

Now, the NGMC Seal of Approval

Good things are finally happening in North Garneau. The old houses and lots, instead of being torn down and reduced to parking lots, now have a chance at rejuvenation.

The North Garneau Management Committee has begun a pilot project on ten houses in the area, renovating them, and has proposed a new policy that will seek out problems from the tenants in the area designating items which need immediate or near-future attention.

NEW POLICY

1. (a) Tenants should be asked to continue to report emergency problems (e.g. plumbing, heating, and electrical problems) to Royal Trust who will take immediate emergency measures to ensure safe occupancy of the house.

(b) Tenants have been asked to complete questionnaires as to the condition of their house. These reports will be discussed and referred to Royal Trust for action as time and resources permit.

2. In the event that remedial measures are estimated to constitute a major repair (e.g. in excess of \$200), Royal Trust will refer the problem and estimates to the North Garneau Management Committee for review of the total condition and economic feasibility of effecting the repair.

3. Recognizing that the University is not in a position to effect all repairs and decorating problems in the immediate future, tenants may wish to undertake to do some of the work themselves. In this event:

(a) The tenants should forward a statement to Royal Trust to indicate the kind of work they wish to undertake and the materials that they require for this purpose.

(b) Royal Trust will inspect the premises and approve the proposal, if reasonable, and within the \$200 limit.

(c) Proposals in excess of \$200 will be dealt with as in p. 2 above.

(d) Upon receiving authorization from Royal Trust, the tenant may proceed at his own expense to effect the repair within the terms of the authorization and report its completion. In his report the tenant will state briefly the work that has been done and the expenses that have been incurred with invoices attached and submit it to Royal Trust.

(e) Royal Trust will again inspect the premises to determine the effectiveness of the work and make reimbursement by cheque.

(f) In the event of disagreement between the tenant and Royal Trust as to the reasonableness of the proposal, authorization, or effectiveness of the work done the question will be determined by the N.G.M.C. before proceeding to the next step.

NOTE: The Royal Trust is the agent of the University and manager of all houses rented in the North Garneau Community. Tenants should direct all enquiries and correspondence to Mr. R.L. Paquette, Rental Manager, Royal Trust, 10039 - Jasper Avenue, Edmonton, Alberta. (Phone 426-7710)

Rehabilitation Program

Renovation work is proceeding on the pilot project of ten houses and these and other vacant houses are expected to be back in the rental stream within two months.

Maintenance Program

A policy for upgrading the maintenance program for all houses has been adopted. A copy of the statement of policy is attached for your information. As an initial step in this program, a questionnaire was forwarded to all tenants with our previous report but only about one third of these questionnaires have been returned. We would ask tenants to complete and forward these questionnaires as soon as possible. As a result of the questionnaires received, a survey of the houses is being made by Mr. Paquette of Royal Trust in conjunction with Mr. Dan Pretzlaff, Project Manager representing the Committee.

Of primary concern in the initial review is the condition of the roofs and other critical deficiencies within the houses that represent a risk to safety and health. We would ask the tenants to co-operate with these gentlemen when they call at your home.

Parking Policies

A provisional parking policy has been adopted which eliminates zone parking by non-tenants in the community. To achieve this purpose, signs have been erected at the entry of lanes to indicate that tenant parking only is permitted. Vacant lots previously used for zone parking are being barricaded and tenants are asked to restrict their parking to what space may be available in the rear part of their own lot. Responsibility for protecting their right with respect to this space will rest with the tenant. Barricades on the vacant lots will be permanently staked as of Monday, August 26, 1974, and tenants are requested to move all cars from vacant lots prior to this date. Cars found in the vacant lots following this date will be towed away so that the permanent barricade can be made effective. We hope the tenants will appreciate the intent of this policy when it is to prevent your community from becoming a free-for-all parking zone.

Tenancy Policies

As completed houses are put back into the rental stream, additional empty houses will be required for remedial work. The Committee has therefore asked Royal Trust not to re-assign leases which are being terminated from time to time by existing tenants so that these houses may be reviewed by the



photo by Doug Moore

Work continues at the renovation pilot project on ten houses in North Garneau. Hopefully, after the success of this project, others will also be renewed instead of torn down.

Committee for the next step in the renovation project.

Applications for completed houses are being received by the committee and will be considered in the order of receipt. Applicants are asked to state the names of the group that wish to reside in the house and their status as students (i.e. whether they are full time students, and if part time students, the number of credit courses for which they are registered). They should also state the size of the house that they require (i.e. number of bedrooms) and other facilities specifically requested. Applications are being reviewed in order of receipt with reference to the facilities contained in the house available.

To facilitate this review, a space survey is being made of all houses in the community, and once again, tenants are asked to co-operate with the staff members, some of whom are students working on a part time basis, so that this space survey can be done as quickly as possible.

Algonquin and Colorado Apartments

A study of these two buildings is being initiated to ascertain their condition and to obtain estimates of costs involved in renovations. Once again, the tenants are asked to co-operate with those who are commissioned to undertake this work.

We trust the foregoing

report will give residents in the community some understanding and appreciation of the work that is being undertaken. Because of the shortage of competent technicians and the accelerating costs of construction work in general it is impossible to do all of the work on all of the houses as quickly as possible under the circumstances, and that priority is being given to the more serious and immediate problems.

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