

**MEREDITH
CONNELL**

—
THE LAW FIRM.

29 November 2019

By hand

Lakhi Maa Limited
IPG, Level 3
185 Hobson Street
Auckland 1010

Attention: Dennis Parbhu

AUCKLAND

LEVEL 5, 4 GRAHAM STREET
AUCKLAND 1010

PO BOX 90750, VICTORIA STREET WEST
AUCKLAND 1142
NEW ZEALAND, DX CP24063

T: +64 9 336 7500
F: +64 9 336 7629

WELLINGTON

LEVEL 23, AON CENTRE
1 WILLIS STREET
WELLINGTON 0611

PO BOX 24546, MANNERS STREET
WELLINGTON 6140, NEW ZEALAND

T: +64 4 914 0530
F: +64 4 914 0549

MC.CO.NZ

Notice of Intention to seek orders under s 133AS of the Building Act 2004

- 1 We act for the Wellington City Council.
- 2 Lakhi Maa Limited (**Lakhi Maa**) is the registered proprietor of land at 114 Adelaide Road, Mount Cook, Wellington being Lot 1-2 DP 21496 (**the Building**).
- 3 The Building is earthquake prone. On 17 June 2013, the Council issued a notice under s 124 of the Building Act 2004 (**Act**). A replacement notice was issued on 24 May 2019 as required by s 133AL of the Act. The deadline for the completion of seismic work expired on 17 December 2013, as determined under s 133AM(3)(a) of the Act.
- 4 Lakhi Maa has failed to complete the seismic works on the Building within the specified timeframe and is not proceeding with reasonable speed in light of that deadline. The Council has no confidence in Lakhi Maa's ability to comply with the notice and carry out seismic work on the Building.
- 5 The Council intends to seek orders from the Court under s 133AS of the Act authorising it to carry out seismic work on the building. This letter constitutes the written notice required under s 133AS(3) of the Act. As notified to you in its letter of 8 July 2019, the orders sought will be to authorise the Council undertake the seismic work itself and recover the costs from Lakhi Maa.

Yours faithfully
Meredith Connell



Nick Whittington | Melanie Jagusch
Partner | Senior Solicitor

DDI: +64 4 914 0533 | +64 4 914 0537
nick.whittington@mc.co.nz | melanie.jagusch@mc.co.nz

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