



Harry Lo <harrykhlo@gmail.com>

Additional information: Re: (RE: (RE: Re: (RE: Re: (RE: Building Dispute MB # 050417))))

1 message

Harry Lo <harrykhlo@gmail.com>

Mon, Feb 6, 2023 at 8:11 AM

To: Build-disputes <build-disputes@fairwayresolution.com>

Cc: Sze Ping Jessica Lo <jlee2609@yahoo.com.hk>, Kathryn Lawry <office@kathrynlawry.co.nz>

Kia ora Edward,

Thank you for your kind help with the mediation.

I would like to provide you with the following additional information for the mediation.

1) I have got three different quotations below for the same sliding doors or similar doors meeting our expected purpose. These show that there could be a lot of other suppliers who can provide us with the doors meeting our expected purpose, if the builder or the current supplier has told us they are incapable of providing us with products before the order. However, now we are getting the doors, which do not suit for our purpose, from the current supplier.

- a) The quotation from Bradname's windows & Doors NZ. The key attributes are listed below:
 - i) Suite: AllSeasons (i.e. a brand manufactured by Altus, see <https://altus.co.nz/window-systems/systems/southern41-thermal/>).
 - ii) Colour: Group 1, which includes coal dust.
 - iii) All thermally broken aluminum joinery including the stiles and the fixed interlocker;
 - iv) Cross sections of the sliding door showing that there is a thermal insulation strip in the fixed interlocker (see Figure 1 below) aligned with the thermal insulation strip in the window transom (see Figure 2 below). The elevation in Figure 3 indicated the locations of the cross sections given in Figure 1 and 2. These figures are extracted from the quotation documents with additional explanation notes. That strip in the fixed interlocker as shown in Figure 1 is missed in the current sliding doors (compared with Figure 4 below) supplied by the builder.
 - v) Warranty document showing that there is no exceptional condition for the thermal bowing.
 - vi) All the documents for this quotation are attached in the file "30 Jan 2023Gmail - Fwd_Need thermally broken sliding doors in coal dust color.pdf"
- b) The quotation from Raylight Aluminium Ltd. The key attributes are listed below:
 - i) Suite: AllSeasons (i.e. the same brand as Item a above)
 - ii) All the documents for this quotation are attached in the file "2023Feb5Gmail - Fwd_Window and Door Quote.pdf"
- c) The quotation from NK Windows. The key attributes are listed below:
 - i) uPVC Joinery (which is thermal insulator by nature, so it fits for our expected purpose)
 - ii) All the documents for this quotation are attached in the file "26Jan2023Gmail - NK Windows Q5991 - 2 Rapere St.pdf"

2) Thermal images (see Figure 5, Figure 6, Figure 7, Figure 8, Figure 9, Figure 10, Figure 11) of the sliding doors taken on different days showing that below:

- a) The temperature of window transoms and its joint with the fixed interlocker are relatively higher than that of the thermally broken members consistently excepting the bottom aluminium frames mentioned in Item b below. This relative higher temperature is caused by the aforementioned conduction (i.e the red line shown in Figure 4) at the joint between window transoms and the fixed interlocker due to the missing of the thermally broken strip (i.e. the missing strip mentioned in Item (1)(a)(iv))
- b) The bottom aluminium frames of the sliding doors are the hottest part of the doors consistently. Therefore, the bottom aluminium frames are suspected to be not thermally broken.

Thank you so much for your kind help.

Nga mihi,
Harry

Figure 1: Cross Section C - C of Sliding Door from Another

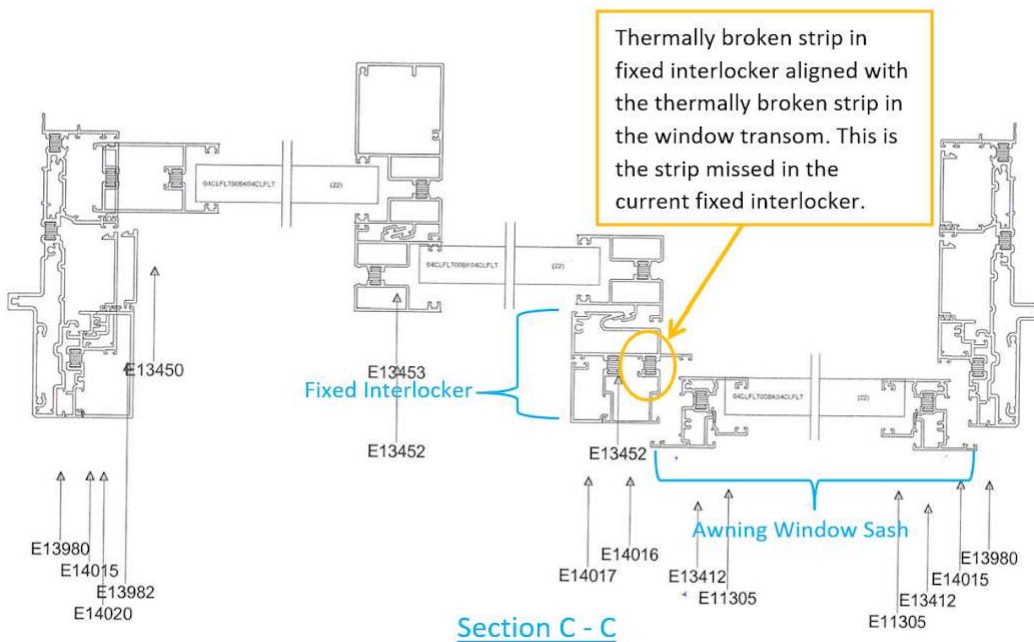


Figure 2: Cross Section B - B of Sliding Door from

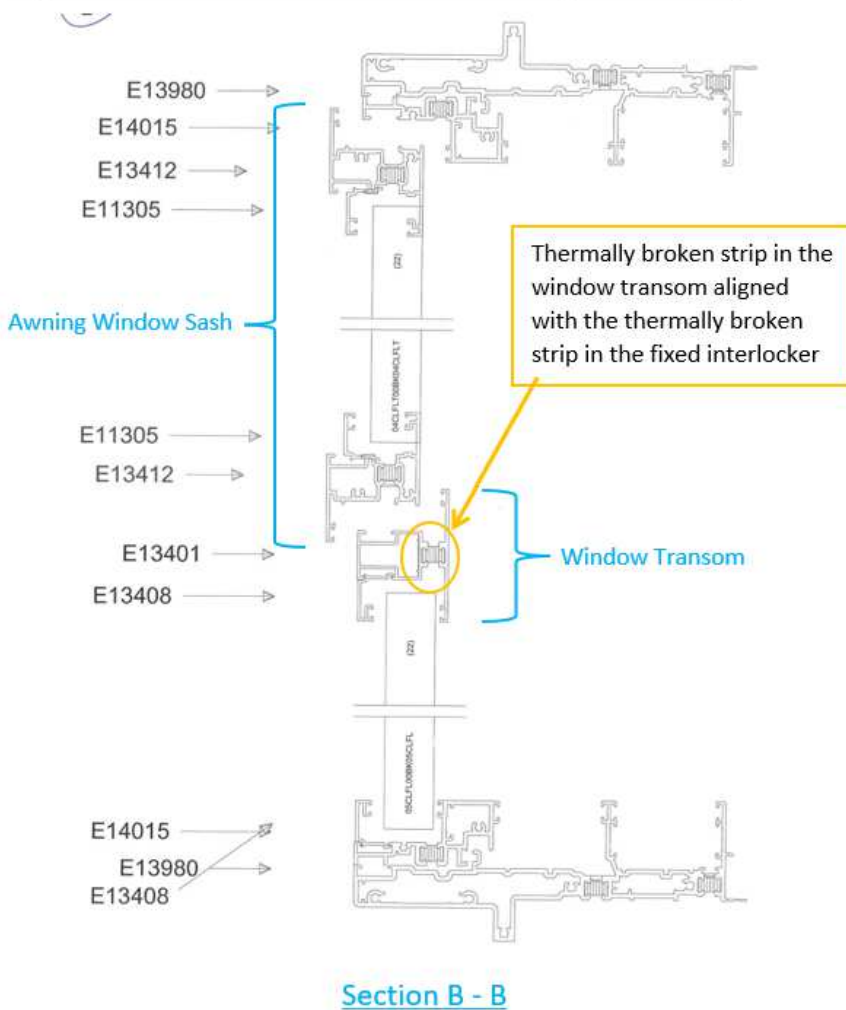


Figure 3: Elevation of Sliding Door from Another Supplier

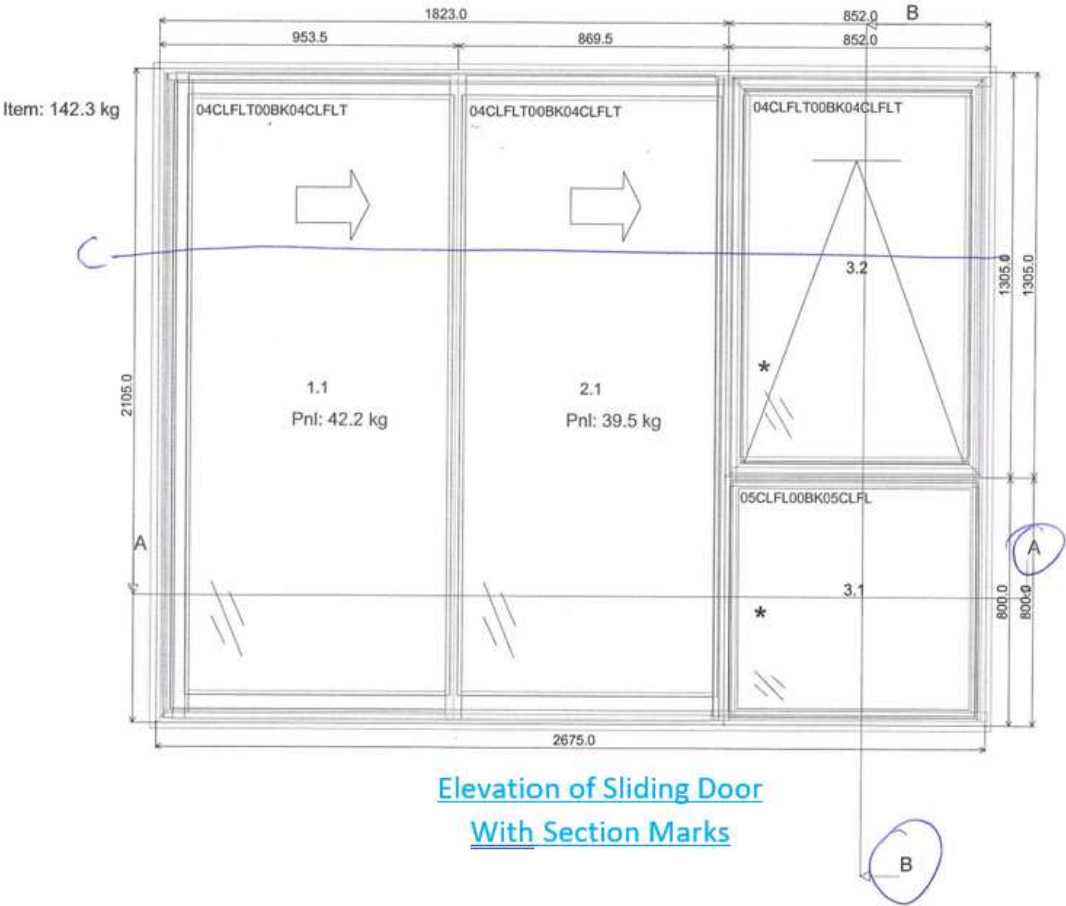


Figure 4: Joint between Window Transom and Fixed Interlocker of Current Sliding Door

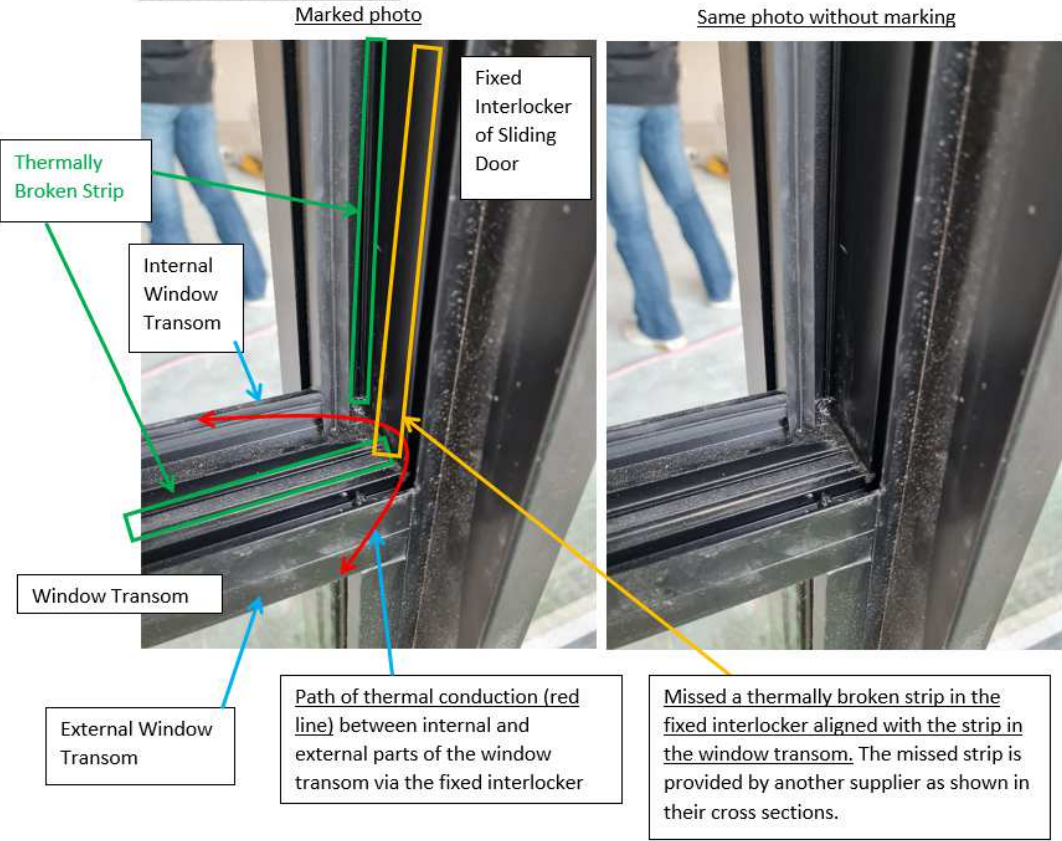


Figure 5: Thermal Image of Door at Living Room on 17 Dec 2022



Figure 6: Thermal Image of Door at Living Room on 25 Dec 2022



Figure 7: Thermal Image of Door at Lounge on 25 Dec 2022

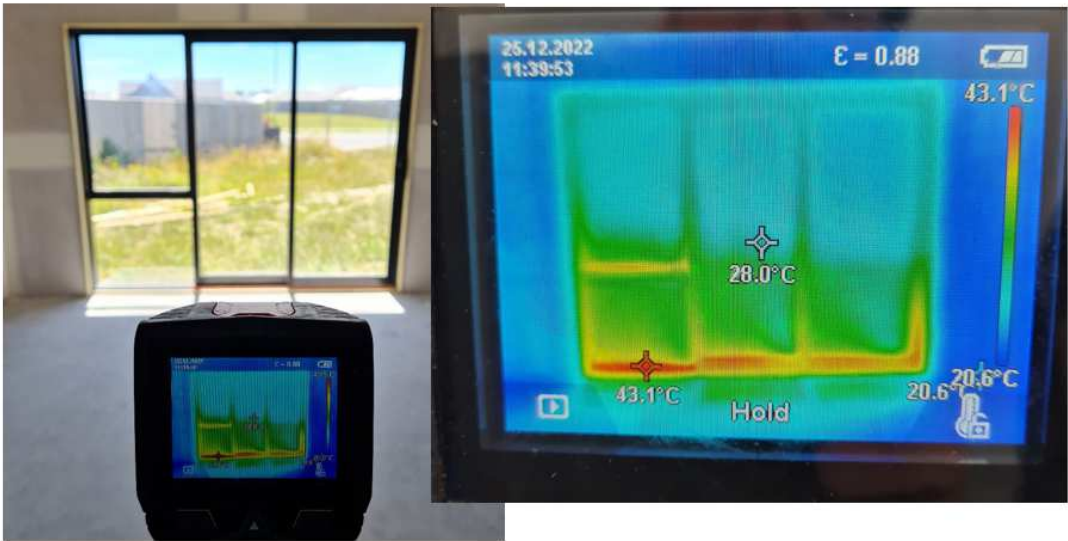


Figure 8: Thermal Image of Door at Dining Room on 25 Dec 2022

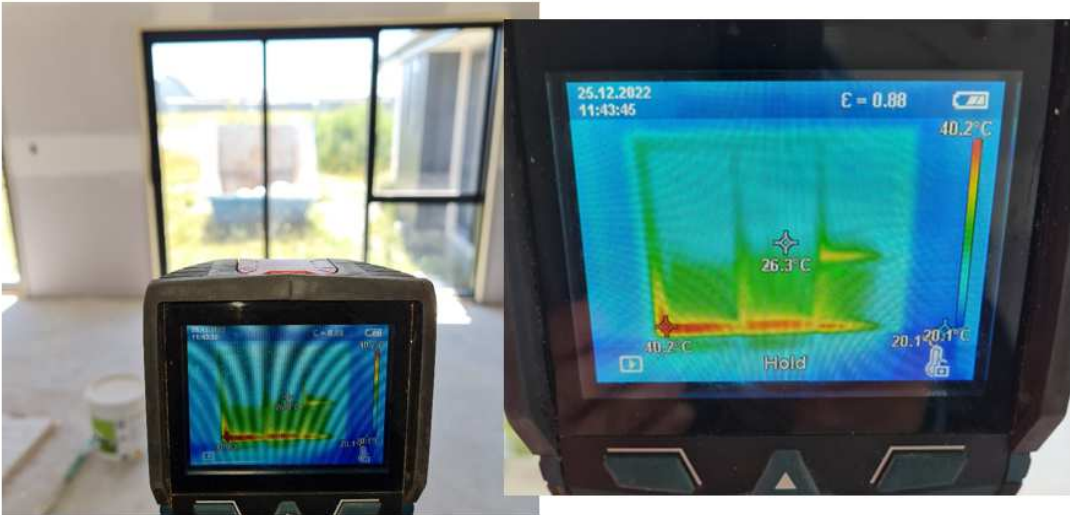


Figure 9: Thermal Image of Door at Lounge on 4 Jan 2023

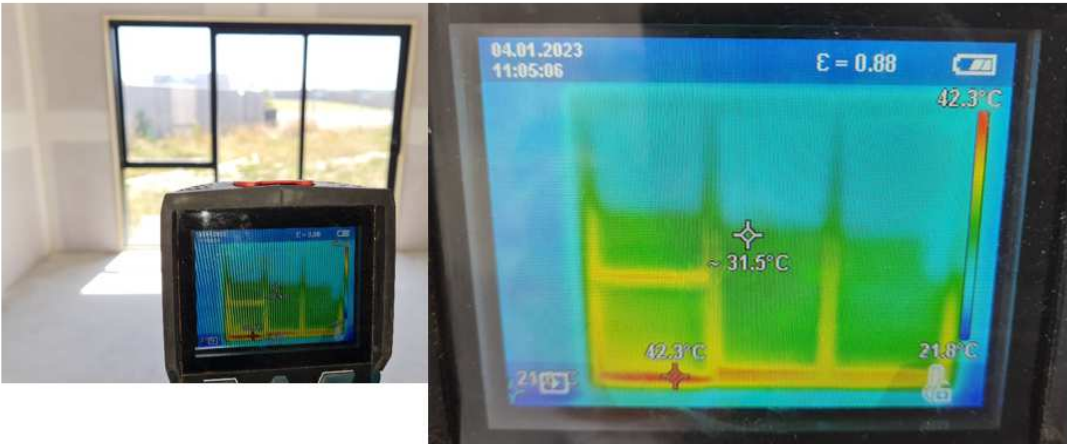
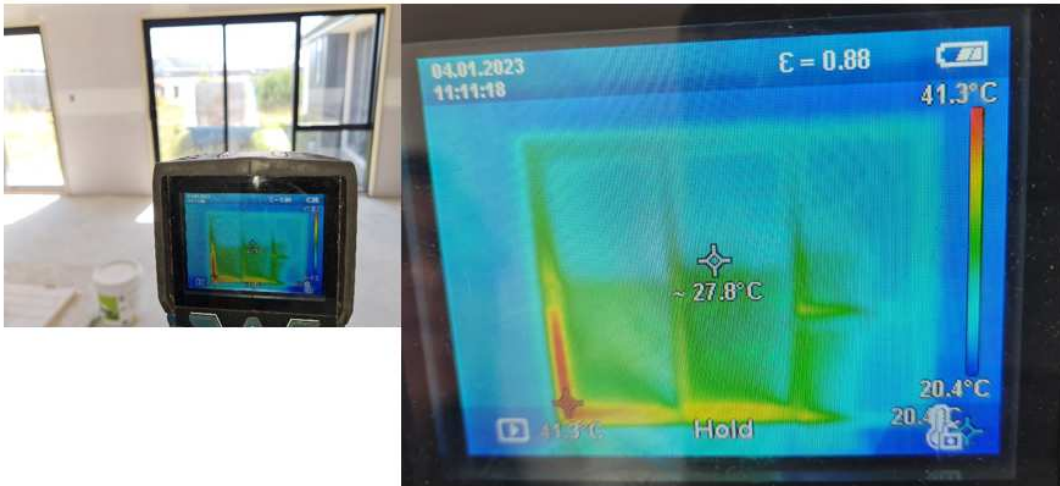


Figure 10: Thermal Image of Door at Living Room on 4 Jan 2023



Figure 11: Thermal Image of Door at Dining Room on 4 Jan 2023



On Thu, Feb 2, 2023 at 12:57 PM Harry Lo <harrykhlo@gmail.com> wrote:
Good afternoon Edward,

Thanks for your information.

I obtained some new information supporting the dispute. I am writing the explanations on those new information to you. It will be sent you asap within a few days.

Is it acceptable to add some new information?

Sorry for any inconvenience caused.

Thanks a lot.
Kind regards,
Harry

On Thu, 2 Feb 2023, 11:04 Build-disputes, <Build-disputes@fairwayresolution.com> wrote:
Good morning Harry,

Just an update - I have heard from Ricky and am in the process of arranging a preliminary meeting.

I will be in touch in due course.

Kind regards,
Edward Palmer

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3 attachments

 **26Jan2023Gmail - NK Windows Q5991 - 2 Rapere St.pdf**
350K

 **2023Feb5Gmail - Fwd_ Window and Door Quote.pdf**
7767K

5/10/23, 10:54 PM

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30 Jan 2023Gmail - Fwd_ Need thermally broken sliding doors in coal dust color.pdf
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