



PRENDOS

PRENDOS New Zealand Limited

Registered Valuers | Building & Quantity Surveyors | Dispute Resolution Consultants

Auckland | Tauranga | Wellington | Christchurch



Prendos New Zealand Limited

Prendos New Zealand Limited is an integrated, multi-discipline consultancy providing expert services to the New Zealand property sector.

Led by a team of 8 Directors and with experienced staff in Auckland, Tauranga, Wellington and Christchurch, Prendos is a preferred partner to individual property owners, Institutions, Government Agencies, Body Corporates, the banking sector and the wider infrastructure, construction and property development industries.

The Prendos team have combined qualifications and expertise in building surveying, engineering, quantity surveying, building and materials sciences, construction management, valuations and dispute resolution. Prendos are also at the forefront of changes in building practice.

By drawing on its specialist areas of expertise, Prendos is able to provide a comprehensive service, including:

- > Building Surveying (including Remediation Design and Contract Administration)
- > Construction Disputes (including Dispute Resolution)
- > Valuations (Residential, Commercial and Rural)

Prendos New Zealand Limited provides a comprehensive range of services including:

- > Due Diligence Surveys – Commercial and Industrial
- > Reinstatement Surveys
- > Maintenance Planning
- > Weathertightness Building Investigation, Remediation, Design and Administration
- > Valuations
- > Dispute Resolution
- > Expert Witness

Board of Directors



Greg O'Sullivan

FAMINZ (Arb), DipBusStuds (Dispute Resolution), Adv.M. LEADR,
MNZIBS, MNZIQS, MNZIOB

Registered Building Surveyor, Quantity Surveyor,
Arbitrator, Mediator, Adjudicator. Building and
Quantity Surveying (Forensics and Dispute) and
Dispute Resolution. Certified Weathertightness
Surveyor, Remediation Panel Member



Philip O'Sullivan

BE(Hons), MNZIBS.

Registered Building Surveyor, Certified
Weathertightness Surveyor and Remediation
Panel Member



Trevor Prendergast

Marketing, Finance and Administration



Richard Maiden

B.Sc., GradDipBusStuds (Dispute Resolution), FAMINZ (Arb), MNZIQS,
MNZIBS, AMINZ Panel Member (Adjudication)

Registered Building Surveyor, Registered
Quantity Surveyor (Forensic and Dispute),
Adjudicator, Arbitrator, Certified
Weathertightness Surveyor and Remediation
Panel Member



Gordon Edginton

B.Com ANZIV SPINZ

Registered Valuer, Valuation and Market Analysis,
Rental Dispute Resolution, Property Consultant



Mark Williams

B.Sc (Building Science), MNZIBS

Registered Building Surveyor, Certified
Weathertightness Surveyor and Remediation
Panel Member



Alan Kroes

Dip. Prop. Val MPINZ ANZIV

Registered Valuer, Property Consultant



Sean Marshall

B.Sc (Hons) MRICS, MNZIBS

Certified Weathertightness Surveyor, Registered
Building Surveyor, Chartered Building Surveyor,
Remediation Panel Member.



Building Surveying Services

Prendos has the largest and most experienced specialist building surveying team in New Zealand, with both local and international experience.

The Prendos team have worked extensively across all building types, including:

- > Low to high rise
- > Private dwellings
- > Multi-unit properties
- > Commercial
- > Industrial
- > Special Purpose (eg Medical or Health)
- > Public Buildings (eg Education)

Our clients are the heart of the Prendos business. We like to engage and partner with our clients to firstly understand the key issues, requirements and desired outcomes and then create a tailored solution that is sustainable and enduring. Prendos always maintains and never compromises on the quality of work and service provided. We ensure that our clients are left confident in the end result and regard Prendos as a trusted service provider.



Prendos Building Surveying investigation include:

- > Leaky and Defective building surveys (specialists in remediation design and contract administration)
- > Commercial Building Services (including Property use, Condition and Maintenance Surveys and Lease Condition Surveys)
- > Expert witness evidence and presentation

P R E N D O S New Zealand Limited

Registered Valuers | Building & Quantity Surveyors | Dispute Resolution Consultants

Auckland | Tauranga | Wellington | Christchurch

Defective and Leaky Buildings

Prendos were first to bring to the attention of the public and industry the issues that are now widely associated with "leaky buildings" and were the first to offer comprehensive defect analysis and remediation design and management solutions.

Prendos are continually researching and developing detection systems and processes that pin point weathertightness issues. We are designing building

processes that fully restore building purpose. The benchmarks set by us are now widely accepted as industry best practice.

In 2007 Prendos created the "Leaky Home Guide" to assist homeowners with the processes involved in identifying and rectifying a Leaky Home. This guide is available on request at no charge or available to download from our website.

Remediation Design and Delivery

Prendos has pioneered investigative techniques to ensure that the full extent of issues and causes are known so a comprehensive and lasting solution can be put in place.

Prendos assist across the whole spectrum of the remediation process, with in-house building surveyors, quantity surveyors and architectural and design teams.

Initial inspection > Destructive Testing > Remediation Design > Contract Administration

Prendos use the best design and building practice to deliver Weathertight solutions and return full value to clients. Prendos provide a fix to the leaking problem, but also re-establish the integrity of a building with full amenity and at times, enhanced features.

The same qualified personnel are dedicated to each repair from start to finish ensuring open client communication and quality control.



Commercial Buildings, Apartments and Public Buildings

Property use, Condition and Maintenance Surveys

To help prepare for future potential costs and repairs of your building, a Condition Survey is beneficial. Prendos Building Surveyors can assist you, by producing a comprehensive Condition Survey in combination with a Preventative Maintenance plan. This can mean avoiding unexpected costs down the track. Prendos' experienced Quantity Surveyors can then assist by preparing an annual budget for a specified period or for the life of the building.



Schedules of Condition and Schedules of Reinstatement

Prendos produces Schedules of Condition and Schedules of Reinstatements for landlords, tenants and legal advisors. A Schedule of Condition records the condition of a premises, required for example, prior to entering into

a lease. A Schedule of Reinstatement identifies alleged breaches of covenants either during the currency or at the termination of a lease. Repair costs are quantified to assist with damages recovery.

Technical Due Diligence Surveys

Before purchasing or leasing a property, Prendos can carry out an independent and accurate technical survey of the property or development. Our clients in this way are able to make informed property decisions, enabling them

to concentrate their efforts on running their business in the knowledge that they have significantly reduced the potential for disruptive and costly surprises.

P R E N D O S New Zealand Limited

Registered Valuers | Building & Quantity Surveyors | Dispute Resolution Consultants

Auckland | Tauranga | Wellington | Christchurch

Construction Dispute Services

The Prendos team have a wealth of knowledge and experience in dealing with building related dispute issues. This means that individuals at Prendos are regularly called upon to provide an independent and impartial determination of disputed issues either as Arbitrators, Adjudicators or experts. Those people can also take an expert lead in dispute resolution.

Prendos Dispute Resolution Services encompass:

- > Arbitration
- > Adjudication
- > Mediation
- > Expert Determinations
- > Expert evidence and technical support

Expert Witness and Technical Expertise

Given Prendos' vast expertise and experience within the Building sector, senior Prendos experts are often called

upon to give evidence in all types of building related disputes, including those surrounding property leases.

Forensic Quantity Surveying

Forensic Quantity Surveying involves the detailed analysis of time, cost and delivery having regard to the contractual matrix in building or construction works.

Disputes usually arise from building costs, timing and accuracy of claim as it relates to contract agreements. The tracking, detailing and analysis of those issues in the

context of the building works highlights causal link and provides a clear pathway towards resolution.

Our specialist FQS team have a combined wealth of knowledge and experience in this arena and are dispute resolution experts.



Valuation Services

A valuation carried out by a registered valuer is an independent, researched opinion of market value for land and buildings and is usually required as a part of any property transaction.

Our team of Registered Valuers have been working in the greater Auckland market for more than 20 years and in that time have provided more than 100,000 valuations. The Prendos Valuation team offers a full spectrum of services covering:

- > Residential
- > Commercial
- > Industrial
- > Rural
- > Asset and Chattel Valuations
- > Specialist Property

The Prendos Valuation team are well respected and all major banks and lenders are pleased to rely on our valuation reports, with a high number of legal firms relying on Prendos for their Nominee Funding Valuation requirements.

The Prendos Valuation Service includes:

- > Pre-purchase and pre-sale valuations
- > Valuations for rental or lease and lease renewal calculations /negotiations
- > Loan approvals and refinancing valuations
- > Redevelopment feasibility assessments
- > Asset Revaluations
- > Arbitration and rental dispute
- > Insurance Valuations



- > Compensation Valuations
- > Ownership options assessments and advice
- > Assessment of diversification or capital investment options
- > Auction realisable values
- > Chattels and Fitout for tax purposes
- > Advisory and due diligence
- > Specialised asset valuations and going concerns
- > Leasehold and lessees interest assessments
- > Expert evidence in Court
- > Financial reporting
- > Financial restructuring and asset recovery

Prendos have access to the most recent sales information, can search their own commercial/industrial database and can rely on an invaluable resource of more than 100,000 of their own valuation reports. Combined with the knowledge of our Valuers gained by constant inspections, Prendos are a first choice for accurate Property Valuations provided in a timely manner.

P R E N D O S New Zealand Limited

Registered Valuers | Building & Quantity Surveyors | Dispute Resolution Consultants

Auckland | Tauranga | Wellington | Christchurch

Our People

Auckland Valuers



Gordon Edginton

B.Com ANZIV SPINZ

Registered Valuer, Valuation and Market Analysis,
Rental Dispute Resolution, Property Consultant



Alan Kroes

Dip. Prop. Val MPINZ ANZIV

Registered Valuer, Property Consultant



Gavin Broadbent BBS

Registered Valuer



Tony Carlyle AREIZ

Valuer



April Lee B.Prop B.A.

Valuer

Prendos 부동산 감정 평가 회사는 실력과 자격을 갖춘 한국인 부동산 감정 평가사가 한국 교민 여러분의 일을 돕고 있습니다.

상업 및 주거용 부동산 감정 문의는 한국인 감정사 April Lee 에게 문의 하셔서 도움을 받으시기 바랍니다.

연락처 : 021-221-1044 / (09) 970-7070

Wellington Valuer



Max Meyers MBA, M.Prop Studs, ANZIV, SPINZ

Registered Valuer



Our People

Auckland Building Surveyors



Greg O'Sullivan

FAMINZ (Arb), DipBusStuds (Dispute Resolution), AdvM. LEADR, MNZIBS, MNZIQS, MNZIOB

Registered Building Surveyor, Quantity Surveyor, Arbitrator, Mediator, Adjudicator. Building and Quantity Surveying (Forensics and Dispute) and Dispute Resolution. Certified Weathertightness Surveyor, Remediation Panel Member



Richard Maiden

B.Sc., GradDipBusStuds (Dispute Resolution), FAMINZ (Arb), MNZIQS, MNZIBS, AMINZ Panel Member (Adjudication)

Registered Building Surveyor, Registered Quantity Surveyor (Forensic and Dispute), Adjudicator, Arbitrator, Certified Weathertightness Surveyor and Remediation Panel Member



Philip O'Sullivan

BE(Hons), MNZIBS.

Registered Building Surveyor, Certified Weathertightness Surveyor and Remediation Panel Member



Mark Williams

B.Sc (Building Science), MNZIBS

Registered Building Surveyor, Certified Weathertightness Surveyor and Remediation Panel Member



Sean Marshall

B.Sc (Hons) MRICS, MNZIBS

Certified Weathertightness Surveyor, Registered Building Surveyor, Chartered Building Surveyor, Remediation Panel Member.



Sean O'Sullivan MNZIBS

Registered Building Surveyor, Corporate Representative for Prendos on the Australasian Corrosion Association. Certified Weathertightness Surveyor and Remediation Panel Member



Jake Woolgar B.Sc (Hons) Building Surveying MNZIBS

Registered Building Surveyor, Certified Weathertightness Surveyor



Sean Cavan NZ.C.E (Civil) MNZIBS

Registered Building Surveyor, Certified Weathertightness Surveyor. Remediation Panel Member.



Martin Hill B.Sc (Hons) MRICS

Chartered Building Surveyor



Daryl Frost B.ARCH ANZIA

Building Surveyor and Registered Architect

Our People

Auckland Building Surveyors continued



Graham Englund N.H. DIP ARCH (RSA)
Building Surveyor



Chris Pedersen BConst. Adv Trade Cert Carpentry
Building Surveyor



Robert Medemblik NZCD (Arch)
Building Surveyor



Mark Antonievich NZCD (Arch)
Building Surveyor Cadet



Vance McGregor NDAT
Building Surveyor Cadet



Kieran Breakey B.Sc (Hons) Building Surveying
Graduate Building Surveyor

Tauranga Building Surveyors



Roger Charnock B.Sc (Hons) MNZIBS, MRICS
Registered Building Surveyor, Chartered Building
Surveyor, Certified Weathertightness Surveyor.
Remediation Panel Member.
Bay of Plenty Regional Manager



Stephen Ford MNZIBS
(In Alliance with BDC Limited)
Registered Building Surveyor



Liam Nolan
Building Surveyor



Guy Dobson B.Sc (Hons) Building Surveying MRICS
Building Surveyor



Our People

Tauranga Building Surveyors continued



Dirk Stahlhut PHD
Building Surveyor

Wellington Building Surveyors



Garrett Butt B.Sc, M.Sc (Tech) Hons, Ph.D, MNZIBS
Registered Building Surveyor, Certified
Weathertightness Surveyor, Materials Science and
Process Engineering
Wellington Regional Manager



Chris Ross B.Sc (Hons) Building Surveying
Building Surveyor



Mark Curel
Building Surveyor



Andrew Sweeney B.Sc (Hons) Building Surveying
Building Surveyor

Christchurch Building Surveyor



Keith Pearce B.Sc Building Surveying, HNz Construction, Dip.DEA
Building Surveyor

Our People

Architectural Design



Natasha Smith B. ARCH (Hons)
Architectural Designer
Design Team Manager



Dhiraj Lal B. ARCH ANZIA
Registered Architect



Andrea Boon NZCD (ARCH)
Architectural Designer



Ken Warin NZCD (ARCH)
Architectural Designer



Erin Hallett B. ARCH
Architectural Designer

Quantity Surveyors



Shane Albrecht BQS MNZIQS
Quantity Surveyor
Quantity Surveying Team Manager



Bob Stevens MNZIQS HND (Building) UK
Quantity Surveyor



Gary Howard B.Sc. (Quantity Surveying) MNZIQS
Quantity Surveyor



Our People

Administration



Trevor Prendergast
Marketing, Finance and Administration



Diana Burcher
Financial and Clerical Support Manager



Martine Fernandez
Business Development Manager



Marianne Moloney
IT and Special Projects Manager



Desiree Prendergast B.Sc (Psych)
Project Administration Assistant



Imogen Maiden B.Des (Industrial)
Project Administration Support



Irene Deacon PG Dip Bus (Admin)
HR Manager



Rebecca Ward LLB
Legal Support

PRENDOS New Zealand Limited

Registered Valuers

Building & Quantity Surveyors

Dispute Resolution Consultants

Auckland

34 Barrys Point Road, Takapuna

PO Box 33-700, Takapuna, NSC 0740

Phone: (09) 970 7070 Fax: (09) 970 7072

Tauranga

22 Tukorako Drive, Mount Maunganui

PO Box 5189, Mount Maunganui 3150

Phone: (07) 927 7070 Fax: (07) 927 0760

Wellington

Unit 4B, 33 Kaiwharawhara Road, Wellington

PO Box 11 123, Wellington 6142

Phone: (04) 472 4370 Fax: (04) 472 4342

Christchurch

6/45 Acheron Drive, Riccarton

PO Box 8049 Riccarton CHC 8440

Phone: (03) 341 7570 Fax: (03) 341 7572

0800 PRENDOS / prendos@prendos.co.nz / www.prendos.co.nz