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To Whom It May Concern

Re: Canam Construction Limited & Body Corporate 200200

We are Secretary of Body Corporate 200200, which is 153 residential units formerly known as "Sacramento", but now rebranded as "Botany Palms". Botany Palms comprises 153 residential units situated at Armoy Drive, Dannemora, Botany Auckland. The units unfortunately suffered from "*leaky building syndrome*" and was New Zealand's largest leaky building.

In mid-2009 Cove Kinloch, consultants, were engaged by the Body Corporate to complete a remediation design. This was put out for tender with five companies in the last quarter of 2009, and Canam Construction Limited was the successful tenderer.

Work was commenced in January 2010 for a scheduled 18 month programme, and we are delighted to report that the project has been completed on time and within budget. This was a fantastic achievement for all concerned, and particular thanks are expressed by the Body Corporate to the contribution of Canam in delivering this outcome. Because of the scale of the works, various blocks were worked on at different times whilst other blocks remained occupied. The dynamic of this posed a number of challenges for the contractor, and we have nothing but admiration for their ability to work around the competing needs of owners, tenants and other stakeholders in the project. At all times Canam conducted themselves in a completely professional fashion and owners are universally delighted with the standard of finish that has been able to be achieved in what was a comprehensive recladding and reroofing exercise.

Projects of this type inevitably involve a number of changes, as many of the issues are not disclosed until cladding is removed. This requires flexibility and a can-do attitude by the contractor. This was certainly evidenced in the contractor's performance and matched by their willingness to complete extras (eg additional painting, carpeting, bathroom upgrades, etc) for individual owners, whilst at all times keeping a steady hand on extras and variations to ensure that costs and time were controlled.

Boutique Body Corporates Limited as Secretary of Sacramento has been involved in over seventy refurbishment programmes involving leaky building syndrome. We have no hesitation in naming Sacramento to be one of the most successful, based on timeliness, cost efficiency and finished product. We also have no hesitation in recommending Canam to other prospective principals, and Canam has since been awarded another contract with a Body Corporate administered by our office. Should additional information be required, the writer is happy to respond to any queries

Kind regards

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