he was very pleased with the increase in his figures and it looked as if his decision to expand into a double shop was well justified.

It was unfortunate that the opening of Eastland coincided with the opening of Public Benefit next door to the Arcade and the long dry summer.

Mr. Bartling is not a man who complains as a general rule and although I have known that he has been concerned about the way things have been going for some months we both hoped that things would improve at the end of the summer. I don't think Eastland is entirely the problem although I do not think the main street has been successful in attracting too many of the customers who are going to Eastland. I think his main difficulty has been the opening of Public Benefit and the general quietness reported in retail trade in Ringwood. I have heard today that another shoe shop in the main street down near Warrandyte Road may soon be closing because of anticipated re-development of the site and if this is so this will help Bartling.

I think what he has said in his letter is genuine and I recommend that the rental be reduced as requested until the end of the year as it would not be to our advantage to see another change in the Arcade at the present time.

I/...

13th August, 1968.

I also enclose a copy of a letter received from Mrs. Hall. As you know this lady advised me some little while ago that she wished to retire and proposed to sell her business which is a good one and established for many years. I had sent to her the new lease for signature and when I asked her to hasten its return last week she wrote the enclosed letter.

I was surprised to receive it but having spoken to her again today she is obviously more concerned about retiring than getting any return from the goodwill. I have immediately mentioned the matter to Alexanders as although I am not sure that their extension into this shop would be better than another type of business I felt bound to let them know the position to give them an opportunity of applying for it before I offered it elsewhere.

Mr. Roy Hill, the hairdresser, has signed his lease and has taken over Garrett's shop but the plumbing work has not yet commenced.

Yours faithfully,

C.E. CARTER & SON

Midway Arcade,
RINGWOOD. 3134

12th August, 1968.

Messrs. C.E. Carter and Son,
126 Whitehorse Road,
RINGWOOD. 3134

Dear Sirs,

Further to our recent conversations concerning my shop in Midway I would be grateful if you would make representations on my behalf to the owners for a temporary reduction of rent.

After about eight successful years in my first single shop in the Arcade I decided to take over my present double shop to improve my position and to enable me to compete with Eastland.

I moved into the double shop on September 12th last year and for a period prior to the opening of Eastland business was extremely satisfactory. My takings during September and October 1966 in my first single shop were \$7689 whilst during September and October 1967 in the new double shop my takings increased to \$9725.

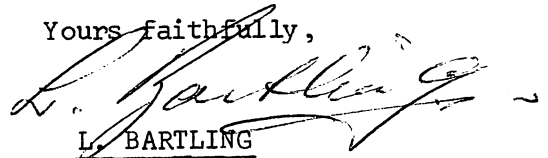
At the end of October last year Eastland opened and Public Benefit established their shoe shop adjoining Midway Arcade in Civic Place. In addition the long dry summer had an adverse affect on business with the result that my takings from 1st November 1967 to 31st July, 1968 were \$34,669 compared with \$39,413 for the period 1st November, 1966 to July 31st, 1967 when I was in the single shop.

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I would be grateful if consideration could be given to a reduction in rental from \$80-00 per week to \$60-00 per week from the 1st September until the 1st January which would give me some relief in the hope that the spring and summer trade will enable me to re-establish myself.

Yours faithfully,


L. BARTLING

A.C. Carter & Son
Ringwood

12 Midway
Ringwood
12/8/68

Dear Mr Carter,

I wish to advise that I am
retiring from business and will be
closing down on or before 31st August 68
and will therefore not be renewing
the lease. many thanks

Yours faithfully
W. Hall

7th August, 1968.

Ringwood Investments Pty.Ltd.,
 517 Flinders Lane,
MELBOURNE. 3000

re: Midway Arcade

By Rental Shop

1 & 14/15	Alexanders	1-8-68 - 1-9-68	637-00
2 & 3	Maller	" "	346-67
4	Garrett	" 9-8-68 Final	51-30
5 & 6	Bartling	" 1-9-68	346-67
7	McDonald	20-7-68 - 20-8-68	195-00
8	Oliver	1-8-68 - 1-9-68	226-20
9	Isbel	" "	173-34
10	Hanlon	" "	173-34
11	Bennett	" "	173-34
12	Hall	" "	173-34
13	Alexanders	31-7-68 - 31-8-68	173-34

Office

1 & 15	Dixon	1-8-68 - 1-9-68	182-00
2	Moran	" "	63-70
3	Maller	13-7-68 - 13-8-68	63-70
4	Morris	1-8-68 - 1-9-68	63-70
5 & 6	Johnston	23-7-68 - 23-8-68	127-40
7	Peters & Lush	1-8-68 - 1-9-68	106-17
8	Kohlman	" "	63-70
9	James	" "	109-20
10	Hughes	9-7-68 - 9-8-68	54-60
11,12,13,14	Dept. of Interior	1-7-68 - 1-8-68	279-86
			<u>3783-57</u>

Commission	189-18
Stoneys - Upstairs Lights	29-60
Burden - Men's toilet	5-10
Cleaner 4th,11th,18th and 25th July, 1968	<u>96-00</u>

319-88
\$3463-69

3134

9th September, 1968.

Ringwood Investments Pty.Ltd.,
22 Bosisto Street,
RICHMOND. 3121

re: Midway Arcade

By Rental Shop			
1 & 14/15	Alexanders	1-9-68 - 1-10-68	637-00
2 & 3	Maller	" "	346-67
4	Hill	9-8-68 - 30-9-68	295-38
5 & 6	Bartling	1-9-68 - 1-10-68	260-00
7	McDonald	20-8-68 - 20-9-68	195-00
8	Oliver	1-9-68 - 1-10-68	195-00
9	Isbel	" "	173-34
10	Hanlon	" "	173-34
11	Bennett	" "	173-34
13	Alexanders	31-8-68 - 30-9-68	173-34
Office			
1 & 15	Dixon	1-9-68 - 1-10-68	182-00
2	Moran	" "	63-70
3	Maller	13-8-68 - 13-9-68	63-70
4	Morris	1-9-68 - 1-10-68	63-70
5 & 6	Johnston	23-8-68 - 23-9-68	127-40
7	Peters & Lush	1-9-68 - 1-10-68	106-17
8	Kohlman	" "	63-70
9	James	" "	109-20
10	Hughes	9-8-68 - 9-9-68	54-60
11,12,13, 14	Dept. of Interior	1-8-68 - 1-9-68	279-86
	Kiosk	" "	30-00
			<u>\$3766-44</u>
	Commission	188-32	
	Mr. Fry - repairing paling fence	1-50	
	Cleaner 1st, 8th, 15th, 22nd		
	and 29th August	<u>120-00</u>	<u>309-82</u>
			<u>\$3456-62</u>

11th April, 1968.

Messrs. C. E. Carter & Son.,
Real Estate Agents,
126 Whitehorse Road,
RINGWOOD. VIC. 3134

Dear Sirs,

RE: Ringwood Investments Pty. Ltd.

Further to our recent discussions, we confirm that we strongly disapprove of the tentative suggestion that a retail sign might be placed across the northern wall of "Midway" above the north-facing windows.

As you will be aware, portion of the sign would be affixed to the outer wall forming part of the premises let to us. Such a sign would seriously detract from the agreed use of our premises for the conduct of our professions.

There is, however, an alternative which would, we believe, be acceptable not only to ourselves but also to the retailer and the bank interested in the erection of signs on the building: the signs should be placed above the roof, in the centre of the northern wall and flush with the northern face; should have a total width not greater than the width of the ground-level pedestrian concourse; and should indicate that entrance to the retailer's and bank's premises is gained through the building.

We believe the retailer and the bank concerned would agree to share between them the total cost of these signs. A rough impression of the signs' possible appearance is sketched on the back of this letter.

Please convey our views to the retailer and the bank at your very earliest convenience.

We await your further advices in due course.

Yours faithfully,

David G. Lush
David R. James

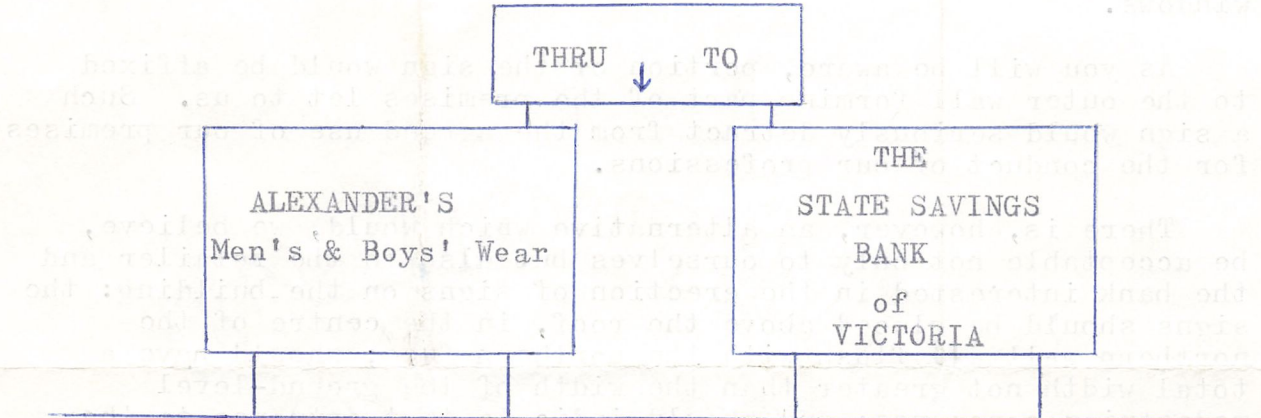
11th April, 1907.

Respectfully,
100 White Horse Road,
Sydney, N.S.W.

Dear Sir,

Reference is made to your letter of the 11th inst.

Further to our recent discussions, we would like to suggest
discovery of the tentative survey line that a retail sign might be
placed across the northern wall of "Midway" above the north-facing
windows.



reflector's and bank's premises is raised through the building.
It is believed the reflector and the bank concerned would agree
to share between them the total cost of these signs. A rough
illustration of the signs' possible appearance is attached on the
back of this letter.

Please convey our views to the reflector and the bank at
your very earliest convenience.
We await your further advice in due course.

Yours faithfully,

Handwritten signature
Handwritten signature

18th September 1968

With the Compliments of
The
State Savings Bank
of Victoria

Rental Due 7th August to
7th November Quarter

Cheque for \$25-

is attached.

Please pay the cheque into your bank account at your
earliest convenience.

Messrs. C. E. Carter and Son,
126 Whitehorse Road,
RINGWOOD, 3134.

THE STATE SAVINGS BANK OF VICTORIA



REFERENCE

Head Office: CR. ELIZABETH & BOURKE STS., MELBOURNE.

RM/ES

TELEPHONE: 60 1321 67 7231 67 8201

EXTENSION

17th September 1968.

Dear Sirs,

Ringwood Investments Pty. Ltd.

Our cheque for \$25 being the first quarter's rental for sign erected by the Bank in Midway Arcade was forwarded to you today.

As arranged in our telephone conversation of 29th May please forward all future rent statements to our Manager at Ringwood Branch, 143 Whitehorse Road.

Yours faithfully,

ENC.

ASST. PROPERTY OFFICER.

Messrs. C.E. Carter and Son,
126 Whitehorse Road,
RINGWOOD, VIC., 3134.

ABC/YJ

10th September, 1968.

Mr. P. Cody,
Ringwood Investments Pty.Ltd.,
22 Bosisto Street,
RICHMOND. 3121

Dear Mr. Cody,

The Board of Works has notified the plumbers of certain items requiring attention when they inspected the new sewerage connection. The items requiring attention are being done but they will allow certain work to remain provided the enclosed T Form is signed. I recommend this be signed and I enclose the form and if you agree I would be pleased if you would sign it where marked and return to me.

The hairdressers shop and the health food shop are now functioning satisfactorily.

There was a drain blockage under the footpath in Civic Place on the north side of Midway which we have had attended to. It was in the pipe leading from a drainage pit by the north-eastern corner of the building to the main drainage pit at the northern end of the Arcade.

When the plumbers were attending to one of the Board of Works requirements, which was to construct an overflow to ground level from the storage tank above the mens toilets, they discovered that the tank had corroded and was leaking. This required immediate replacement and we instructed them to do so forthwith.

Yours faithfully,

C.E. CARTER & SON

Encl.

ABC/YJ

11th September, 1968.

Mr. Peter R. McNamara,
Solicitor,
395 Collins Street,
MELBOURNE. 3000

Dear Sir,

re: Ringwood Investments Pty.Ltd.
Shop No. 12 Midway Arcade, Ringwood

Mrs. W.V. Hall, the tenant of the above shop,
decided at the last minute not to enter into a new lease for
the premises and vacated the shop. We immediately re-let it
to

Ivan Donald WILSON and
Joan WILSON both of
334 Forest Road, The Basin

for use as a Bulk and Health Food Shop.

As we wished to get their signature quickly
before they took possession we amended the lease prepared for
Mrs. Hall and obtained the signatures of Mr. and Mrs. Wilson
together with their cheque for \$77-00 to cover the costs. We
enclose the lease in duplicate together with the new tenants
cheque for the costs. If you think it is advisable to have
a new schedule prepared for the tenants signature we would
be pleased if you would let us have the necessary copies.

Yours faithfully,

C.E. CARTER & SON

Encls.

C. E. CARTER AND SON

MEMBER R.E.S.I. • AUCTIONEER • SWORN VALUATOR • ESTATE AND INSURANCE AGENTS

126 WHITEHORSE ROAD, RINGWOOD, 3134

870 6024, 870 6830, 870 2519; Private 870 6454

ABC/DM

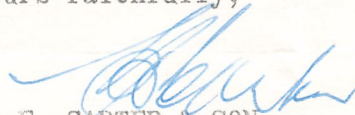
18th October, 1968.

Mr. D. C. Brennan,
Suma Park,
QUEENSCLIFFE. VIC. 3225.

Dear Des,

I enclose receipt for the repairs to the lock on
the kiosk door in Midway and would be pleased to receive your
cheque for this amount in due course.

Yours faithfully,



C. E. CARTER & SON.

Encl.

ABC/DM

18th October, 1968.

Mr. D. C. Brennan,
Suma Park,
QUEENSCLIFFE. VIC. 3225.

Dear Des,

I enclose receipt for the repairs to the lock on
the kiosk door in Midway and would be pleased to receive your
cheque for this amount in due course.

Yours faithfully,

Encl.

C. E. CARTER & SON.

29th October, 1968.

Mr. D.C. Brennan,
Suma Park,
QUEENSCLIFF, VIC. 3225

Dear Sir,

We thank you for your cheque for \$3-50 and
enclose our receipt accordingly. We also enclose your
cheque No. D.278018 for \$19-24 which you sent to us in
error.

Yours faithfully,

C.E. CARTER & SON

Encls. (2)

8th October, 1968.

Ringwood Investments Pty.Ltd.,
22 Bosisto Street,
RICHMOND. 3121

re: Midway Arcade

By Rental Shop

1 & 14/15	Alexanders	1-10-68 - 1-11-68	637-00
2 & 3	Maller	" "	346-67
4	Hill	30-9-68 - 31-10-68	173-34
5 & 6	Bartling	1-10-68 - 1-11-68	260-00
7	McDonald	20-9-68 - 20-10-68	195-00
8	Oliver	1-10-68 - 1-11-68	195-00
9	Isbel	" "	173-34
10	Hanlon	" "	173-34
11	Bennett	" "	173-34
12	Wilson	1-9-68 - 1-11-68	346-68
13	Alexanders	20-9-68 - 31-10-68	173-34

Office

1 & 15	Dixon	1-10-68 - 1-11-68	182-00
2	Moran	" "	63-70
3	Maller	13-9-68 - 13-10-68	63-70
4	Morris	1-10-68 - 1-11-68	63-70
5 & 6	Johnston	23-9-68 - 23-10-68	127-40
7	Peters & Lush	1-10-68 - 1-11-68	106-17
8	Kohlman	" "	63-70
9	James	" "	109-20
10	Hughes	9-9-68 - 9-10-68	54-60
11,12,13,14	Dept. of Interior	1-9-68 - 1-10-68	279-86
	Kiosk	1-9-68 - 1-10-68	30-00
	State Savings Bank	7-8-68 - 7-11-68	25-00
			<u>\$4016-08</u>

Commission	200-80
Stoney's (attached)	7-05
Burden (attached)	7-60
S.E.C.	90-18
Cleaner 5th, 12th, 19th and 26th September	<u>96-00</u>

401-63
\$3614-45

7th November, 1968.

Ringwood Investments Pty.Ltd.,
22 Bosisto Street,
RICHMOND. 3121

re: Midway Arcade

By Rental Shop			
1 & 14/15	Alexanders	1-11-68 - 1-12-68	637-00
2 & 3	Maller	" "	346-67
4	Hill	31-10-68 - 30-11-68	173-34
5 & 6	Bartling	1-11-68 - 1-12-68	260-00
7	McDonald	20-10-68 - 20-11-68	195-00
8	Oliver	1-11-68 - 1-12-68	195-00
9	Isbel	" "	173-34
10	Hanlon	" "	173-34
11	Bennett	" "	173-34
12	Wilson	" "	173-34
13	Alexanders	31-10-68 - 30-11-68	173-34
Office			
1 & 15	Dixon	1-11-68 - 1-12-68	182-00
2	Moran	" "	63-70
3	Maller	13-10-68 - 13-11-68	63-70
4	Morris	1-11-68 - 1-12-68	63-70
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7	Peters & Lush	1-11-68 - 1-12-68	106-17
8	Kohlman	" "	63-70
9	James	" "	109-20
10	Hughes	9-10-68 - 9-11-68	54-60
11,12,13,14	Dept. of Interior	1-10-68 - 1-11-68	279-86
	Kiosk	" "	30-00
			<u>3817-74</u>
Commission		191-39	
Cleaner 3rd, 10th, 17th, 24th and 31st October		<u>120-00</u>	<u>311-39</u>
			<u>\$3506-35</u>

MELBOURNE AND METROPOLITAN
BOARD OF WORKS

Nº 20167

HOUSE SERVICES BRANCH

I hereby certify that the work done at the house or building of

Mr. Ringwood Investments Pty Ltd.
situated 145 Marsden Road Highway
Ringwood -
Best
by or for Mr. _____ Licensed Plumber, has

been properly carried out in accordance with the By-Laws and Regulations of the Board.*

The issue of this certificate does not derogate from the Board's power to order the owner to rectify at his own cost any defect if, and when, such may be found to exist.

Plan No. 280758.

Date 16-12-68

S. Weller
Inspecting Officer

*This Certificate does not apply to the installation of _____

which was not carried out by _____

4th December, 1968.

Ringwood Investments Pty.Ltd.,
 22 Bosisto Street,
RICHMOND. 3121

re: Midway Arcade

By Rental Shop			
1 & 14/15	Alexanders	1-12-68 - 1-1-69	637-00
2 & 3	Maller	" "	346-67
4	Hill	30-11-68 - 31-12-68	173-34
5 & 6	Bartling	1-12-68 - 1-1-69	260-00
7	McDonald	20-11-68 - 20-12-68	195-00
8	Oliver	1-12-68 - 1-1-69	195-00
9	Isbel	" "	173-34
10	Hanlon	" "	173-34
11	Bennett	" "	173-34
12	Wilson	" "	173-34
13	Alexanders	30-11-68 - 31-12-68	173-34
Office			
1 & 15	Dixon	1-12-68 - 1-1-69	182-00
2	Moran	" "	63-70
3	Maller	13-11-68 - 13-12-68	63-70
4	Morris	1-12-68 - 1-1-69	63-70
5 & 6	Johnston	23-11-68 - 23-12-68	127-40
7	Peters & Lush	1-12-68 - 1-1-69	106-17
8	Kohlman	" "	63-70
9	James	" "	109-20
10	Hughes	9-11-68 - 9-12-68	54-60
11,12,13,14	Dept. of Interior	1-11-68 - 1-12-68	279-86
	Kiosk	" "	30-00
	State Savings Bank	7-11-68 - 7-2-69	25-00
			3842-74
	Commission	192-14	
	Cleaner 7th,14th,21st and 28th November	96-00	288-14
			<u>\$3554-60</u>

W. J. OLIVER HOLDINGS PTY. LTD.

The Manager,
E.S. & A. Bank,
Whitehorse Road,
RINGWOOD. VIC. 3134

Dear Sir,

Please find enclosed cheque for
\$195.35, to be paid into C. E. Carter & Son Trust
A/c.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'P. J. Kelly', with a small flourish to the left.

W. J. Oliver, Managing Director.