



Prepared for City of Richmond
Development Permit Panel
September 26th, 2012

This letter and timeline of events has been written in response to Barbara To's (Strata Agent representing BCS 4241 – Newbury at 7771 Bridge Street) letter to the City of Richmond dated September 24th.

Table of events pertaining to issues at Newbury

September 4th: Barbara To called me to address the issue, followed by an email outlining the concerns of residents at Newbury.

September 4th: I emailed Barbara and explained that due to natural settlement and contraction of wood building materials of a new development like Newbury, deficiencies will definitely arise and should be brought to the attention of their Developer and Warranty Provider as is due process for such issues.

September 12th: Barbara sends Ampri another letter stating the Strata Council would like to hire their own Geotechnical Engineers for a review.

September 13th: I emailed Barbara to ask for a site meeting with her, a representative from the Strata Council and their builder Nick Poon. In this letter I mentioned that we would bring along our Geotechnical Engineer. We received no response or correspondence after this email. I followed up with a call to Barbara to confirm receipt of the email and request but did not receive a response from Barbara or the Strata Council.

September 14th: Ampri President Param Sandhu visits Newbury with Edward Yip of Earthbitat Geotechnical Engineering to review damages. The pair knocked on doors of affected units but no one was able to let them in to assess interior deficiencies. Note: Newbury's Geotechnical Engineer also wasn't able to assess interior deficiencies.

September 17th: After no response from the Strata Manager or Council, Param Sandhu contacted the developer of Newbury himself to arrange a site visit that same day. The pair met with Newbury's landscaper, who agreed to rectify any issues with the gates at Newbury. At this time, Param asked Nick Poon if he would like Ampri's concrete placers to patch the gaps in the curbs at Newbury. He agreed and we sent our crew to patch these gaps out of goodwill for the neighboring property. During this meeting, Newbury's developer also agreed to fix the deficiencies in the paving stones on his site.

September 24th: Barbara sends a letter to City Hall to ask for assistance in this matter. To this point, we believe both the Strata Agent nor the Strata Council or homeowners at Newbury have contacted their developer or warranty provider.

Being neighbors to this development we intend to grow a healthy working relationship throughout the duration of construction. We believe that a communication gap has led to the acceleration of this matter due to the poor handling of this issue by the Strata Agent. We have carried out all of our site preparation in accordance with City Bylaws and building codes. We are working well within our limits and use standard equipment for the required work. We would question the integrity of Newbury's construction if the interior defects over and above those caused by new building settlement issues were attributed to our work. With all this said, we will take the necessary steps to determine where the responsibility of interior defects falls.

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