



Harry Lo &lt;harrykhlo@gmail.com&gt;

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**Re with question: FW: FW: Handover issue: 2 rapere street**

1 message

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**Harry Lo** <harrykhlo@gmail.com>

Fri, Apr 21, 2023 at 11:32 AM

To: Claudia Davidson &lt;claudia@canterburylegal.co.nz&gt;

Cc: Sze Ping Jessica Lo &lt;jlee2609@yahoo.com.hk&gt;

Hi Claudia,  
Thank you so much for following up this.

Yes, we've paid all the invoices. The house will be handed over this evening.

He completely ignored the parts of the Building agreement which are unfavourable to him.

I need you help with other issues of this agreement. One of those is below.

He refused to transfer the warranties of electrical appliances.  
Is there any ways I can get the warranties?

Thanks.  
Harry

On Fri, 21 Apr 2023, 08:06 Claudia Davidson, <claudia@canterburylegal.co.nz> wrote:

Hi Harry,

Did Ricky send you the landscaping invoice last night?

Regards,

**Claudia Davidson**

Senior Litigation Solicitor



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Level 2, 205 Durham Street South,

Christchurch Central 8011

PO Box 22 115, Christchurch 8140

**P:** 03 377 0792 | **M:** +64 21 329 857

**W:** www.canterburylegal.co.nz

**E:** claudia@canterburylegal.co.nz

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**From:** Harry Lo <harrykhlo@gmail.com>

**Sent:** Thursday, April 20, 2023 2:16 PM

**To:** Claudia Davidson <claudia@canterburylegal.co.nz>

**Cc:** Sze Ping Jessica Lo <[jlee2609@yahoo.com.hk](mailto:jlee2609@yahoo.com.hk)>  
**Subject:** Re: FW: Handover issue: 2 rapere street

Hi Claudia,

Thank you for your help.

Enclose herewith the Notice of Practical Completion Form for the builder's signature. Would you please have a look if the form is suitable or not? If not, please use your one. Thanks.

And also, we do not have the invoice of the final 20% (i.e. \$9440) of landscaping. ( $47200 \times 20\% = \$9440$ ). Would you please ask him to send the invoice? We will pay all invoices tonight.

Please confirm with him that he will issues the Notice of Practical Completion, and handover the garage door remote and house keys and agree that we can move in after we pay all the invoices tonight.

In addition, we want him to agree to keep working on the outstanding works (mainly ventilation system and fence). For ventilation, it looks like most of the work has been done but not sure if it can be turned on or not. It would be great if you could agree these with him as well.

Please feel free to let me know if any problems or concerns.

Thank you so much.

Kind regards,

Harry

On Thu, Apr 20, 2023 at 12:29 PM Claudia Davidson <[claudia@canterburylegal.co.nz](mailto:claudia@canterburylegal.co.nz)> wrote:

Hi Harry,

Can you please send me the correspondence with the builder regarding moving in and confirm that the builder has not sent the final invoice to you?

Would you be happy for me to call the builder to discuss this with him?

Regards,

**Claudia Davidson**

Senior Litigation Solicitor



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**From:** Claudia Davidson  
**Sent:** Thursday, April 20, 2023 12:07 PM  
**To:** Harry Lo <[harrykhlo@gmail.com](mailto:harrykhlo@gmail.com)>  
**Subject:** RE: Handover issue: 2 rapere street

Hi Harry,

Just to confirm, below you said that the builder is refusing to let you move in if you do not pay the outstanding advance.

Provided he has agreed to finish the ventilation and the fence, there is no reason that you should hold back payment. Practical completion is as soon as the money is received in accordance with the contract so we would suggest making the final payment. Once the final payment is made you can tell him that you are entitled to immediate possession in accordance with clause 108.

Regards,

**Claudia Davidson**

Senior Litigation Solicitor



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**From:** Harry Lo <[harrykhlo@gmail.com](mailto:harrykhlo@gmail.com)>  
**Sent:** Tuesday, April 18, 2023 9:44 PM  
**To:** Claudia Davidson <[claudia@canterburylegal.co.nz](mailto:claudia@canterburylegal.co.nz)>

**Cc:** Sze Ping Jessica Lo <[jlee2609@yahoo.com.hk](mailto:jlee2609@yahoo.com.hk)>  
**Subject:** Handover issue: 2 rapere street

Hi Claudia,

There are problems on handing over my house.

The builder agreed to finished the ventilation system today and the fence on this Friday. But they cannot make it. We expect to move in this weekend. But he is not letting us move in if we do not pay all the outstanding in advance. The expected completion date in the contract is 31 March. We got the code of compliance certificate on 12 April.

Do I have right to moving in? I have the key of the house but the builder holds the remote of garage door.

Can we talk? Sorry for the inconvenience caused.

Thanks.

Regards,

Harry

On Thu, 13 Apr 2023, 20:17 Harry Lo, <[harrykhlo@gmail.com](mailto:harrykhlo@gmail.com)> wrote:

Hi Claudia,

Thanks for your call today.

Further to our conversation, the following information is for your reference.

I would like to send you the information below about the order amendment including the removal of argon gas during the colour consultation (actually they used the meeting for promoting upgrade on the order. I expected only to confirm the colour).

1. Attached Email 1 includes

1. An email I sent Hagley to confirm that I do not want the argon gas; and
2. An email Hagley confirmed the argon gas is removed and an entry door is changed.

2. Attached Email 2 includes

1. An email Ricky (the builder) requested for a confirmation of the aforementioned changes by signing the attached document.

3. Attached Email 3 includes:

1. An email I confirmed the changes by returning the signed document.

For your reference, the argon gas is a material filling into the cavity of the double glazed glass. My complaint is about aluminum frames missing the thermal insulation between the inner and outer parts of the aluminium frames. Therefore, in my view, the argon gas does not relate to the complaint.

Regarding the builder reply to the mediator today, I enclosed the following emails

1. Attached Email 4 includes

1. The builder's reply told what he got from Hagley (But it did not have the attachment from Hagley)

2. Attached Email 5 includes

1. An email Builder's lawyer sent me the aforementioned Hagley's attachment

3. Attached RE\_ 2 Rapere street.eml

1. It is the actual Hagley's attachment that the Builder's lawyer sent to me

1. The attachment was about that Builder and Hagley agreed on 20 Dec 2022 to replace the one of aluminium members (i.e. the stile). But I did not know this agreement between them.
2. Hagley informed me their agreement with the builder on 21 Dec 2022 and I immediately disagreed with their offered conditions of the replacements and warrants.

4. Attached Email 6 includes

1. My email on 21 Dec 2022 (mentioned right above) disagreed with Hagley's offered conditions of the replacements and warrants.

Now, I am going to get one or two quotation(s) from different manufacturers for the following items:

1. remove the entire 7 existing partially thermally sliding doors with a side window
2. dispose of the 7 sliding doors.
3. install 7 fully thermally broken sliding doors with the side window.
4. reinstall all the affected parts of the house due to the replacement of the doors.

Please feel free to let me know if there are any problems or concerns.

Thank you for your help.

Kind regards,

Harry

On Tue, Apr 11, 2023 at 11:24 AM Harry Lo <[harrykhlo@gmail.com](mailto:harrykhlo@gmail.com)> wrote:

Hi Claudia,

Thank you for your effort to help.

I have some questions about the further actions.

Would you mind having a chat at your convenience? If so, what time suits you best?

Thank you so much.

Kind regards,

Harry

On Tue, Apr 4, 2023 at 9:41 AM Claudia Davidson <[claudia@canterburylegal.co.nz](mailto:claudia@canterburylegal.co.nz)> wrote:

Hi Harry,

First you need to get a quote from a different manufacturer for the cost of installing the correct thermally broken aluminium doors that you paid for under the contract and a quote for the partially broken aluminium doors (what you got).

Once we know these figures, we can write a letter of demand to the builder to rectify this issue. If the builder does not rectify the issue and replace the doors, we can file a claim for costs in the District Court depending on how much the cost is to replace the doors.

Regards,

**Claudia Davidson**

Senior Litigation Solicitor



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----- Forwarded message -----

From: Matt McLelland <[matt.mclelland@hagley.co.nz](mailto:matt.mclelland@hagley.co.nz)>

To: Ricky Wong <[jsrconstruction.nz@gmail.com](mailto:jsrconstruction.nz@gmail.com)>

Cc: Tom Ashwin <[tom.ashwin@hagley.co.nz](mailto:tom.ashwin@hagley.co.nz)>

Bcc:

Date: Mon, 19 Dec 2022 21:25:18 +0000

Subject: RE: 2 Rapare street

Hi Ricky,

Good thanks hope you are well also.

Yes as per my phone call last week we have re-ordered all the stiles in thermally broken and we will replace these on site for you once they arrive in.

We should see this metal arrive in mid to late January.

Cheers

<b>Matt McLelland</b>	03 33 88 235	Waterloo Business Park
<b>General Manager</b>	0274 800 803	926 Halswell Junction Road
<b>Hagley Windows &amp; Doors</b>	matt.mclelland@hagley.co.nz	Christchurch 8042
	www.hagley.co.nz	New Zealand

**Merry Christmas from the Hagley team.**

**We close down for Christmas at 12pm on Thursday 22 December 2022 and reopen on Monday 16 January 2023.**

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**Sustainability** | Please consider the environment before printing this email.

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**From:** Ricky Wong <[jsrconstruction.nz@gmail.com](mailto:jsrconstruction.nz@gmail.com)>  
**Sent:** Tuesday, 20 December 2022 10:07 AM  
**To:** Matt McLelland <[matt.mclelland@hagley.co.nz](mailto:matt.mclelland@hagley.co.nz)>  
**Cc:** Tom Ashwin <[tom.ashwin@hagley.co.nz](mailto:tom.ashwin@hagley.co.nz)>  
**Subject:** Re: 2 Rapare street

Hi Matt and Tom

How are you? Kindly advise what is the next steps you guys decided to do with the thermal broken issues.

Thank you and hope to hear from you. Soon

regards Ricky

On Sun, 11 Dec 2022, 08:54 Ricky Wong, <[jsrconstruction.nz@gmail.com](mailto:jsrconstruction.nz@gmail.com)> wrote:

Hi Matt

How are you?

My client doesn't accept your and agreed with your reply and insisted that that there wanted full Thermally broken windows as they was no information given that you cannot do it 100 percent when we ordered the products and now coming back to tell us that if we choose to install the Stile they will be no warranty is not acceptable.

Please fix this asap as the job progressing very fast, gib installed and plaster for gib will start next week.

Hope to hear from you.

Thank you.

regards

Ricky


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**Project Manager**

[Ricky Wong](#)

[JSR CONSTRUCTION LTD](#)

[0221018468](#)

 Image removed by sender.

5 attachments



image001.jpg  
7K

image002.jpg  
1K



image001.jpg  
7K



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