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Rosedale Village is a 80 unit apartment styled Retirement Village with an attached Hospital facility. It was built in 2000 by a large New Zealand construction company and immediately had severe water tightness issues.

I felt that considering our health sector involvement, the proper and urgent repair of the building was imperative.

Exploratory work was undertaken on isolated areas but it became evident that in essence we had to effect a reconstruction of all exterior walls, roofs and balconies.

I had grave concerns that any company could carry out such major work without unacceptable levels of disruption for our residents. Secondly it seemed unlikely that I could expect to have confidence in the long term integrity of the building given that it is harder to fix something than do it right the first time.

I met with Greg O'Sullivan from Prendos and was impressed with his uncompromising attitude to doing the job properly. We contracted with Prendos to handle the entire procedure including plans, permitting, tendering and management.

The work took some 2 years and a multitude of difficulties become apparent due to the most appalling workmanship being uncovered as section after section was exposed.

Throughout this entire time our Managers, Prendos and the builders formed a professional and co-operative team that coped with all the problems from building, to the ever present health and safety of everyone in the facility.

The result was that we continued to operate and did so without one issue or complaint. Our building in the following seven years has not presented one defect and I am confident this will be ongoing.

Since this experience I have come into contact with others who have not fared so well. In my opinion this leaky building industry has many operators who don't have a good understanding of the problems they will encounter, nor the skill and discipline to fix them when they do.

I could not overstate my satisfaction in that I chose to contract with Prendos.

A handwritten signature in blue ink, appearing to read "David Eadie".

David Eadie
ROSEDALE VILLAGE

