



Harry Lo <harrykhlo@gmail.com>

Telephone and internal socket Dispute: 2 Rapere Street: Building Contract Dispute

1 message

Harry Lo <harrykhlo@gmail.com>

Mon, Mar 13, 2023 at 11:38 PM

To: sue@canterburylegal.co.nz, Claudia Davidson <claudia@canterburylegal.co.nz>
Cc: Sze Ping Jessica Lo <jlee2609@yahoo.com.hk>

Hi Sue and Claudia,

This is the email about the **telephone and internal sockets** as mentioned below.

The dispute is involving three subject matters below:

- Thermally broken doors and windows
 - Details, see previous emails
- Ventilation system
 - Details, see previous emails
- **Telephone and Internal Sockets (this is recently raised).**
 - **This email below gives the details.**

The emails about the ventilation system are enclosed below:

- Emails discussed builder's missing telephone and internet jacks.
 - File: Email 1 - TelephoneInternetSockets - discussions.pdf
- Emails seek mediator help
 - File: Email 2 - TelephoneInternetSockets - SeekMediation.pdf

Question about this dispute:

- How can we handle the builder who is charging for the incomplete work? (Builder has charged for the completion of those sockets, see the Email 2 about ventilation system dispute)
- Can we withhold payment until the builder proves all the electrical items are working?
- Is the builder responsible for providing a way for checking the telephone and internet items without phone and internet connections? How should we handle this check?
- Can we sign the practical completion with this dispute going on? Would the issue of the practical completion imply that we accepted the work and quality of the ventilation system and electrical items?
- What and how can we claim the non-completion cover or any protections of the master build guarantee (see attached Master Builder Guarantee in the previous email) for this dispute?
- What would you help with this dispute?
- Are there any complaints we can make to any organizations (e.g. master builder)? How can we complain? We have tried to complain about the thermally-broken-door issue to the Master Build Association but they referred us to Fair Way which is the mediator.

Thank you for your help.

Kind regards,

Harry

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

From: Harry Lo <harrykhlo@gmail.com>

Date: Mon, Mar 13, 2023 at 10:44 PM

Subject: Ventilation system Dispute: 2 Rapere Street: Building Contract Dispute

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

Cc: Sze Ping Jessica Lo <jlee2609@yahoo.com.hk>

Hi Sue and Claudia,

This is the email about the ventilation system as mentioned below.

The dispute is involving three subject matters below:

- Thermally broken doors and windows
 - Details, see previous emails
- **Ventilation system**
 - **This email below gives details**
- Telephone and Internal Sockets (this is recently raised).
 - Information will be sent via subsequent emails

The emails about the ventilation system are enclosed below:

- Emails discussed the builder's incorrect extra charge for the ventilation system which is covered in the contract.
 - File: Email 1 - VentilationSystemDispute - breachOfContract.pdf
- Emails discussed builder's invoices charging for incomplete work including the ventilation system
 - File: Email 2 - VentilationSystemDispute - Invoice claims incomplete works.pdf

Question about this dispute:

- How can we handle the builder who is charging for the incomplete work?
- Can we withhold payment until the builder proves all the electrical items are working?
- Is the builder responsible for providing power supply for checking the electrical items?
- Can we sign the practical completion with this dispute going on? Would the issue of the practical completion imply that we accepted the work and quality of the ventilation system and electrical items?
- What and how can we claim the non-completion cover or any protections of the master build guarantee (see attached Master Builder Guarantee in the previous email) for this dispute?
- What would you help with this dispute?

Thank you for your help.

Kind regards,

Harry

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

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

Date: Mon, Mar 13, 2023 at 9:02 PM

Subject: 2/2 Emails: Thermally Broken Dispute: 2 Rapere Street: Building Contract Dispute

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

Cc: Sze Ping Jessica Lo <jlee2609@yahoo.com.hk>

Hi Sue and Claudia,

This is the second email about the thermally broken doors and windows as mentioned below.

The dispute is involving three subject matters below:

- Thermally broken doors and windows
 - See last email: Subject: 1/2 Emails: Thermally Broken Dispute
 - See this email: Subject: 2/2 Emails: Thermally Broken Dispute
 - Due to the huge file sizes, the attached documents are sent separately in the aforementioned two emails.
- Ventilation system
 - Information will be sent via subsequent emails
- Telephone and Internal Sockets (this is recently raised).
 - Information will be sent via subsequent emails

The emails about the thermally broken doors and windows are enclosed this email below and next emails due to huge file sizes:

- Summary emails to a mediator (in last email: Subject: 1/2 Emails: Thermally Broken Dispute)
 - File: Email 1 - ThermallyBroken-SummaryEmailsToMediator.pdf
- Supplementary information to mediator (in last email)
 - File: Email 2 - ThermallyBroken-SupplementaryToMediator.pdf
- Mediation minutes (in last email)
 - File: Email 3 - ThermallyBroken-MediationMinutes.pdf
- Agreement to change (in this email: Subject: 2/2 Emails: Thermally Broken Dispute)

- In the mediation, the builder claimed that I have agreed to change the aluminum frames accordingly. This attached email shows the change involved argon gas (that builder mentioned in the mediation). But those changes (including removal of the argon gas) did not relate to the aluminum frames which are the disputed subject.
- File: Email 4 - confirmed items changes.pdf
- Master Build Guarantee (in this email)
 - File: Email 5 - Master Build Guarantee.pdf

Question about this dispute:

- Can we sign the practical completion with this dispute going on? Would the issue of the practical completion imply that we accepted the work and quality of the thermally broken doors and windows?
- What and how can we claim the non-completion cover or any protections of the master build guarantee (see attached Master Builder Guarantee in the next email) for this dispute?
- What would you help with this dispute?

Thank you for your help.

Kind regards,

Harry

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

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

Date: Mon, Mar 13, 2023 at 8:56 PM

Subject: 1/2 Emails: Thermally Broken Dispute: 2 Rapere Street: Building Contract Dispute

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

Cc: Sze Ping Jessica Lo <jlee2609@yahoo.com.hk>

Hi Sue and Claudia,

The dispute is involving three subject matters below:

- Thermally broken doors and windows
 - See this email: Subject: 1/2 Emails: Thermally Broken Dispute
 - See next email: Subject: 2/2 Emails: Thermally Broken Dispute
 - Due to the huge file sizes, the attached documents are sent separately in the aforementioned two emails.
- Ventilation system
 - Information will be sent via subsequent emails
- Telephone and Internal Sockets (this is recently raised).
 - Information will be sent via subsequent emails

The emails about the thermally broken doors and windows are enclosed this email below and next emails due to huge file sizes:

- Summary emails to a mediator (in this email: Subject: 1/2 Emails: Thermally Broken Dispute)
 - File: Email 1 - ThermallyBroken-SummaryEmailsToMediator.pdf
- Supplementary information to mediator (in this email)
 - File: Email 2 - ThermallyBroken-SupplementaryToMediator.pdf
- Mediation minutes (in this email)
 - File: Email 3 - ThermallyBroken-MediationMinutes.pdf
- Agreement to change (in next email: Subject: 2/2 Emails: Thermally Broken Dispute)
 - In the mediation, the builder claimed that I have agreed to change the aluminum frames accordingly. This attached email shows the change involved argon gas (that builder mentioned in the mediation). But those changes (including removal of the argon gas) did not relate to the aluminum frames which are the disputed subject.
 - File: Email 4 - confirmed items changes.pdf
- Master Build Guarantee (in next email)
 - File: Email 5 - Master Build Guarantee.pdf

Question about this dispute:

- Can we sign the practical completion with this dispute going on? Would the issue of the practical completion imply that we accepted the work and quality of the thermally broken doors and windows?
- What and how can we claim the non-completion cover or any protections of the master build guarantee (see attached Master Builder Guarantee in the next email) for this dispute?
- What would you help with this dispute?

Thank you for your help.

Kind regards,

Harry

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

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

Date: Mon, Mar 13, 2023 at 5:31 PM

Subject: Consent drawings and specification: 2 Rapere Street: Building Contract Dispute

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

Cc: Sze Ping Jessica Lo <jlee2609@yahoo.com.hk>

Hi Sue and Claudia,

The documents below are enclosed here for your work.

- consent drawings; and
- consent specification.

Regarding the emails about the dispute, I am still collecting the emails and will send you once ready. For your reference, the dispute is involving three subject matters below:

- Thermally broken doors and windows
- Ventilation system
- Telephone and Internal Sockets (this is recently raised).

Thank you for following up our case.

Kind regards,

Harry

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

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

Date: Mon, Mar 13, 2023 at 5:24 PM

Subject: contract drawings and specification: 2 Rapere Street: Building Contract Dispute

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

Cc: Sze Ping Jessica Lo <jlee2609@yahoo.com.hk>

Hi Sue and Claudia,

The documents below are enclosed here for your work.

- contract drawings; and
- contract specification

The following documents will be sent to you soon in a separate email due to the huge file size.

- consent drawings; and
- consent specification.

Thank you for following up our case.

Kind regards,

Harry

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

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

Date: Mon, Mar 13, 2023 at 5:16 PM

Subject: Re: Building Contract: 2 Rapere Street: Building Contract Dispute

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

Cc: Sze Ping Jessica Lo <jlee2609@yahoo.com.hk>

Hi Sue and Claudia,

The building contract is enclosed here for your work.

The following documents will be sent to you soon in a separate email due to the huge file size.

- contract drawings;
- contract specification
- consent drawings; and
- consent specification.

Thank you for following up our case.

Kind regards,

Harry

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

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

Date: Mon, Mar 13, 2023 at 5:00 PM

Subject: Re: 2 Rapere Street: Building Contract Dispute

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

Cc: Sze Ping Jessica Lo <jlee2609@yahoo.com.hk>

Hi Sue and Claudia,

Thank you for your help with the dispute.

I enclose herewith my signed term of engagement for your records.

The building contract documents will be sent to you soon after this email. Due the huge file size of the contract documents, they will be sent to you in a number of separate emails.

Regarding the emails about the dispute, I am still collecting the emails and will send you once ready.

In addition, I also sent a carbon copy of this email to Jessica who is my wife and also the owner of the house.

Thank you so much.

Kind regards,

Harry

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

From: **Sue Cousins** <sue@canterburylegal.co.nz>

Date: Fri, Mar 10, 2023 at 2:59 PM

Subject: Building Contract Dispute

To: harrykhlo@gmail.com <harrykhlo@gmail.com>

Correspondence attached for your attention.

Regards,

Sue Cousins

Practice Manager

 A picture containing text, clipart Description automatically generated

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2 attachments



Email 1 - TelephoneInternetSockets - discussions.pdf
7521K



Email 2 - TelephoneInternetSockets - SeekMediation.pdf
7454K