



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

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**Re: Missing RJ 11 telephone jacks: 12 March: Missed or Concerned Items:  
Construction of 2 Rapere Street, Rolleston.**

1 message

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

Mon, Mar 13, 2023 at 3:26 PM

To: Ricky Wong <[jsrconstruction.nz@gmail.com](mailto:jsrconstruction.nz@gmail.com)>, Downto@xtra.co.nzCc: Sze Ping Jessica Lo <[jlee2609@yahoo.com.hk](mailto:jlee2609@yahoo.com.hk)>, Kathryn Lawry <[office@kathrynlawry.co.nz](mailto:office@kathrynlawry.co.nz)>

Kia ora Fair Way

Thank you for providing mediation services.

The builder, JSR Construction, who is a Master Builder, failed to provide telephone jacks at various places and an internet jack at the garage according to the contract and has claimed for the completion of electrical work. Discussion on the issue is shown in the email below.

Would you please help with this dispute?

Thank you so much.

Nga mihi,

Harry Lo

02102824346

On Mon, Mar 13, 2023 at 2:53 PM Harry Lo <[harrykhlo@gmail.com](mailto:harrykhlo@gmail.com)> wrote:

Hi Ricky,

I have consulted Vodafone that the telephone jack is RJ 11 but not RJ 45. It means that you missed the RJ 11 telephone jack at all the aforementioned places

Please rectify it accordingly.

Thanks.

Harry

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

From: **Harry Lo** <[harrykhlo@gmail.com](mailto:harrykhlo@gmail.com)>

Date: Mon, Mar 13, 2023 at 2:27 PM

Subject: Re: 12 March: Missed or Concerned Items: Construction of 2 Rapere Street, Rolleston.

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

Cc: Dave Johnstone ([downto@xtra.co.nz](mailto:downto@xtra.co.nz)) <[Downto@xtra.co.nz](mailto:Downto@xtra.co.nz)>

Hi Ricky,

That means you missed either one of the phone or internet at the most of the place.

If RJ45 is used for both phone and internet, every place should have two RJ45 sockets. So you missed either one of phone or internet at most of the places.

Please check your circuit wiring and rectify it.

Thanks.

Harry

On Mon, 13 Mar 2023, 14:05 Ricky Wong, <[jsrconstruction.nz@gmail.com](mailto:jsrconstruction.nz@gmail.com)> wrote:

Hi

The Rj45 Jacks are the standard For Phone/data for now, The OLD BT 2 wires jacks are outdated. So no missing phone and data jacks. If you not happy we can arrange a walkthrough with Electrician this week.

Thanks  
Ricky

On Mon, Mar 13, 2023 at 8:07 AM Ricky Wong <[jsrconstruction.nz@gmail.com](mailto:jsrconstruction.nz@gmail.com)> wrote:  
Have few missing items please come back asap

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

From: Harry Lo <[harrykhlo@gmail.com](mailto:harrykhlo@gmail.com)>

Date: Sun, 12 Mar 2023 at 10:05 PM

Subject: 12 March: Missed or Concerned Items: Construction of 2 Rapere Street, Rolleston.

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

Cc: Sze Ping Jessica Lo <[jlee2609@yahoo.com.hk](mailto:jlee2609@yahoo.com.hk)>

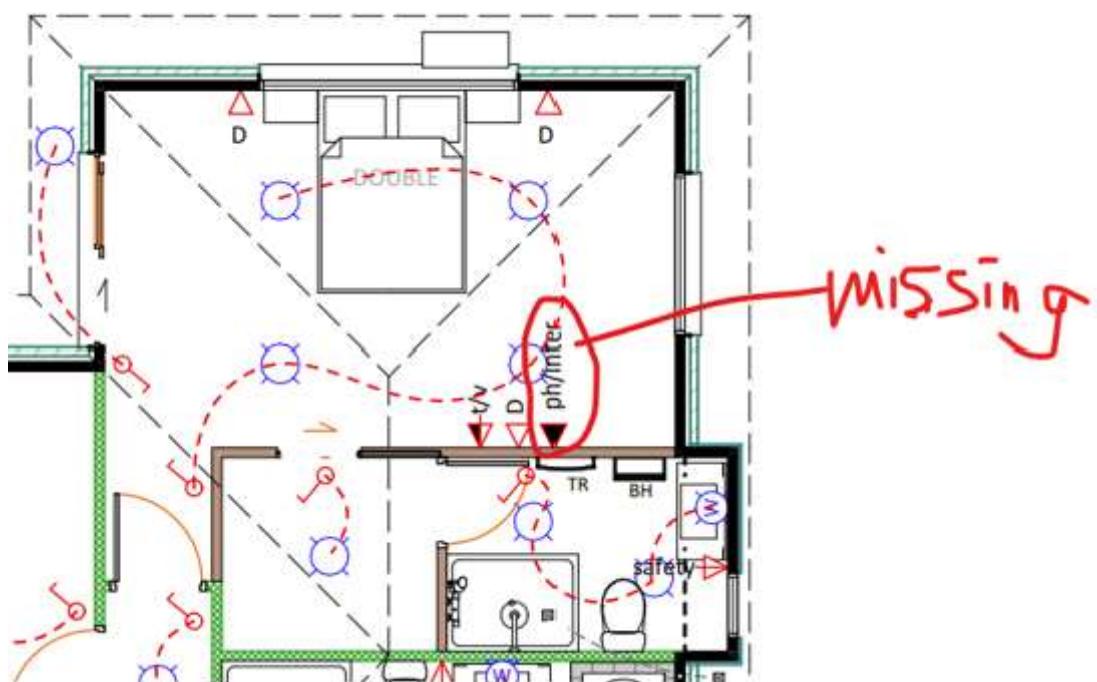
Hi Ricky,

Thank you for following up some of the missed or concerned items mentioned in my previous email on 28 February.

However, there are still 19 concerned or missed items listed below for your reference.

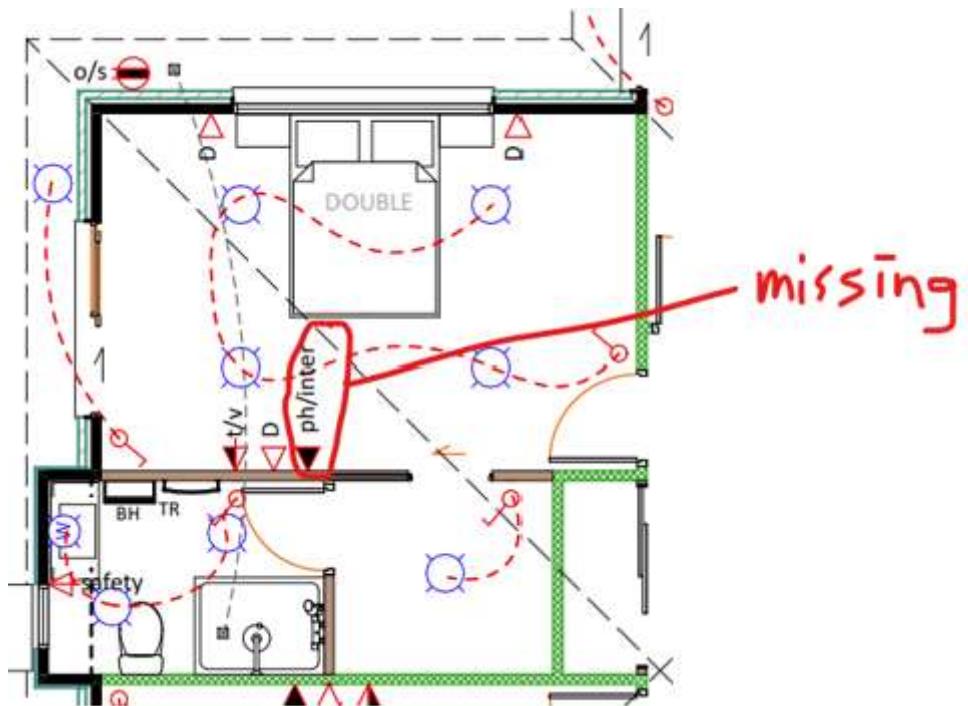
- 1) Missing telephone socket in Master Bedroom





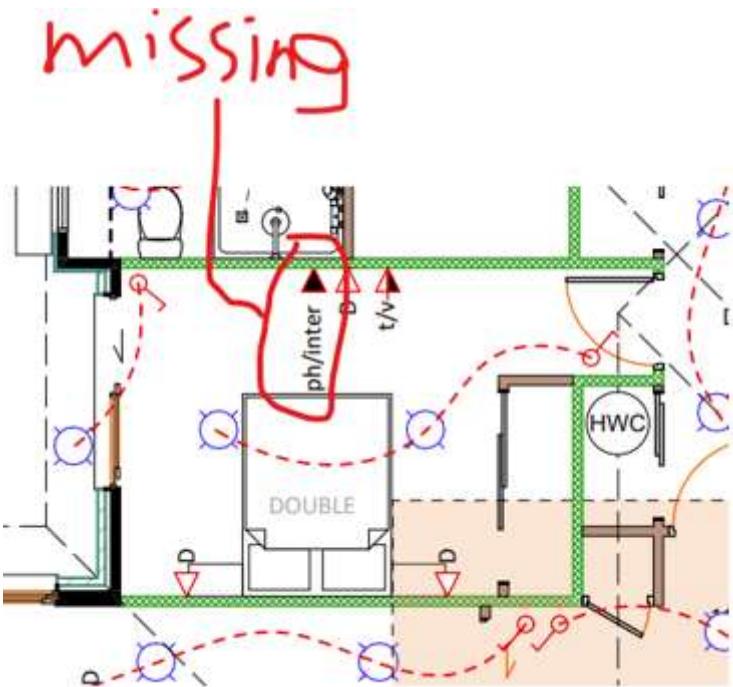
2) Missing phone socket in Bedroom 2





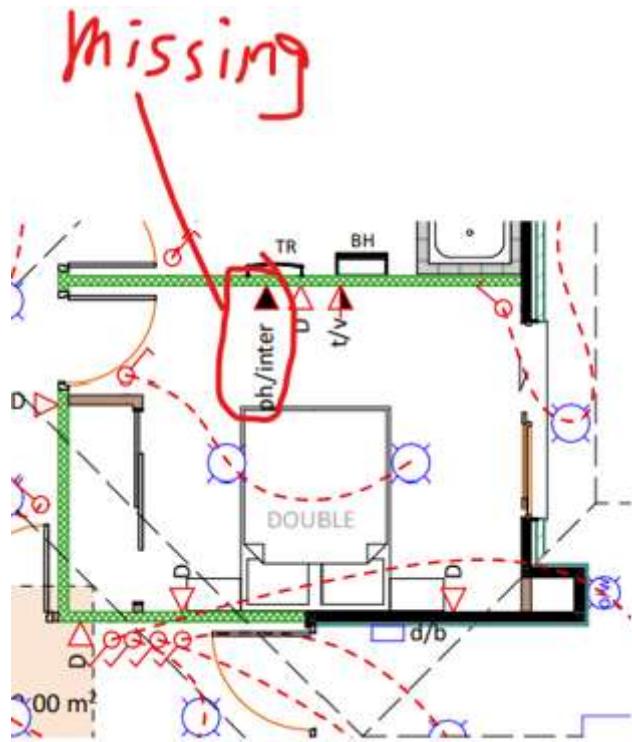
3) Missing phone socket in Bedroom 3





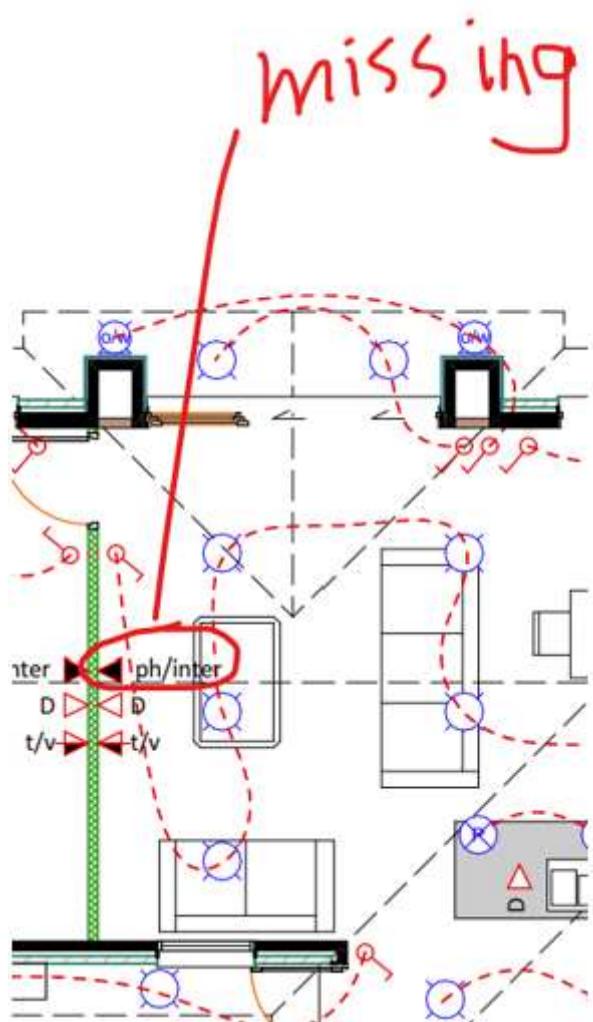
4) Missing phone socket in Bedroom 4





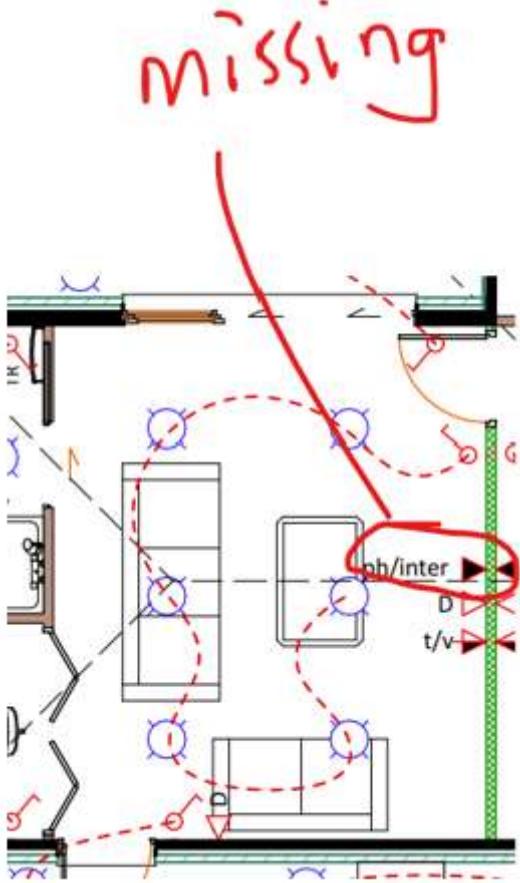
5) Missing phone socket in Living





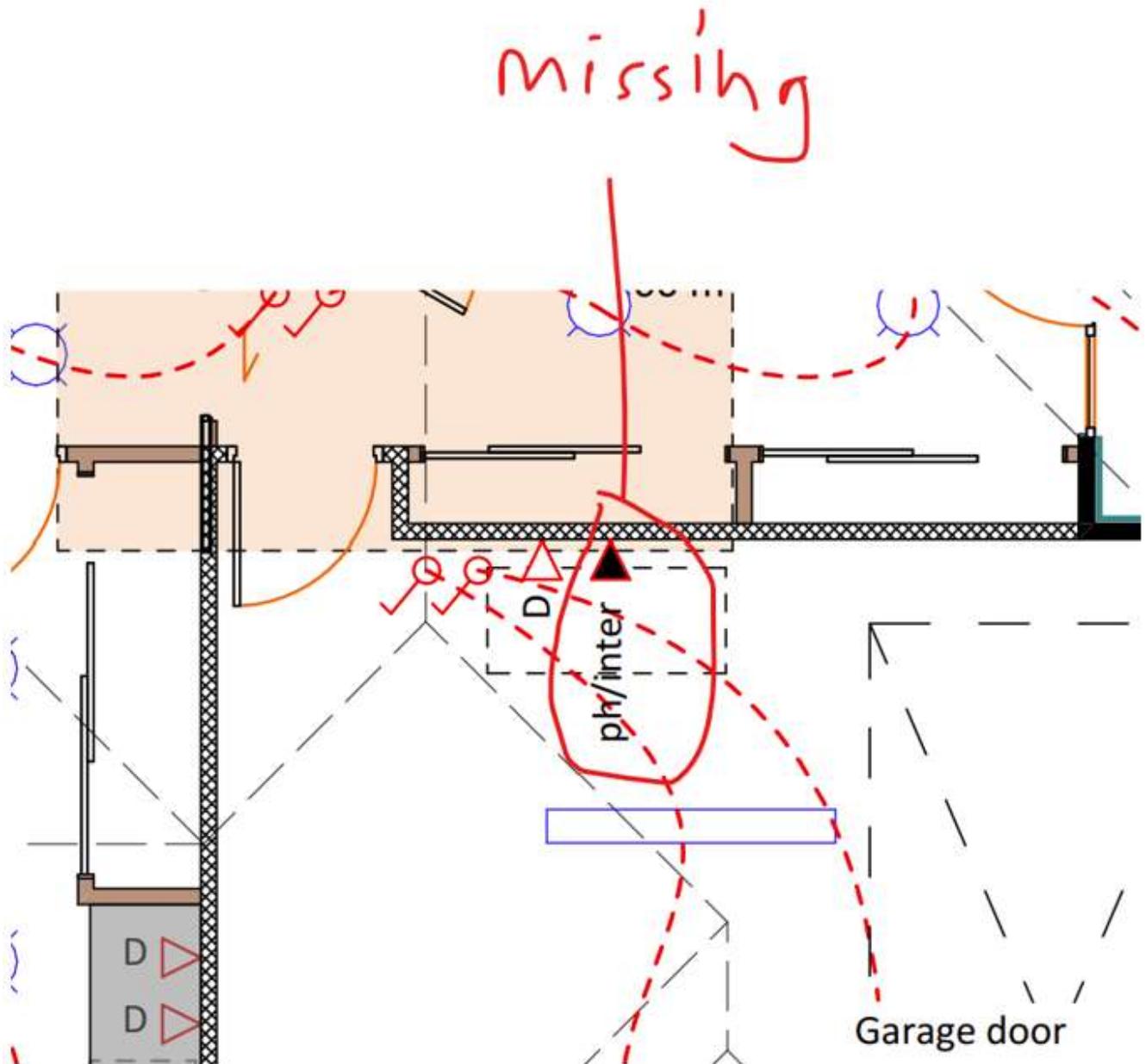
6) Missing phone socket in Lounge





7) Missing phone and internet sockets in garage

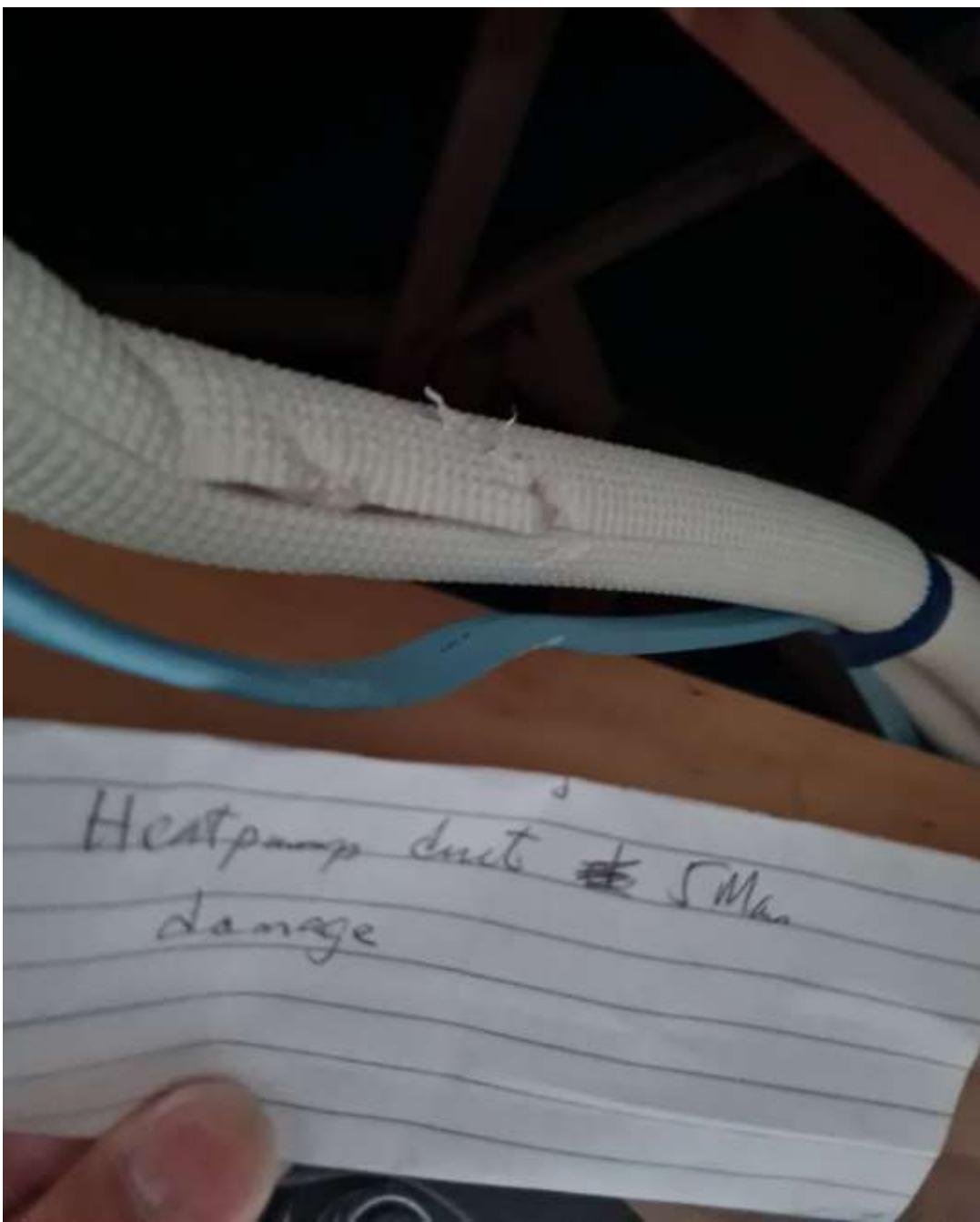




- 8) Heatpump duct and cable blocked ceiling manhole



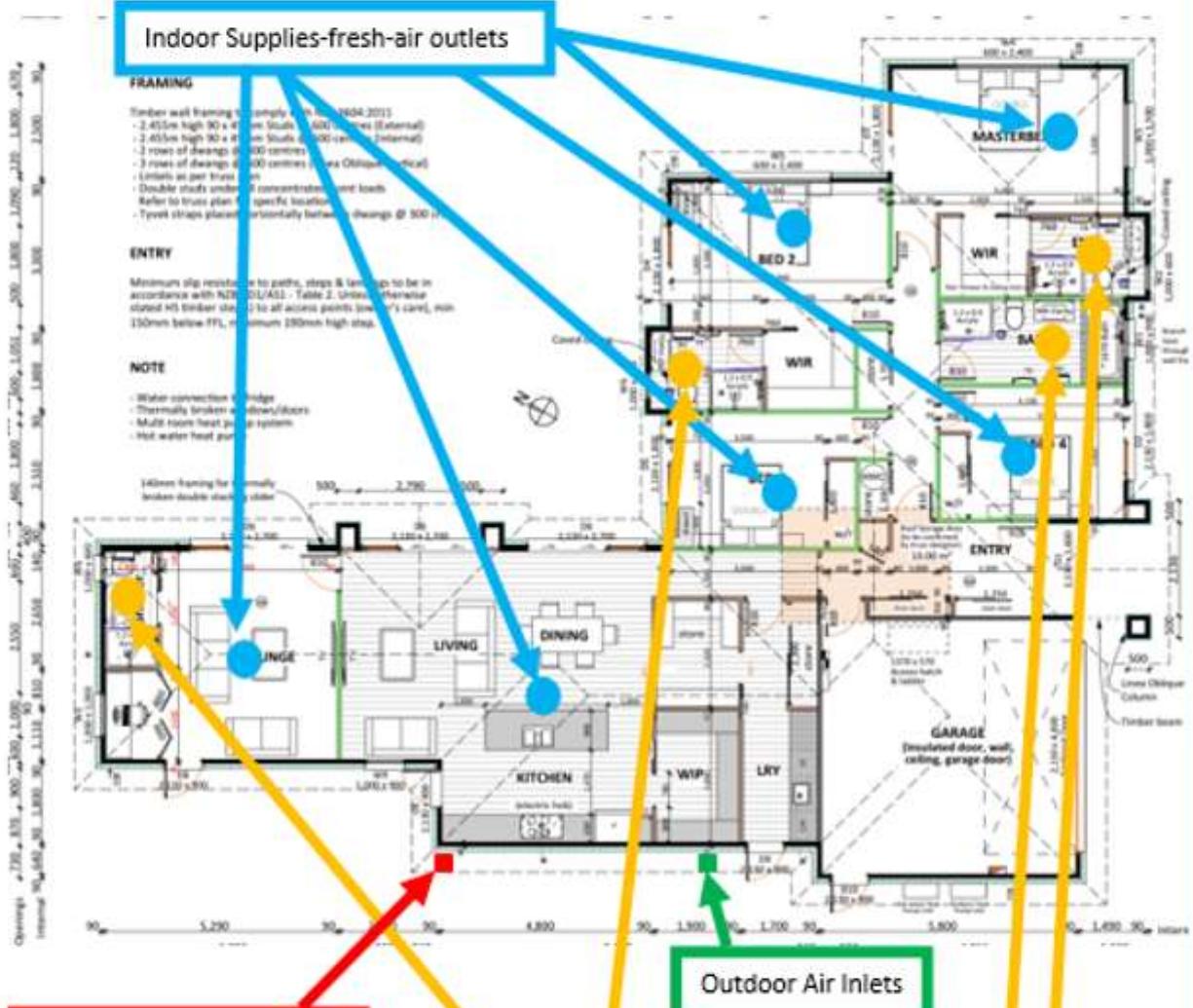
9) Heatpump duct damaged at the ceiling manhole



10) Missing Mitsubishi Lossnay Ventilation System (inlets and outlets location plan below for reference)

## Mitsubishi Lossnay Ventilation System

### Indoor and Outdoor Inlets and Outlets



- 11) Replacement of incorrect shelf board on top of wardrobe in the WIR of Bedroom 2 with which your subcontractor has agreed

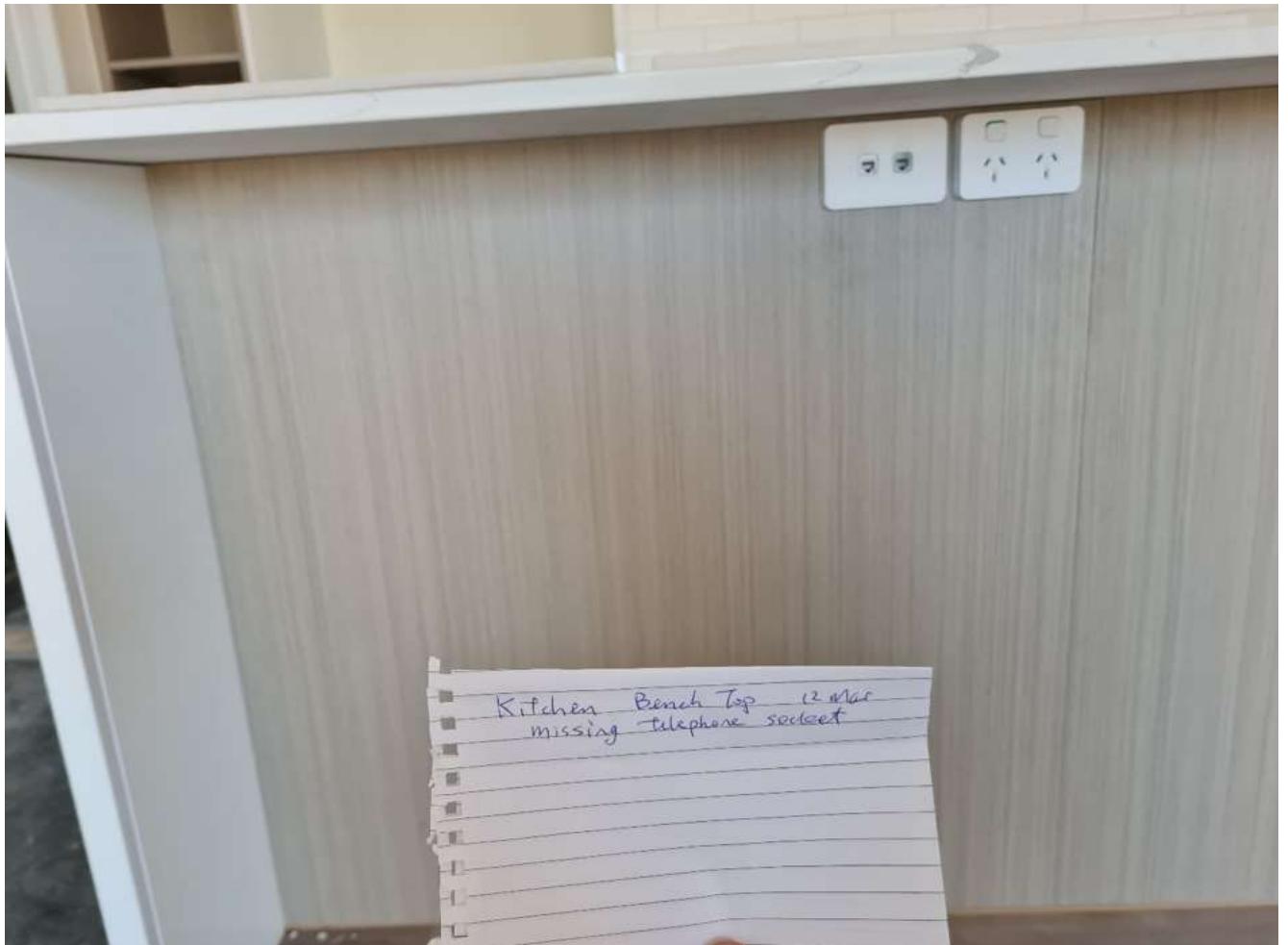


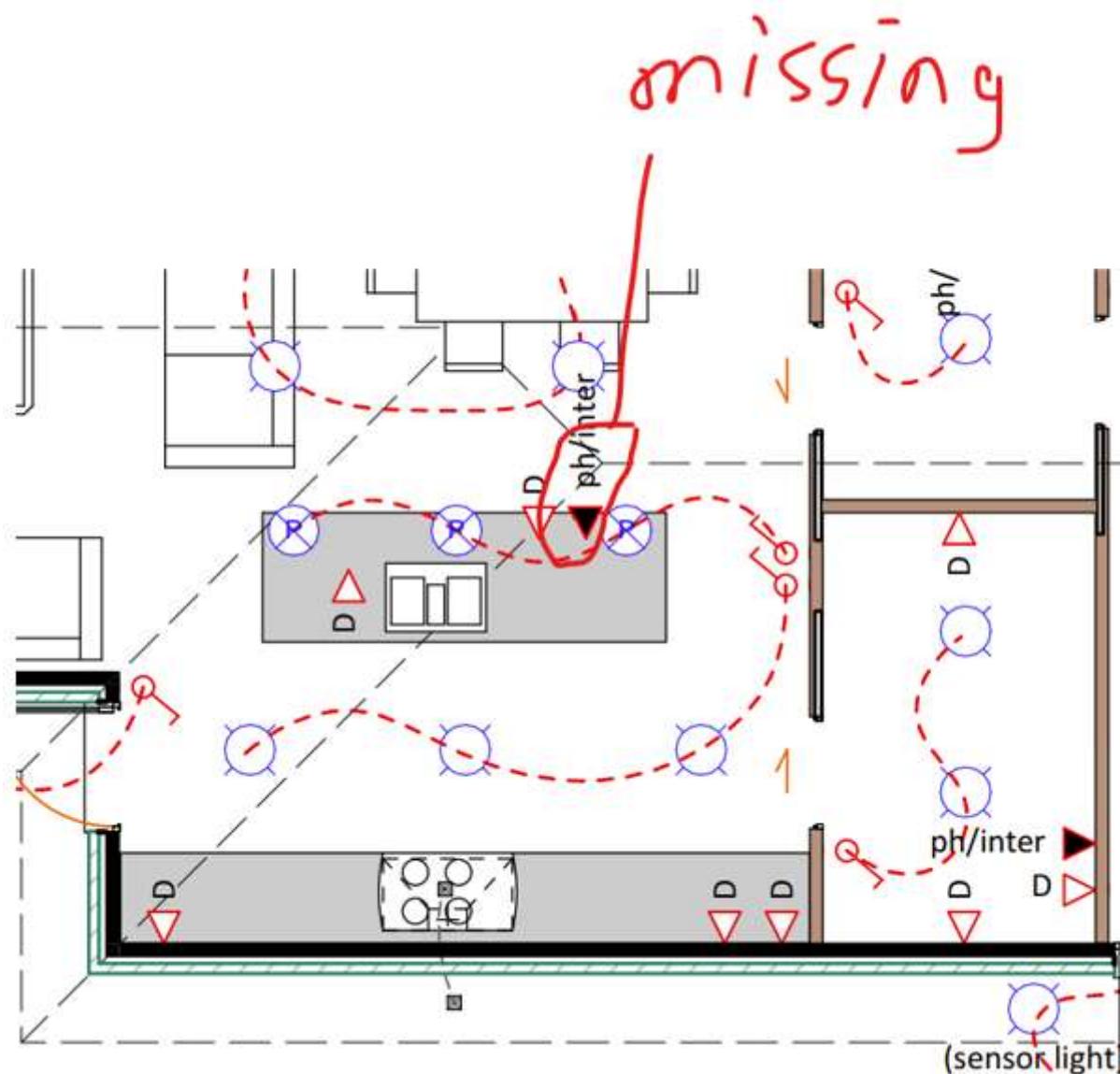
- 12) Silicon seal at the bottom of wall at the back of washing and dryer machine in the laundry is missed





- 13) Missing Phone socket at the back of kitchen bench top

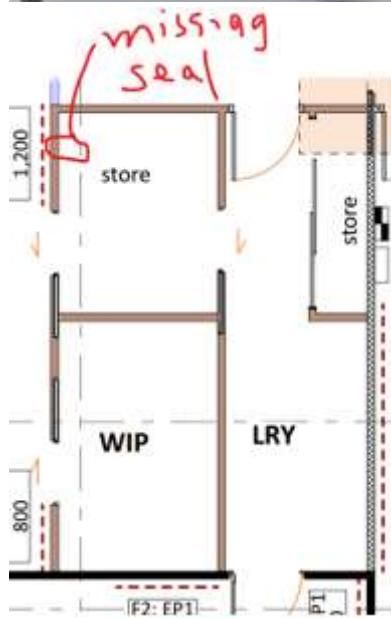
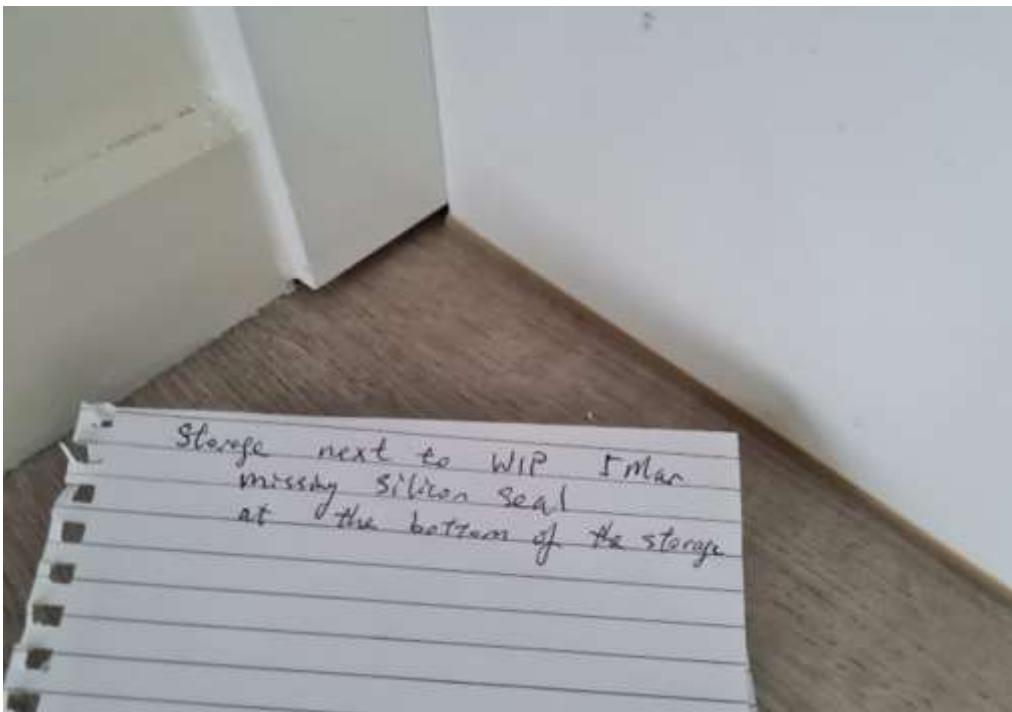




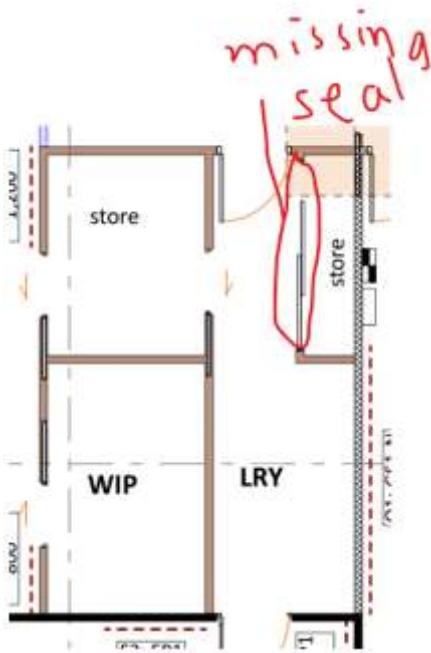
- 14) Missing TV antenna
- 15) Missing Telephone socket in the study in the lounge
- 16) Missing Fridge water tap



- 17) Missing Silicon seal at the skirt at end of the bench in the storage next to the WIP



18) Missing Silicon seal under the storage in the laundry



- 19) Do the 4 power sockets below in the Bedroom and shower meet New Zealand Standard?







Please do not hesitate to contact us if there are any incorrect information or any problems.

Thank you for your attention.

Kind regards,

Harry

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

From: Harry Lo <[harrykhlo@gmail.com](mailto:harrykhlo@gmail.com)>

Date: Tue, Feb 28, 2023 at 12:59 AM

Subject: Missed or Concerned Items: Construction of 2 Rapere Street, Rolleston.

To: Ricky Wong <[jsrconstruction.nz@gmail.com](mailto:jsrconstruction.nz@gmail.com)>  
Cc: Sze Ping Jessica Lo <[jlee2609@yahoo.com.hk](mailto:jlee2609@yahoo.com.hk)>

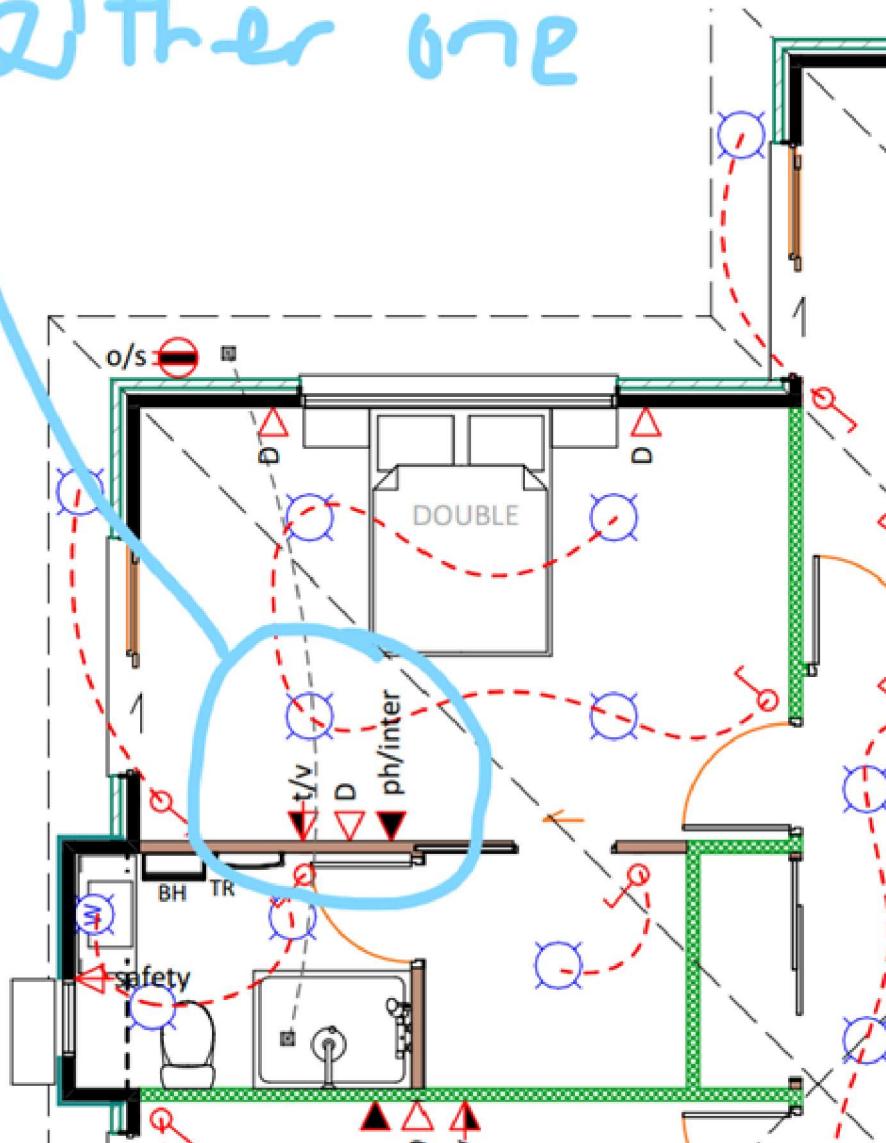
Hi Ricky,

Thank you for your effort in building our house.

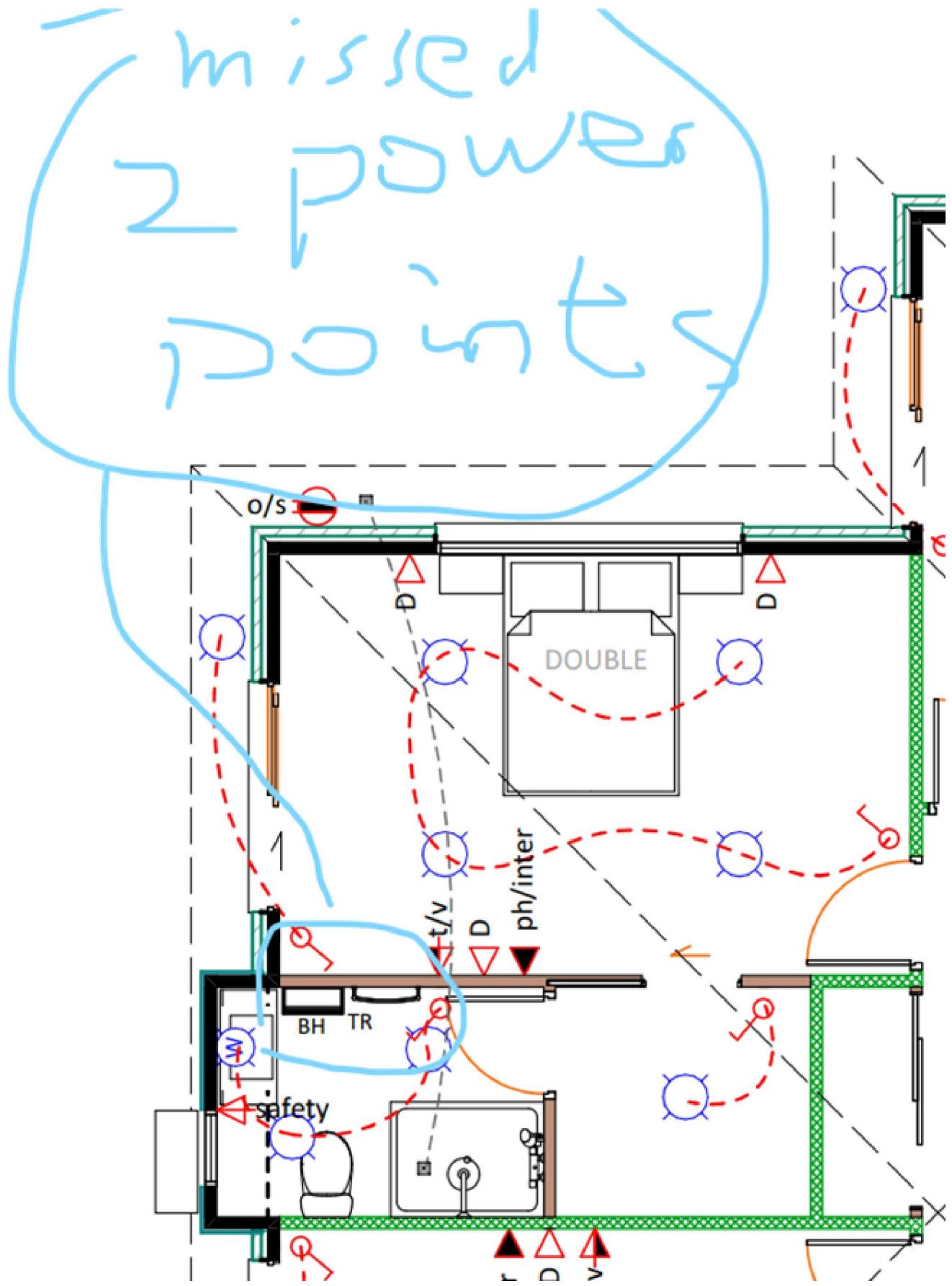
However, we are concerned about the following 35 items when they will be correctly in place. We have photo records for those items. Please do not hesitate to check with our photo records if you could not identify any of the items according to the descriptions below.

- 1) Strip drain
- 2) CCTV socket exposed to weather (e.g. raining) and got painted. Please make sure the connectors can conduct properly and will not damage the connector socket at the cameras.
- 3) Missing safety double switch bathroom power socket opening in ENS of Bedroom 2
- 4) Replacement of incorrect shelf board on top of wardrobe in the WIR of Bedroom 2 with which your subcontractor has agreed
- 5) Either one of the ph/internet, power and TV sockets in Bedroom 2 is missed

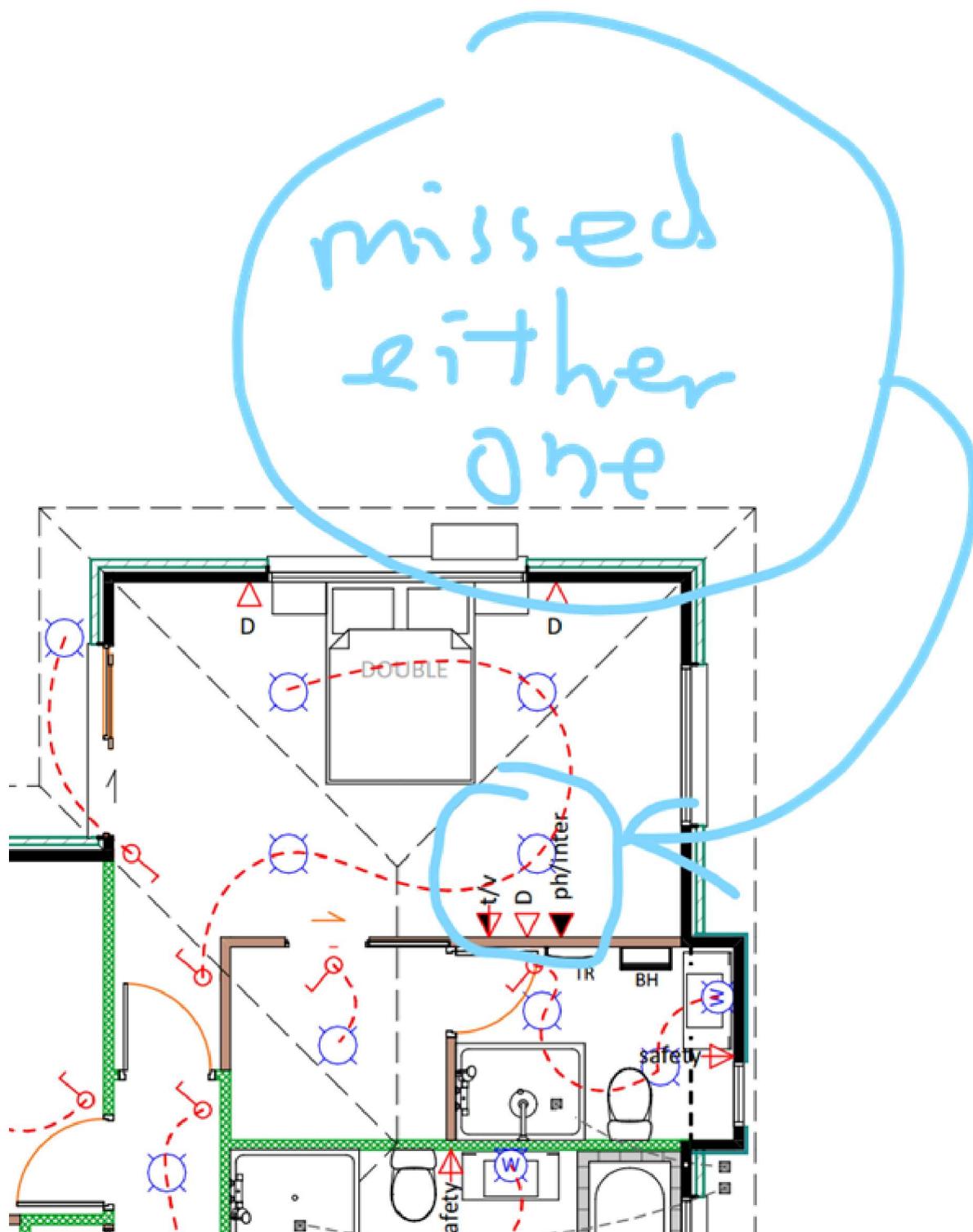
missed either one



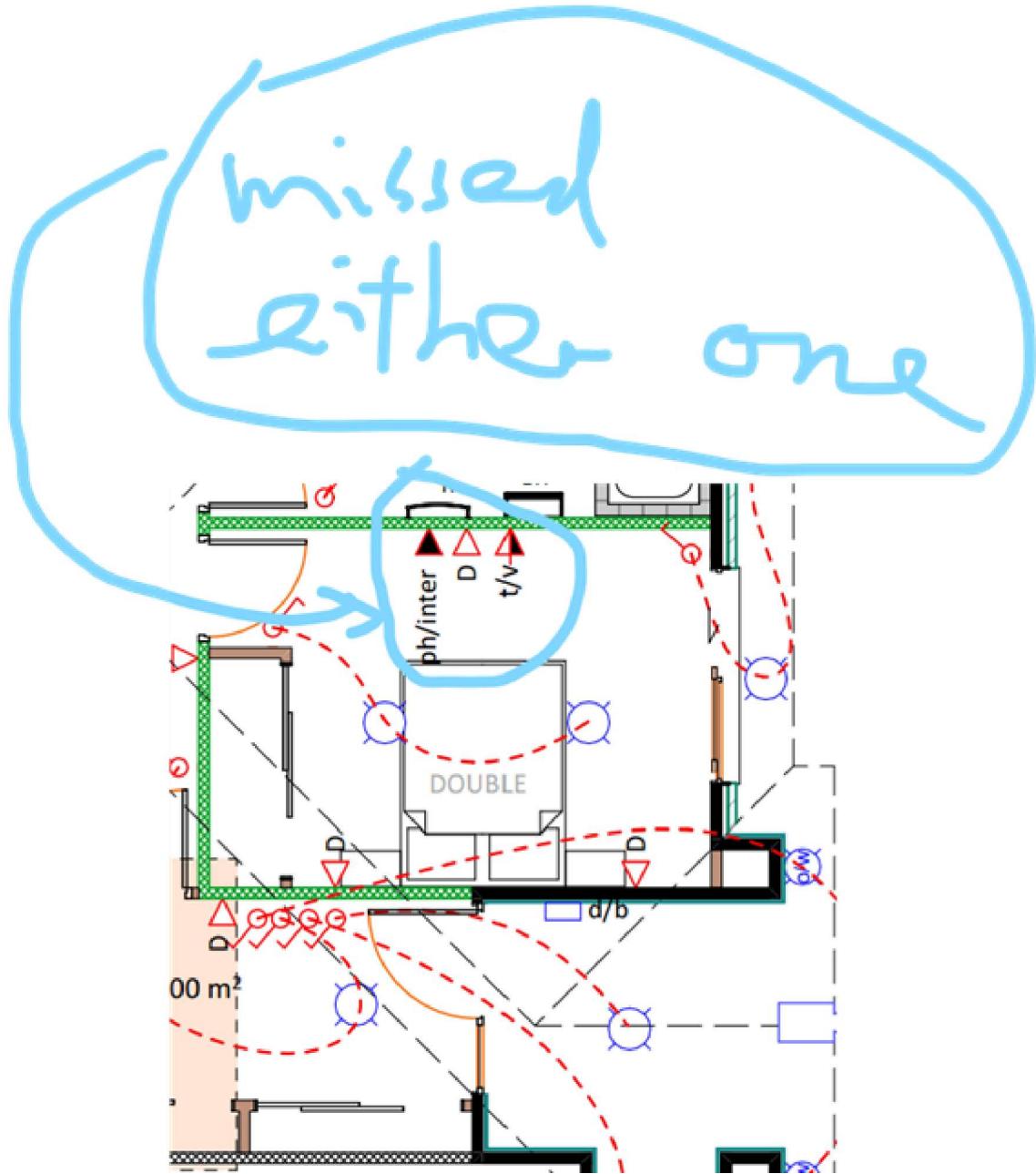
- 6) Power points for heated tower rail and bathroom heater are missed in the ENS of Bedroom 2



- 7) Either one of the ph/internet, power and TV sockets in Master Bedroom is missed

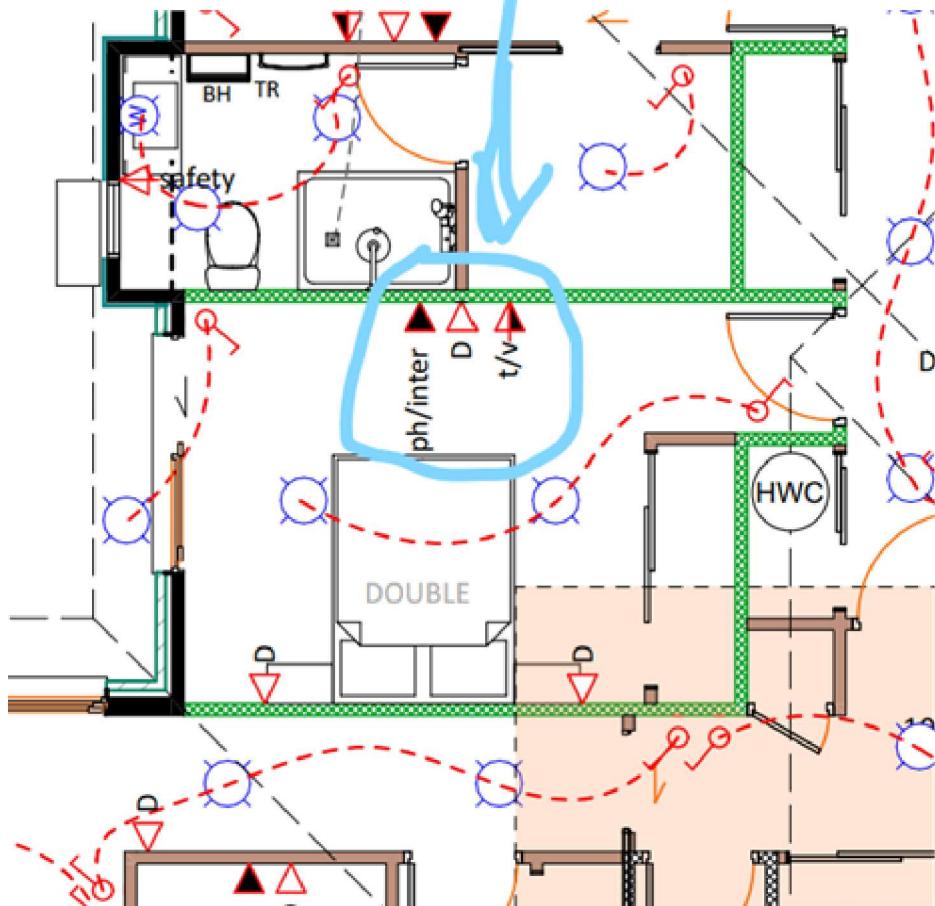


- 8) Either one of the ph/internet, power and TV sockets in Bedroom 4 is missed



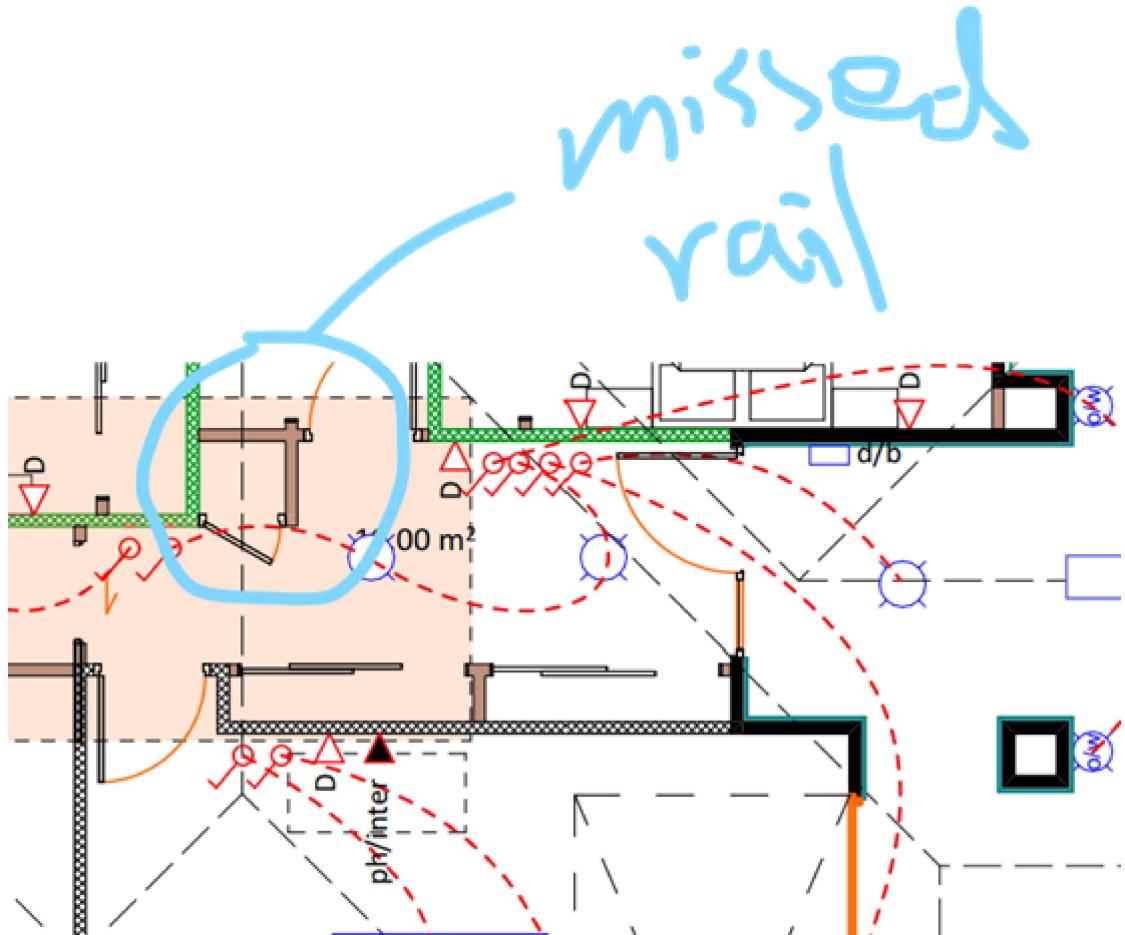
- 9) Either one of the ph/internet, power and TV sockets in Bedroom 3 is missed

missed  
either one

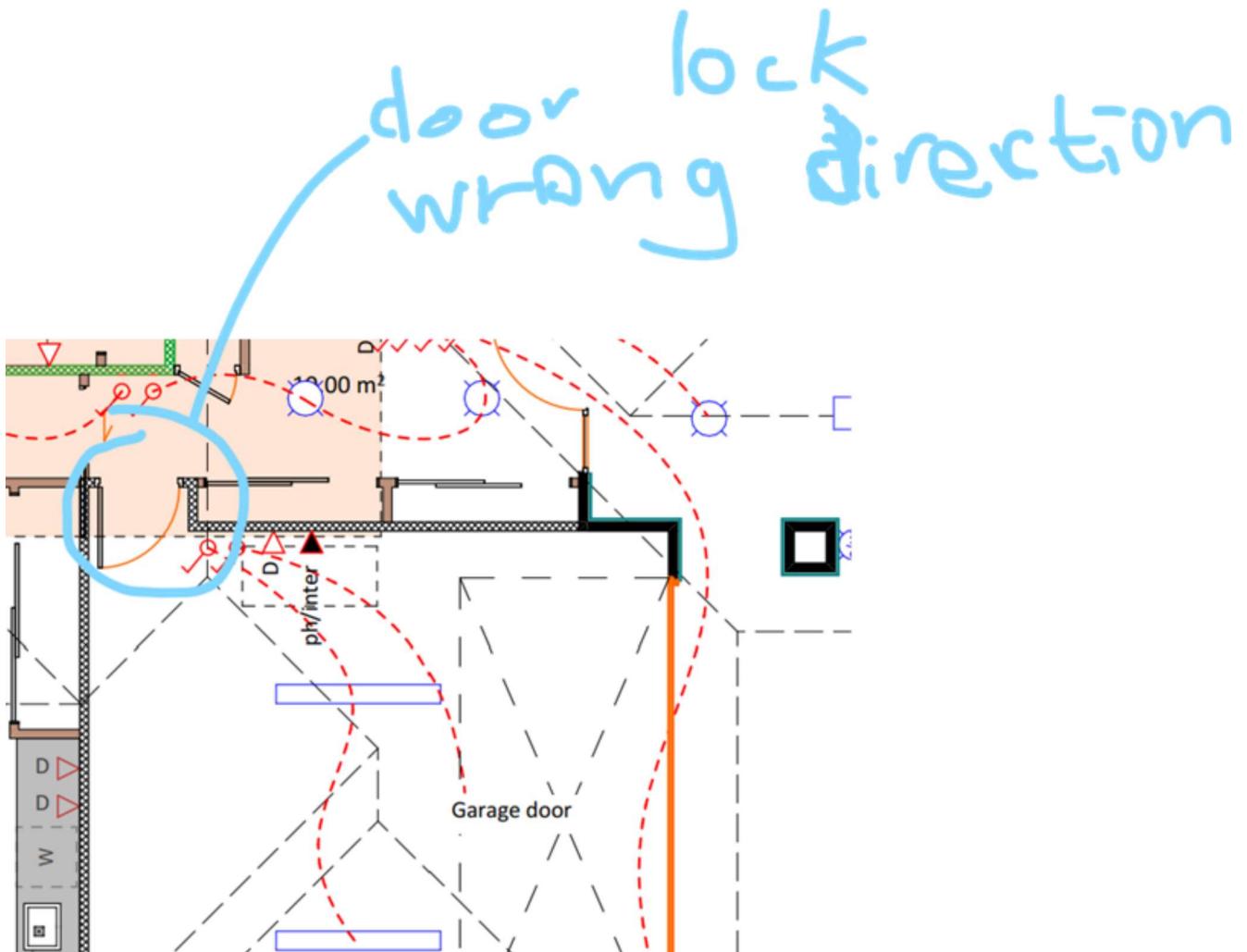


10) Does hot water cylinder need safety tray?

11) Rail for guest hanging clothes inside the small storage near main entrance is missed

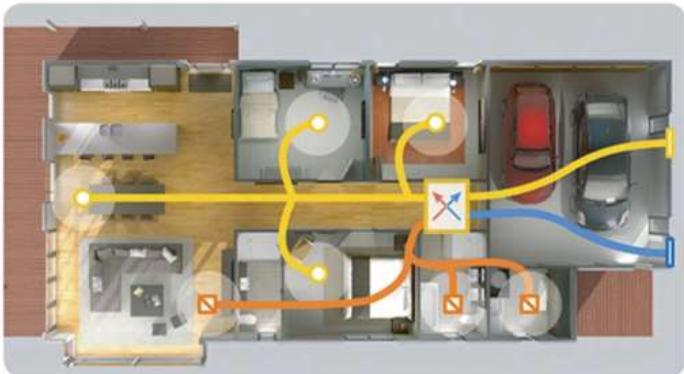


- 12) Internal door lock for going to garage is installed in a wrong direction



- 13) Heatpump duct and cable blocked ceiling manhole
- 14) Heatpump duct damaged at the ceiling manhole
- 15) Lossnay Ventilation system is missed. It should have at least one air fresh air outlet in each room. See the screenshot below extracted from the Lossnay guide.

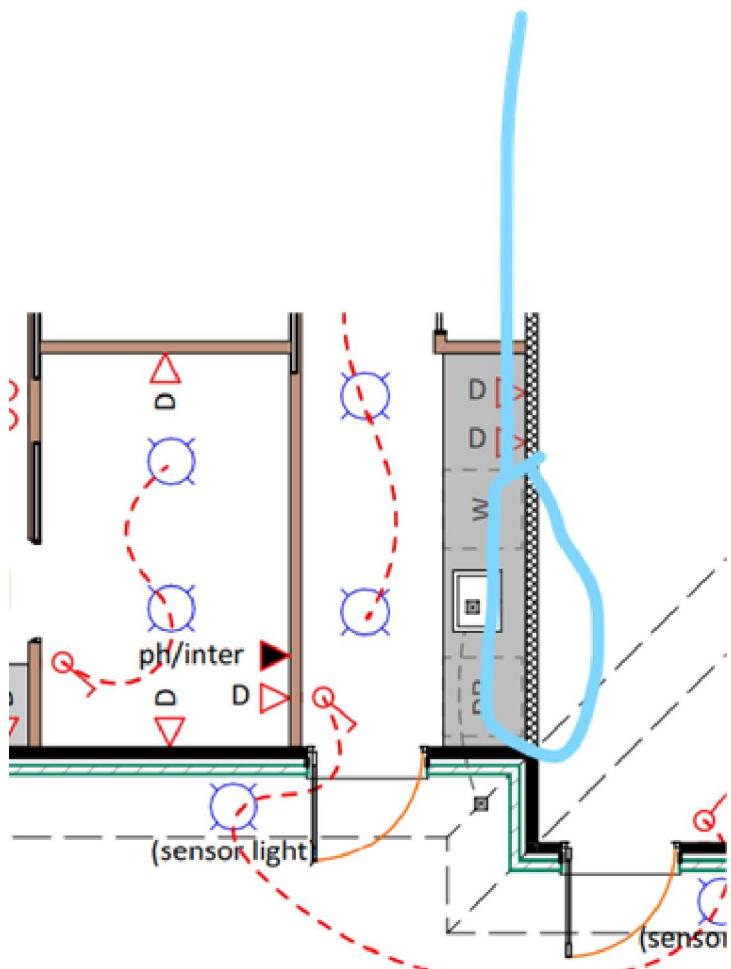
- EXTRACTS STALE AIR  
Extracts stale air removing toxins and reducing humidity.
- SUPPLIES FRESH AIR  
Supplies fresh air increasing the oxygen levels in the home and assists with managing the build up of moisture.
- HEAT ENERGY RECOVERY  
Recover up to 86% of the heat energy from the outgoing air to preheat the incoming air, saving you money.



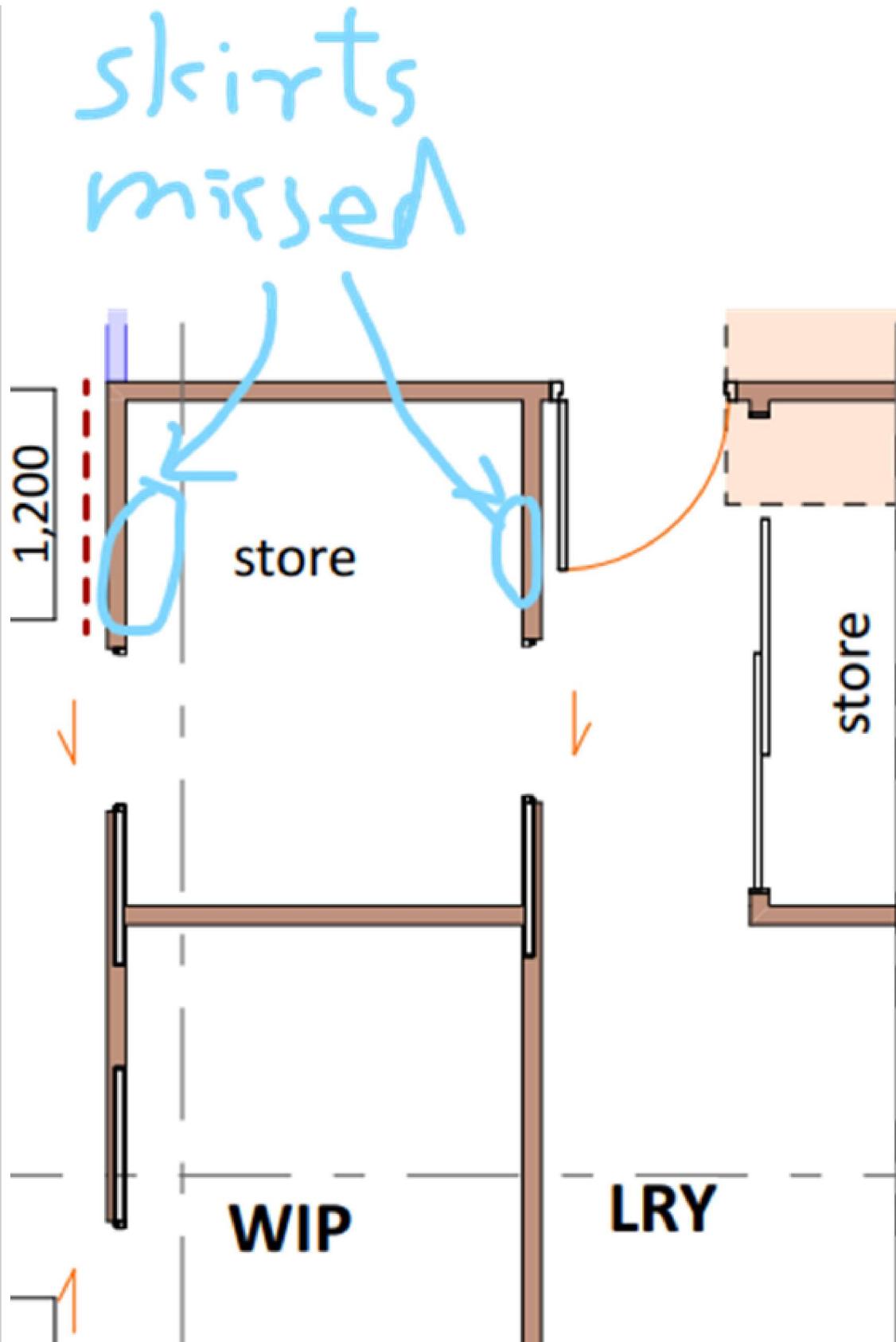
- 16) 3 phases cable is wrong
- 17) Manhole ladder is incorrect (the length of ladder has not yet be adjusted correctly)
- 18) Either one of the phone/internet or double switch power sockets is missed in the garage

- 19) Supporting brackets of the sink in laundry are missed
- 20) Supporting brackets of the sink in kitchen are missed
- 21) Silicon seal at the bottom of wall at the back of washing and dryer machine in the laundry is missed

silicon seal  
missed

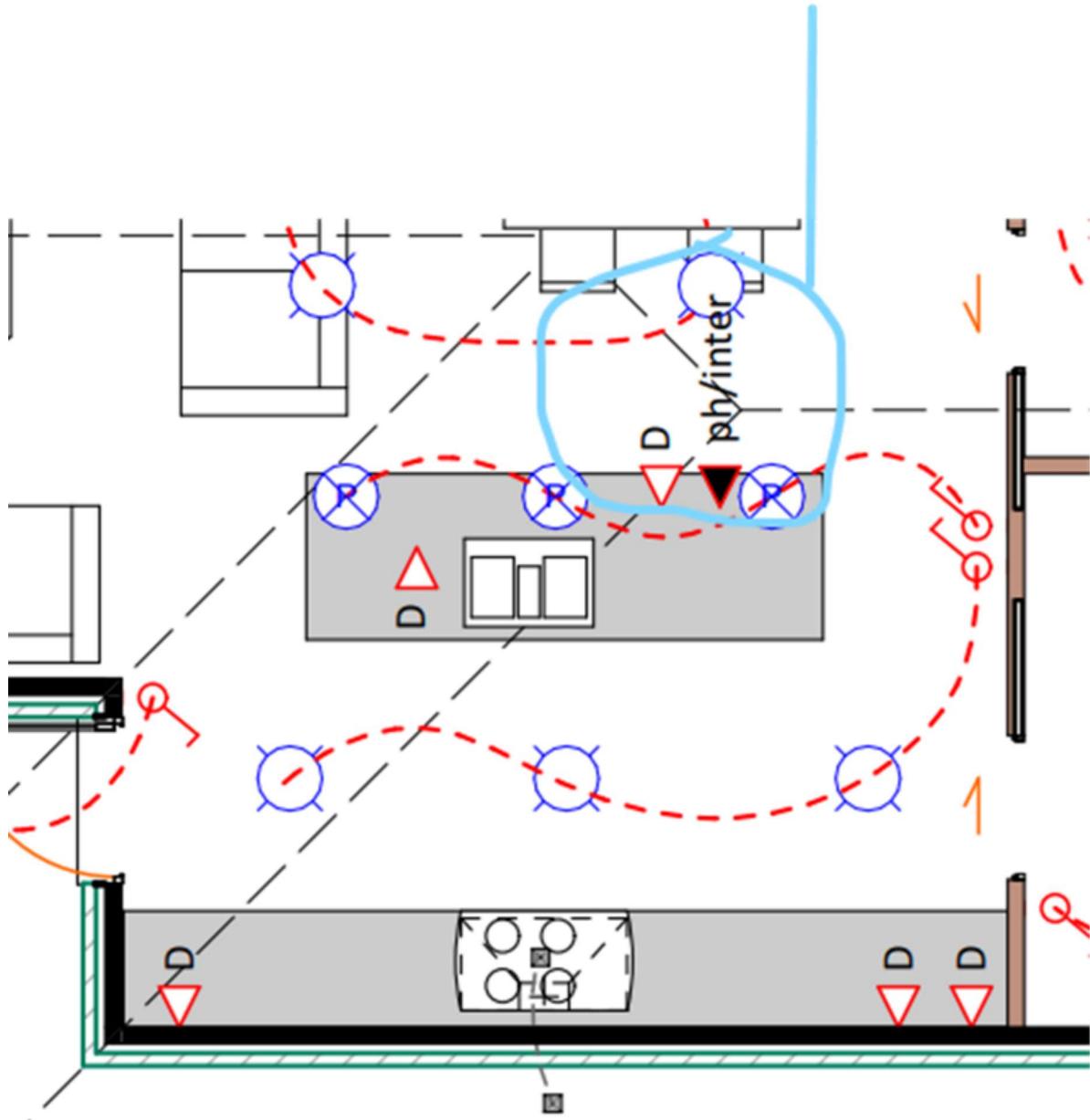


- 22) Skirts next to both end of the bench in the storage next to the WIP are missed

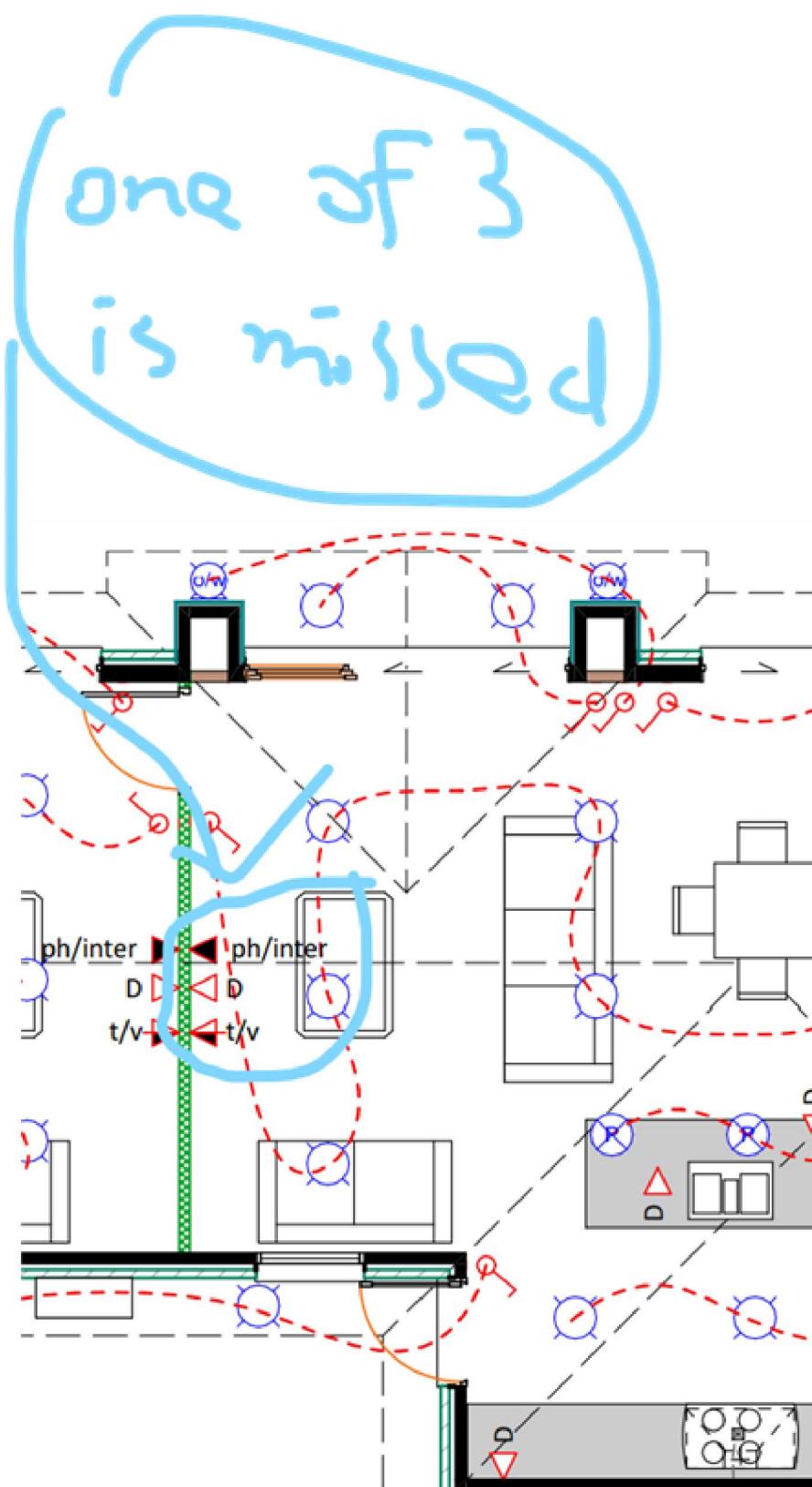


23) Double switch power socket and phone/internet socket at the back of kitchen bench top are missed

missed

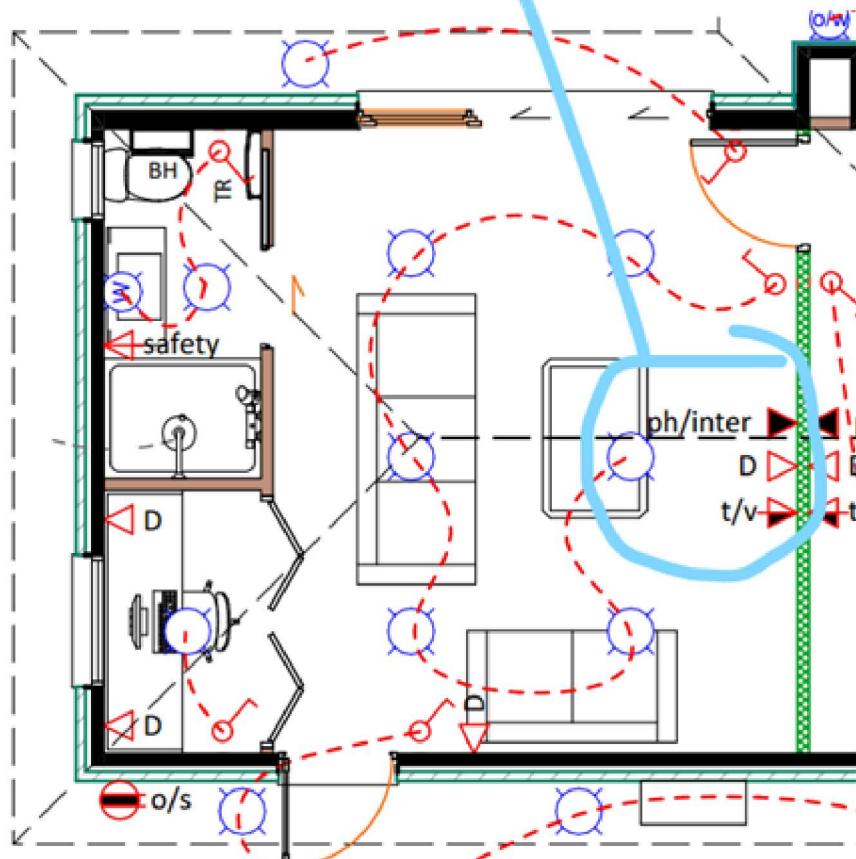


- 24) TV antenna is missed
  - 25) Either one of the phone/internet, power and TV sockets in Living Room is missed

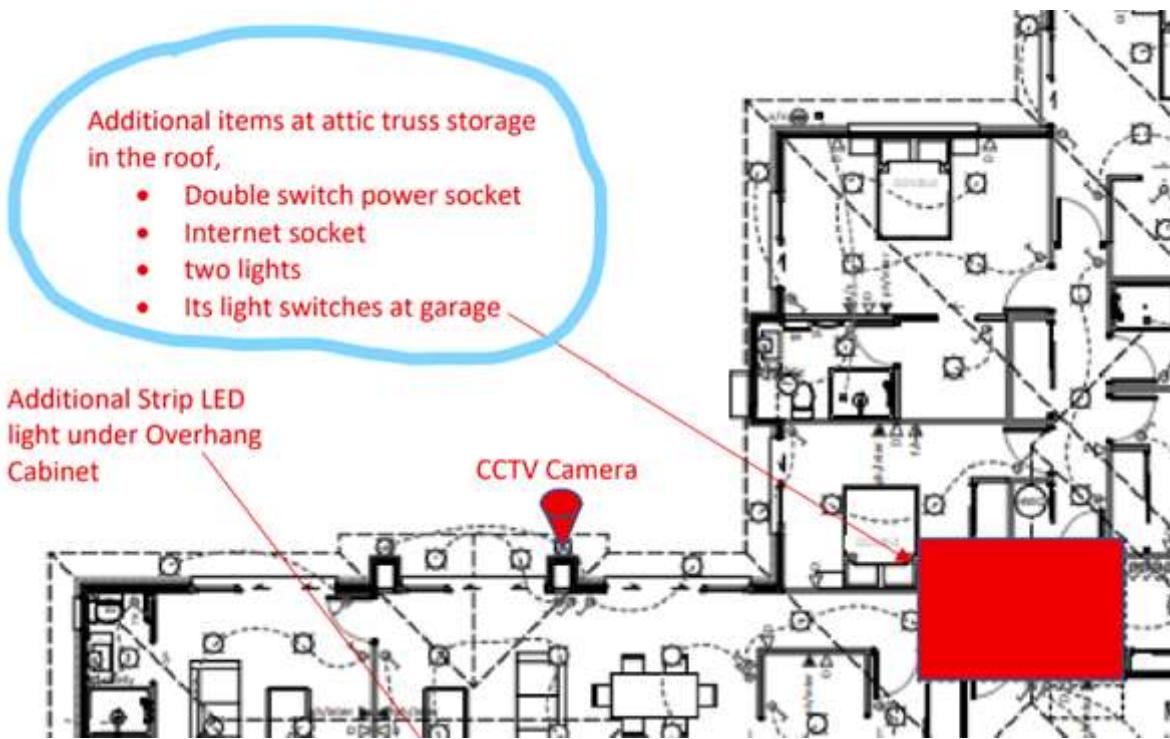


- 26) Either one of the phone/internet, power and TV sockets in Lounge is missed

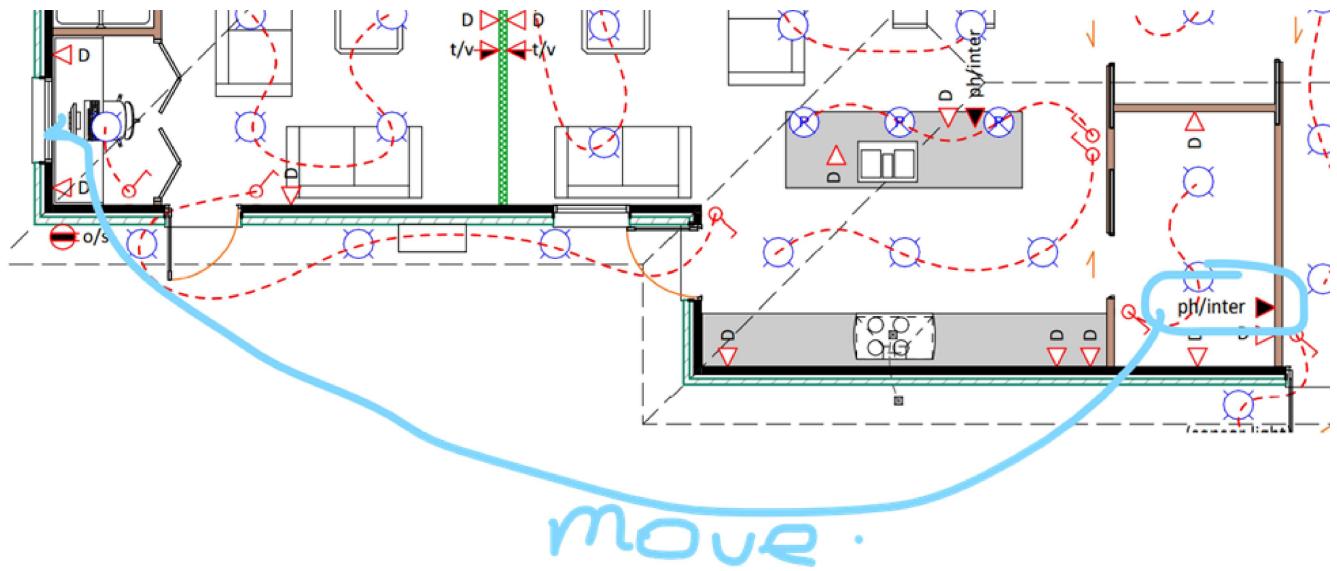
One of 3 is  
missed



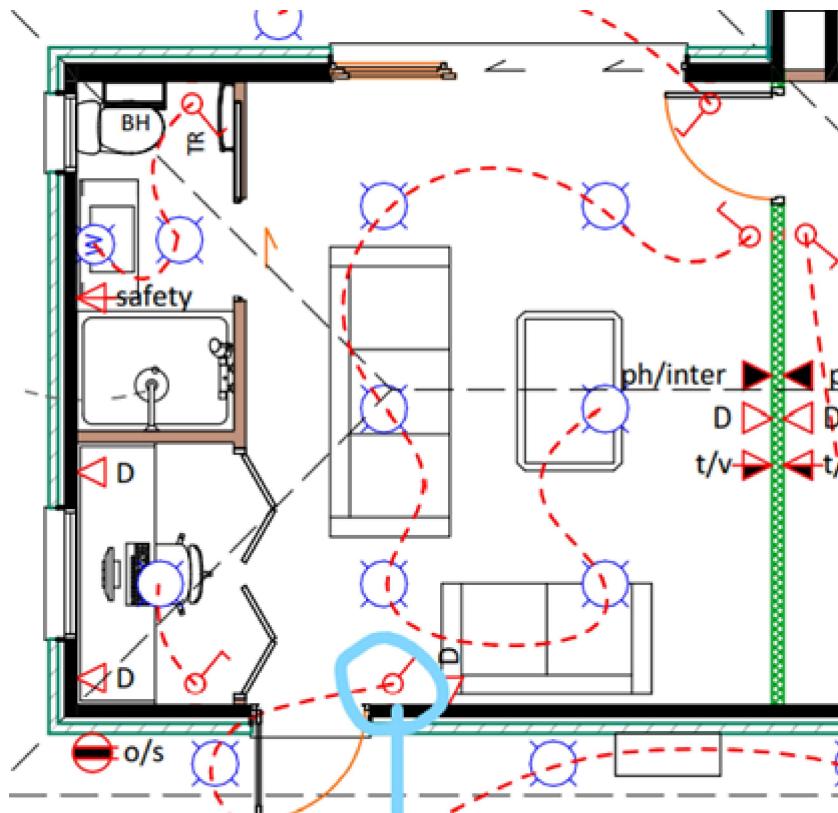
- 27) Have you added the double switch power socket, internet socket, two lights and light switch for the attic truss storage? (see email on Oct 9, 2022, 7:26 PM)



28) Have you move the phone/internet socket from WIP to the study room in the lounge? It was agreed with electrician during the site walk in September 2022.

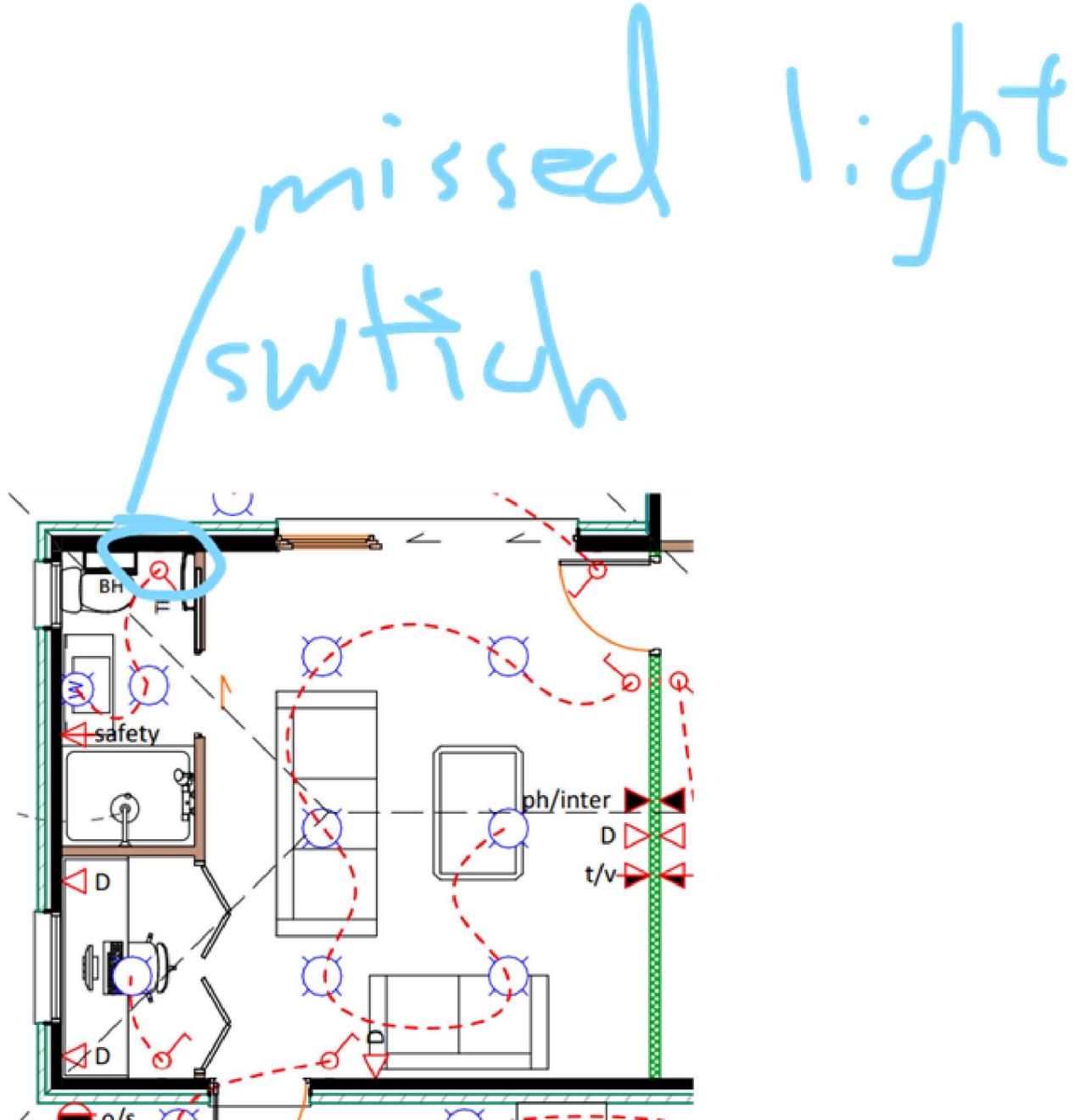


29) Light switch at the back door of the lounge is missed



missed  
switch

- 30) Light switch at the toilet of lounge is missed



- 31) Fridge water tap is missed
- 32) When should we provide you the CCTV system?
- 33) When should we provide you the outdoor waterproof power sockets?
- 34) All indoor lighting is missing
- 35) All extracted fans in bathroom and showers are missed.

Please do not hesitate to contact us if there is any incorrect information or are any problems.

Thank you for your attention.

Kind regards,

Harry

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**Project Manager**

Ricky Wong

**JSR CONSTRUCTION LTD**

0221018468



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**Project Manager**

Ricky Wong

**JSR CONSTRUCTION LTD**

0221018468

